



Columbia Shuswap Regional District

Electoral Area 'D'

Ranchero / Deep Creek

**Official Community Plan
Bylaw Amendment No. 750-02**

October, 2017

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for double-sided printing.*

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SECTION 1- INTRODUCTION

1.1 PURPOSE

The purpose of the Rancho/Deep Creek Official Community Plan (OCP) is to provide a comprehensive set of goals, objectives and policies for managing both private and public decisions regarding planning and land use management. It identifies community values, objectives and policies within the Plan Area. The objectives and policies contained in this OCP are a reflection of community values and are intended to be consistent with Provincial, and Federal government regulations and policies. Once adopted by bylaw, the Columbia Shuswap Regional District (CSRD) Board of Directors is obligated to abide by the policies of this plan. All bylaws enacted, permits issued and works undertaken within the Plan Area shall be consistent with the provisions of this OCP as in accordance with Section 478 of the *Local Government Act*.

1.2 PLAN PREPARATION

The development of this Plan was guided by an advisory working group comprised of residents from the different neighbourhoods in the Plan Area representing local social, economic and environmental perspectives. CSRD Development Services staff together with the Advisory Working Group, reviewed the previous Land Use Bylaw, and obtained input from the community and Provincial Agencies in preparation of this OCP.

1.3 PUBLIC CONSULTATION

Starting in February 2004, the public was engaged using a number of methods including a series of public and working group meetings and flyers. Using these methods, the community as a whole was given an opportunity to discuss key issues, establish community priorities and outline the vision for the future development of the area in Community Values Statements. In March 2004, an open house was held and surveys were handed out. Further public open houses were conducted in June 2005, June 2008 and November 2009. Additionally, separate meetings were held for the Rancho/Shaw Rd. and Gardom Lake neighbourhoods.

The CSRD recognizes the need for ongoing public consultation through the implementation of this Plan. The community will continue to be consulted through the Advisory Planning Commission and public hearings held on development applications and through other ongoing CSRD consultation initiatives.

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 Ranchero/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 Ranchero/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.

1.5 AUTHORITY AND REQUIREMENT OF THE LEGISLATION

Section 472 of the *Local Government Act* gives the CSRD the authority to adopt an OCP.

Section 473 of the *Local Government Act* identifies content that *must* be addressed in an OCP while Section 474 of the *Local Government Act* identifies policies, which a local government *may* include within an OCP.

An OCP is primarily a land use management document prescribed by Provincial legislation. If a local government proposes to include a matter in an OCP which is not within the jurisdiction of local government, the plan may only state the broad objectives of the local government with respect to that matter.

1.6 APPLICATION

This Plan consists of:

- Schedule 'A': The Plan Text
- Schedule 'B': Official Community Plan Land Use Designations (Overview Map and Mapsheets)
- Schedule 'C': Agricultural Land Reserve Map
- Schedule 'D': Aggregate Resource Potential Map
- Schedule 'E': Local Area and Transportation Network Map
- Schedule 'F': CSRD Parks Classification System

The Ranchero Deep/Creek Official Community Plan Bylaw No. 750 applies to the portion of Electoral Area 'D' of the CSRD as shown on the OCP Land Use Designation Overview Map and Mapsheets (Schedule B), which is attached and forms part of Ranchero/Deep Creek Official Community Plan.

The goals, objectives and policies of the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Schedule 'A'), will be implemented by the Board of the CSRD using a number of tools. These tools may be subject to change as opportunities and resources are determined.

- 1.6.1 The Regional District will review and implement the policies of the Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.

- 1.6.2 The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission.
- 1.6.3 The Regional District will work with the community, including a public consultation process, to replace the current Zoning Bylaw to generally reflect the status quo in terms of land use and density as well as the goals and policies of this OCP.
- 1.6.4 The Regional District may consider issuing **Temporary Use Permits** through the authority of the *Local Government Act*. Temporary Use Permits can be considered in all designations. An objective of the Regional Board is to allow the opportunity for consideration of the issuance of a Temporary Use Permit 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. Temporary Use Permits are not a substitute for a rezoning application. Despite the zoning of a property, Temporary Use Permits for temporary uses may be supported, subject to approval by the Regional District Board of Directors.
- 1.6.4.1 The Regional District Board will consider the issuance of Temporary Use Permits based on the general conditions which include, but are not limited to:
- (a) must be clearly temporary or seasonal in nature;
 - (b) should not create a negative impact on the environment or on surrounding land uses;
 - (c) should not be considered noxious or emit pollutants that are detrimental to the environment, neighbouring properties, and the community as a whole;
 - (d) should not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
 - (e) should carry out appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use; and
 - (f) must be reviewed and approved by the Ministry of Transportation and Infrastructure (MoTI) with respect to access and effect on public roads.
- 1.6.4.2 Guidelines for Temporary Use Permits include the following:
- (a) Temporary Use Permit may be granted for any length of time up to a maximum of three years;
 - (b) appropriate parking and loading spaces are available;
 - (c) the proposed hours, size and scale of the use will be compatible with adjacent land uses;
 - (d) the use will be compatible with adjacent land uses in terms of noise, odours, dust, pollution, lighting, aesthetics, parking and traffic; and

(e) the proposed use will not have negative impacts on the natural environment.

- 1.6.4.3 The Regional District may establish conditions in the Temporary Use Permit 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.
- 1.6.4.4 The Regional District may require security in the form of a letter of credit and may impose reclamation and performance measures as conditions for the issuance of a Temporary Use Permit.
- 1.6.4.5 Specific permit conditions may address mitigation measures for potential negative impacts identified in the review process.
- 1.6.4.6 Upon expiration of a Temporary Use Permit, the uses for the property shall immediately revert to those outlined in the current Zoning Bylaw. The applicant may, prior to the expiration of the Temporary Use Permit, apply for a one time permit renewal of up to three years, approval of which will be at the discretion of the Regional District Board of Directors.
- 1.6.5 The Regional District will require development approval information pursuant to the *Local Government Act*. Procedures and policies for requiring development approval information are established in the Development Approval Information Bylaw No. 644 (Bylaw No. 644) for the following:
 - Application for amendments to a Zoning bylaw;
 - Applications for a Development Permit; and
 - Applications for Temporary Use Permits.
- 1.6.5.1 Bylaw No. 644 applies to all lands within the Ranchero/Deep Creek OCP Bylaw No. 750 area. Bylaw No. 644 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. Bylaw No. 644 also specifies the matters for which additional on-site and off-site information will be required, including but not limited to such issues as:
 - Assessment of sewage disposal site as required by the appropriate authorities;
 - Hydro-geological impact assessment on the quantity and quality of water resources as required by the appropriate authorities;
 - Vehicle parking, transportation patterns and traffic flow, including pedestrian and bicycle pathway systems;
 - The impact to and assessment of local infrastructure;

- Assessment of capacity of public facilities including schools and parks;
 - The impact on or need for additional community services;
 - The impact and assessment of the natural environment of the area affected;
 - Assessment of slope stability conditions;
 - Assessment of wildlife interface risks; and
 - Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.
- 1.6.5.2 In general, applicants will need to provide sufficient information in order to:
- Identify the development impacts, both positive and negative; and
 - Specify measures to avoid, minimize, and mitigate negative impacts.
- 1.6.5.3 In the event that appreciable negative impacts are identified, the Regional District may request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.
- 1.6.5.4 Bylaw No. 644 sets out procedures regarding requests for reconsideration of Development Approval Information requirements.
- 1.6.6 The Regional District will develop a “sustainability checklist” to be completed by anyone applying for an OCP amendment, Zoning Bylaw Amendment, Development Permit or Temporary Use Permit. The purpose of the checklist will be to assist applicants and the CSRD in working together to develop high quality projects that move communities in the plan area closer to achieving the vision set out in the community values. The relevance of the checklist questions will depend on the scope and nature of the project.

1.7 REVIEW AND AMENDMENT

The intent of this OCP is to provide direction on how the Ranchero/Deep Creek Plan Area will grow and change over the next 20 years. As new information becomes available, it is recommended that the OCP be reviewed every five years or as necessary.

Amendments to this OCP shall be made by bylaw. Requests to amend this OCP shall follow a formal application process to the CSRD Board of Directors.

1.8 SEVERABILITY

If any section, subsection, sentence, clause or phrase in this OCP is for any reason held to be invalid by the decision of any court of competent jurisdiction, such section, subsection, sentence, clause or phrase may be severed and the decision that it is invalid shall not affect the validity of the remainder of the bylaw.

1.9 SUMMARY OF ACRONYMS

ALC	Provincial Agricultural Land Commission
ALR	Agricultural Land Reserve
CSR	Columbia Shuswap Regional District
DFO	Fisheries and Oceans Canada
DPA	Development Permit Area
LGA	Local Government Act
MoE	Ministry of Environment
MoTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
QEP	Qualified Environmental Professional
RDNO	Regional District of North Okanagan
RAR	Riparian Areas Regulation
RDPA	Riparian Development Permit Area
SEP	Shuswap Emergency Program
SRW	Statutory Right of Way
TRIM	Province of British Columbia Terrain Resource Inventory Maps

SECTION 2- PLANNING STRATEGY

2.1 LAND BASE

The total land area covered in this plan is estimated to be approximately 10,052 ha. The topography is variable, ranging from land suitable for agriculture and development to land that is too steep for development. Elevations range from 500 m in the Deep Creek valley floor to 1440 m on the slopes of Mount Ida to the west.

The climate is generally characterized by mild temperatures. In January the historical average daily temperature is -4° C and in July it is 18.6° C. The Plan Area has historically had relatively high precipitation. The annual average is close to 669 mm, measuring between 65.6 mm in January and 53.9 mm in July. The dominant vegetation is almost exclusively woodland and the warm moist forest habitat is categorized as transition from Interior Douglas Fir Zone to Interior Cedar Hemlock Zone.

However, it is important to recognize that the historic climate patterns and dominant vegetation are likely to undergo change as a result of climate change. With the likelihood of future drier summers, forests in the plan area could be more susceptible to fires. Climate change will also increase the probability of extreme storm events triggering landslides and other run-off events.

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:

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

Ranchero

In Ranchero, land uses are a mix of residential and commercial properties. The residential component consists mainly of 0.4 ha lots, four manufactured home parks, and some multi-family dwellings. The residents enjoy a suburban/rural lifestyle.

Home occupations are common and accepted. Residential properties are serviced by on-site sewer and water systems.

The highway commercial area is along Mellor Frontage Road between Hudson Road and Hurst Road. The services offered here include a variety of neighbourhood commercial operations including a restaurant and small vehicle repair service. Note: At the time of writing, the Ministry

of Transportation and Infrastructure (MoTI) is considering changing the name of Mellor's Frontage Rd. to Mayfair Rd.

Ranchero Elementary School provides for approximately 150 students. There are also some small parcels of land designated for park purposes.

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.

Deep Creek Valley Floor

The valley floor runs north-south, bordered by Mount Ida on the west and Mallory Road on the east; it is comprised of Agricultural Land Reserve (ALR) land and farming operations in 32-64 ha parcels. There is a long history of farming with most farms being second or third generation. Dairy operations predominate and the land is used to grow forages, grass and alfalfa with some sheep and beef farming.

The west side of the Deep Creek Road is primarily rural with a number of parcels ranging from 2 to 4 ha with a few exceptions down to 0.4 ha.

On the west slope there is extensive logging activity while the east slope is host to a number of woodlot type operations.

On the west and east slopes of the valley there are also many recreation opportunities which include: hiking, horse riding, mountain biking, cross country skiing, snowshoeing, and ATV riding. There are several areas where wildlife corridors cross from one range to another. The Deep Creek road corridor is very busy as it is a through road and scenic route used by commuters, bicyclists, motorbike enthusiasts, joggers, and trucks serving the agricultural community.

Mountain Benches

The Mountain Bench areas include the east side of Mt. Ida and the ridge dividing Deep Creek and the Shuswap River Valley. There are animal migration corridors in both. Some of the areas are used as woodlot operations. The east side of Mt. Ida is also a watershed for the valley bottom. The area is mainly Crown land and has value as a natural resource area.

Gardom Lake

The Gardom Lake area is characterized by a mix of land uses. There are approximately 40 residential parcels with lake frontage ranging in size from 0.2-1 ha, with an additional 20 residential parcels approximately 0.2 ha each, and a number of larger agricultural parcels across Gardom Lake Road.

Gardom Lake itself is small, approximately 1600 m long, and primarily spring-fed. It is a popular lake for wildlife viewing, canoeing, kayaking and fishing. Boats with gas motors are prohibited from Gardom Lake. A day use community park offers public access and includes a beach, picnic area, and ball diamond. MoTI maintains a public road which provides access to the lake for boaters.

Two private camps are located on the south side of the lake. Gardom Lake Bible Camp, which offers private recreational facilities and meeting rooms, experiences a lot of activity during summer months and can accommodate roughly 180 campers at one time. The Royal Canadian Legion Veteran's Camp offers some cabins and RV sites for its members.

Mallory Road

This area is located on the western slopes of the rise of land dividing Deep Creek and the Shuswap River Valley. This area consists mainly of larger rural acreages between 4-8 ha where low density development and a rural lifestyle are desired.

Wolfgang and Pyott Roads

The Wolfgang and Pyott Road area is characterized by larger rural properties of 32-64 ha with some properties in the 4-12 ha range. Access to this area is largely through the District Municipality of Spallumcheen. Dead end roads keep traffic volumes low. The terrain is moderate to steep with shallow soil over bedrock. Some small scale agriculture operations exist, including cropland and some grazing, but the soil is not highly productive. The social and business orientation is predominately south toward North Okanagan communities.

2.3 POPULATION

Historically Electoral Area 'D' has been characterized by slow growth. In 2016 the population of Electoral Area 'D' was 4,044 persons, with Ranchero/Deep Creek accounting for 1,516 persons or approximately of 37% of Electoral Area 'D'. The CSRD (including member municipalities) has a population of 51,366 with Electoral Area 'D' representing approximately 8% of the total and Ranchero/Deep Creek representing approximately 3% of the total.

Growth trends for the Plan area actually indicate a slight population decline of 2%, or approximately 29 persons between 2001 and 2016 (Table 2.1).

Table 2.1 Ranchero - Deep Creek Population

**Source: Stats Canada, 2017*

Year	Population	Total Private Dwellings
2001	1,545	561
2006	1,471	594
2011	1,507	647
2016	1516	679

Table 2.2 indicates that the age profiles for the Electoral Area 'D' and the CSRD are fairly consistent with the province as a whole.

Table 2.2 Area 'D' Population Profile Comparison

**Source: Stats Canada, 2012*

Age	Area 'D'		CSRD		BC	
0-4 Years	215	4%	2,120	4%	205,650	5%
5-14 Years	420	11%	5,635	11%	500,415	13%
15-19 Years	310	8%	3,350	7%	270,275	7%
20-24 Years	160	4%	2,390	5%	244,065	6%
25-44 Years	1,035	26%	10,925	22%	1,174,775	30%
45-54 Years	710	18%	8,685	17%	599,705	15%
55-64 Years	595	15%	7,660	15%	379,750	10%
65-74 Years	350	9%	5,270	10%	286,710	7%
75-84 Years	180	4%	3,120	6%	186,345	5%
85 Years +	60	1%	970	2%	60,030	2%
Total	4,044	100%	51,366	100%	3,907,740	100%

2.4 NEW DEVELOPMENT ACTIVITY

Information on development activity in the Plan area was gathered for the period 2005-2015 to provide estimates for recent housing and population trends. Reliable statistics on recent development activity are difficult to obtain given that building permits are not issued within the Plan Area.

Table 2.4 New Development Activity 2005-2015

**Source: CSRD, 2016*

Year	New Dwellings	Subdivisions	Lots Created
2005	8	2	2
2006	3	1	1
2007	5	6	10
2008	5	4	4
2009	7	3	3
2010	8	2	2
2011	6	4	4
2012	3	2	8
2013	3	2	2
2014	6	2	2
2015	9	1	1
Total	63	29	39
Average	5.7	2.6	3.5

Information based upon the CSRD house numbering program indicates that new house numbers were issued for an average of 5.7 new dwellings per year for the years 2005-2015 and that subdivisions accounted for the creation of 39 new lots in that same time, as shown on Table 2.4. It should be noted, however, the number of house numbers assigned is only an indicator of housing starts since there is no building inspection in the plan area.

Given the existing vacant parcel count (excluding Crown lands) at about 61 parcels and assuming a continued new housing unit rate of approximately 5.7 per year, and number of new lots created at about 3.5 per year, it is expected there will be enough vacant parcels to accommodate close to 25 years of new development.

There is an uncertainty regarding both the availability and development suitability of existing vacant parcels. A large number of these vacant parcels may not be available for immediate use due to challenging topography or other constraints. In addition, there is the potential for future subdivision which may increase the number of vacant parcels.

2.5 DEMAND CONSIDERATIONS

The major factors influencing future growth and development in the Plan Area include: continued growth in adjacent municipalities, the desire for a rural lifestyle, and rising property costs in adjacent jurisdictions.

The anticipated housing needs over the next five years, as informed by population projections and previous development activity, can be met through the infilling of vacant parcels, new subdivisions and other policies noted in Section 3 of this Plan.

People continue to be attracted by the rural character of the area and would like to see the area retain its rural character and natural environmental qualities. Little is known about the aquifer and hydrologic regime that services most of the Plan Area but areas of concern were identified in a 2009 groundwater project. Section 4.1 of this Plan (Environmentally Sensitive Resources) provides more

A demand has been identified for accommodating those with special needs in terms of new affordable housing development. Persons with special housing related needs may include, but are not limited to:

- individuals with physical or mental disabilities and their caregivers
- individuals leaving violent homes or relationships
- young families
- youth
- seniors who wish to remain in the community but do not want to subdivide their existing parcel in order to accommodate a second dwelling.

SECTION 3 - THE DEVELOPMENT STRATEGY

The Development Strategy is a key component of the Rancho/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Land Use Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

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 subject to zoning. Although not required, it is recommended that Vacations Rentals first be considered on a three year trial 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 cannibals production facility will only be permitted on ALR land and regulated under the current zoning bylaw. Cannibals 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.

LAND USE DESIGNATIONS

3.3 RURAL AND RESOURCE (RSC)

This land use designation applies to Crown lands that are used and valued for agriculture, forestry, natural resource extraction, or environmental conservation opportunities. Rural and Resource lands represent approximately half of the land base in the Plan Area. It is recognized that certain matters considered in this section are beyond the jurisdiction of the CSRD.

OBJECTIVES

1. Maintain the renewable natural resource land base and protect it from activities that may diminish resource value and potential.
2. Encourage more comprehensive management of the resource land base.
3. Protect, conserve and enhance the quality and quantity of freshwater resources.
4. Protect the environment, natural habitat and aesthetic appeal of Rural and Resource lands.
5. Encourage and protect responsible outdoor recreational opportunities in accordance with the Area 'D' Parks Plan as noted in Section 6.1 and Schedule 'F' of this Plan.
6. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
7. Establish strong lines of communication between the CSRD, First Nations, and other levels of government that are responsible for managing Crown lands.
8. Forestry should be managed in accordance with the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). The Ministry of Forests is encouraged to use its regulatory authority to ensure that best management practices are followed by logging operations. Section 5.2 of this plan provides further details.

POLICIES

1. Lands within the Rural and Resource designation are shown on Schedule 'B' as "RCS".
2. Lands within the Rural and Resource designation shall be maintained as parcels of at least 60 ha minimum.
3. Users must minimize the disturbance and pollution of watercourses, aquifers and the watershed.
4. Development within the Rural and Resource designation is to be limited to the greatest extent possible to maintain resources areas in their current natural state.

5. Support 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 back-country alterations.
6. Upon implementation, soil removal and deposit will be subject to the Regional District's soil removal and deposit bylaw.

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. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
4. 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. 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.
4. The Agriculture land use designations encompass agricultural uses, and uses accessory to agriculture. Subject to the guidelines of the Agricultural Land Commission and the zoning bylaw, the following uses are appropriate in lands designated Agriculture: agri-tourism operations, and uses which will not affect the long-term agricultural capability of the land.
5. Recognize the existing Canoe Creek Golf Course in the current zoning bylaw.

3.6 MEDIUM HOLDINGS (MH)

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

OBJECTIVES

1. Preserve the rural character of lands within the Plan Area.
2. Encourage farm activities on productive or potential agricultural lands including suitable agritourism opportunities and value-added agriculture.
3. Contain the extent of growth of urban and suburban lands.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Medium Holdings designation are shown on as "MH" on Schedule 'B'.
2. Lands within the Medium Holdings designation shall have a minimum permitted parcel size of at least 8.0 ha.

3.7 RURAL RESIDENTIAL LANDS (RR)

This land use designation recognizes the existing pattern of smaller lots distributed throughout the Plan Area and the relatively higher density lots located primarily in Ranchero, Shaw Road and around Gardom Lake. Neighbourhood agricultural pursuits are supported in these areas provided that they are consistent with adjacent densities and land use. Additional higher density development will be supported in the Shaw Rd and Ranchero areas for affordable housing units only. Affordable market housing refers to less costly housing that is produced at the low to moderate price range of the market for the Ranchero and Shaw Road areas.

It is essential that further infilling be in compliance with Provincial health regulations. The 1 ha minimum permitted parcel size is the smallest parcel generally allowed under current health policies for parcels with on-site water and sewage disposal. This does not mean that all properties are suitable for on-site water supply and sewage disposal.

OBJECTIVES

1. Support efforts to enhance the aesthetic appeal of rural residential neighbourhoods.
2. Ensure that the rural residential areas with natural hazards are identified and guidelines are provided to protect properties and lives from these hazards.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage affordable and subsidized housing opportunities.

POLICIES

1. Lands within the Rural Residential designation are shown as "RR" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
3. Lands within the Rural Residential designation shall have a minimum permitted parcel size of at least 1 ha. New residential development in the Rural Residential designation shall be permitted at a maximum density of 1 dwelling unit per ha with adequate water and sewer services that meets Provincial regulations.
4. Existing higher density residential uses including: manufactured home parks, duplexes, and townhouses shall be recognized in the implementing bylaws.
5. In the Ranchero and Shaw Road areas (shown on schedule 'E'), higher density residential uses may only be considered to provide *affordable market housing* and subsidized housing. These units include, but are not limited to: duplexes, triplexes, four-plexes, townhouses and manufactured home parks. Higher densities will not be considered for units other than affordable housing.

These affordable housing developments will be small scale and the maximum density will not exceed 15 dwelling units per ha with adequate water and sewer services that meet current Ministry of Environment Municipal Sewage Regulation Requirements. The above density is inclusive of secondary dwelling units. Further details are to be established in the zoning bylaw.

6. When connecting to a local water facility, any OCP redesignation, rezoning or subdivision applicant must have written confirmation from the local water facility that sufficient quantity and quality of potable water is available for the development before the CSRD Board will positively consider the application.

3.8 COMMERCIAL (C)

There is a limited Commercial area within the Ranchero neighbourhood, as shown on Schedule 'B'. The objectives and policies below are intended to guide the development of this area as a strong community focal point.

The area designated Commercial is intended to support a variety of "small scale" commercial, community and professional services in the Ranchero area. Small scale services are those which reflect the existing scale of commercial activities in Ranchero including, but not limited to, gas station, general store, restaurant, and repair shops. Existing commercial sites may require redevelopment to benefit the viability, form and character of the commercial area.

OBJECTIVES

1. Concentrate compatible uses within the Commercial designation.
2. Promote the provision of improved services (sanitary sewer, water and storm sewer) to parcels within the Commercial designation.
3. Provide controlled development of commercial uses in the Plan Area to support commercial development in the area that respects the area's individuality and characteristics.
4. Avoid conflicts between commercial uses and adjacent residential and agricultural uses.
5. Recommend that the type and scale of commercial development follows community preferences to better serve the needs of the local community.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands designated Commercial are shown as "C" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of neighbourhood commercial uses and some accessory residential uses.
3. New commercial development shall only be located in Ranchero where adequate services and access are available, or in non-commercial areas through the use of Temporary Use Permits (Section 1.6.4).
4. All new redesignation and rezoning applications for commercial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.

3.9 INDUSTRIAL (ID)

Industrial activities are provided for under the Industrial land use designation. The designation provides for limited industrial land uses.

The areas designated Industrial support a limited number of small scale light industries in the Ranchero area including an auto wrecker and saw mill. Future additional light and small scale industrial uses may be considered, but the Plan recognizes that any future heavy and medium

industrial development will be directed to existing settlement areas, such as Salmon Arm, Enderby, and Armstrong/Spallumcheen, which are better able to function as service centers.

OBJECTIVES

1. Recognize existing light industrial uses in the Plan Area.
2. Provide for small scale, light industrial activities servicing the needs of local residents.
3. Minimize land use incompatibility and conflicts between industry and surrounding land uses.
4. Discourage industrial activities that are considered noxious, polluting, and noisy or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.
5. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands within the Industrial designation are shown as "ID" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of light or small scale industrial uses.
3. New industrial development shall only be located in areas designated as industrial or in non-industrial areas through the use of Temporary Use Permits (Section 1.6.4).
4. All industrial development must be in scale with and appropriate to the character of the rural community and must not adversely affect the natural environment.
5. Direct expanding light industry, future medium and heavy industrial development to the adjacent urban communities that have the necessary infrastructure and support services.
6. All new rezoning applications for industrial uses which would require additional sewer or water capacity and which are located in proximity to a community sewer system and a community water system must connect to that system.
7. Consider small-scale light industrial development proposals that reflect the needs of the local community and provide local employment using the following criteria:
 - (a) impact on farm land;
 - (b) capability of accommodating on-site domestic water and sewage disposal;
 - (c) capability of the natural environment to support the proposed development;
 - (d) compatibility with adjacent land uses and designations, and the character of the existing area;
 - (e) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - (f) proximity and access to the existing road network;
 - (g) mitigation of visual impacts where development is proposed on hillsides and other

- visually sensitive areas;
- (h) provision of solid screening or other mitigation works from adjacent land uses and designations to lessen its impact (visual, loading, noise, odour, parking, impacts, etc.);
- (i) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping, and appropriate signage, and;
- (j) will be encouraged to include provisions for surface water runoff management in accordance with all Provincial requirements and best management practices.

3.10 PUBLIC AND INSTITUTIONAL LANDS (PI)

Lands that are designated as Public and Institutional Lands in this OCP include, but are not limited to: schools, community halls, churches, senior complexes and lands provided for health and emergency services.

OBJECTIVES

1. Recognize established public and institutional uses, community facilities and services.
2. Provide for additional public and institutional services to existing and future residents and ensure that they are appropriately located.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. Lands designated as Public and Institutional are shown as "PI" on Schedule 'B'.
2. Partnerships among residents, landowners, business owners, and government agencies to improve Public and Institutional Lands are encouraged and supported by this Plan.
3. New Public and Institutional developments shall be encouraged.

3.11 FORESHORE AND WATER

The Foreshore and Water designation arises from the potential impact that structures, particularly docks, mooring buoys, private boat launches, boathouses and other private moorage and lake recreation facilities can have on the natural environment of lakes in the Plan area.

OBJECTIVES

1. To acknowledge existing permitted moorage uses and provide limited opportunities for future moorage.

POLICIES

1. The Foreshore and Water designation is shown on as "FW" on Schedule B.
2. Moorage, including docks, may be considered only for existing and new fee-simple waterfront parcels.

3. New development proposals on the waterfront parcel can provide a maximum of 1 moorage space per:
 - (a) New waterfront parcel created; or
 - (b) 30 m of water frontage of the parent parcel; and
4. Moorage proposals will be located away from or redesigned to avoid negative impacts on adjacent structures and uses, including other docks, marinas, beach access points, parks, utilities, water intakes, etc.
5. Support for new waterfront proposals should consider the provision of related public amenities such as dedicated moorage spaces and facilities for public use, dedicated public accesses to the foreshore (including boat launches), waterfront park dedication, or similar amenities which enable greater public access and use of the foreshore and water.
6. Moorage should be located away from or be designed to have minimal impact on fish and riparian habitat.

3.12 PARKS AND PROTECTED AREAS (PK)

POLICY

1. The Parks and Protected Areas designation includes federal, provincial, and regional parks, and associated park uses as shown on Schedule B. Section 6.1 provides Goals, Objectives and Policies for Parks and Protected Areas.
2. The Parks and Protected Areas designation is shown on as "PK" on Schedule B.

SECTION 4 - THE NATURAL ENVIRONMENT

The protection of environmentally sensitive areas is critically important to residents. Environmentally sensitive areas include land and water that are sensitive to natural and human interference.

In addition to the protection afforded through local government bylaws, the protection of environmentally sensitive features falls under the jurisdiction of Federal and Provincial agencies. Fisheries and Oceans Canada and the Provincial Ministries of Environment and Natural Resource Operations are responsible for protecting fisheries and water resources through legislation.

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 CSRD'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.

4.2 PROTECTION OF WILDLIFE, AQUATIC LIFE AND NATIVE PLANTS

A number of species at risk can be found in the Plan Area including the Western Painted Turtle, Great Blue Heron, the Flammulated Owl and freshwater molluscs that have been identified in and adjacent to Gardom Lake. The aquatic species at risk that occur in Gardom Lake highlight the sensitivity of this lake and other small lakes.

Historically Gardom Lake has been rich in wildlife, with a wide variety of species observed in the water, on its surface and along its shoreline. This diversity of wildlife, however, has been compromised in recent years with the introduction of several introduced species of aquatic life, including perch and small-mouth bass, and Yellow flag (yellow iris) along its shorelines. The Plan Area also is endowed with an abundance of rare flora.

Additional significant areas have been identified in the Area 'D' Parks Plan which could result in small community parks that are oriented towards greenbelt, wildlife corridors or environmental protection. This is explained in more detail in Section 6.1 (Parks and Protected Areas).

GOAL

To conserve and protect native wildlife, aquatic habitat and plants in the Plan Area.

OBJECTIVES

1. Support the establishment of wildlife and waterfowl reserves and wildlife corridors.
2. Support the identification and designation of significant native flora and fauna areas.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
4. The CSRD supports the identification and designation of areas that protect native flora and fauna in perpetuity. In particular, the CSRD supports initiatives associated with the following areas: Provincially protected areas & parks, ecological reserves, fisheries reserves and hatcheries, wildlife refuges, waterfowl habitat, nature trusts, conservation covenants and CSRD parkland.

5. The Plan supports and encourages the restoration and enhancement of streams, lakes and wetlands and their riparian corridors wherever possible by community groups, corporate bodies or land owners.
5. The Plan supports and encourages the identification, retention and enhancement of wildlife corridors.
6. The Plan supports the efforts of Provincial and Federal levels of governments to deal with the issue of introduced aquatic species in Gardom Lake.

POLICIES

1. Habitat protection along rivers, streams, and wetland areas is strongly supported and may be complemented with CSRD parkland initiatives.
2. The CSRD will engage in a public awareness program about minimizing runoff to water bodies and streams from fertilizers, pesticides, pet waste and other contaminants.

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 Ranchero/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.

4.4 CLIMATE CHANGE

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

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the CSRD is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets (LGA s. 473). Key Provincial initiatives include: Bill 44 (2007) Greenhouse Gas Reduction Targets Act, BC Climate Action Plan, BC Energy Plan, Bill 10 (2008) Housing Statutes Amendment Act, Bill 27 (2008) Local Government (Green Communities) Statutes Amendment Act, Community Action on Energy and Emissions (CAEE), Pacific Carbon Trust, and the Landfill Gas Management Regulation (2008).

Approaches to Setting Targets

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

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

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

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

Table 4.1

Population: 3,899		Projected annual growth: 1.5%	
GHG emissions (total): 26,100 tonnes CO ₂ e		GHG emissions (per capita): 6.7 tonnes CO ₂ e	
Dwellings		Transportation	
Number of Dwellings	1,631	Number of Registered Passenger Vehicles	2,196
% of Single detached	84%	% Small Passenger Vehicles	25%
% of Multi-family	4%	% Large Passenger Vehicles	17%
Age distribution (% > 30yrs old)	56%	% Light Trucks, Vans, SUVs	58%

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

A "business-as-usual" (BAU) forecast was developed for each Electoral Area to 2050. The forecasts are driven by population growth (as outlined in Table 4.1 above), but consider efficiency improvements expected as a result of senior government policy, which will occur regardless of action taken by the Regional District. Overall GHG emissions are *projected to increase* in Area 'D' by approximately 6% by 2030 under a BAU scenario.

Table 4.2. Estimated Business as Usual (BAU) energy and GHG forecast, 2030

BAU 2030	ENERGY [GJ]	GHGs [tonnes CO₂e]
Buildings	372,500	8,800
Vehicles	227,600	15,100
Solid Waste	-	3,500
TOTAL	600,100	27,400
PER CAPITA		4.9

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

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

OBJECTIVES

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

POLICIES

1. Targets: Adopt a 10% reduction in GHG emissions by 2020 from 2007 levels and a 20% reduction in GHG emissions by 2030 from 2007 levels. If these targets are met it would signify a 25% per capita reduction by 2020 and a 45% per capita reduction by 2030.
2. Facilitate information exchange among local residents and conservation programs including:
 - Energy Efficient Building Strategy: More Action, Less Energy,
 - LiveSmart BC Program,
 - BC Hydro's Power Smart Program,
 - BC Hydro's Energy Saving Kits,
 - BC Hydro's Guides and Tips – Green Your Home,
 - EnerGuide Rating System (energy rating of 80 or higher for new homes),
 - Passive solar design, and
 - BC Living Water Smart.
3. In consultation with other jurisdictions within the watersheds of the Plan Area, undertake to:
 - Identify the potential impacts, risks and vulnerabilities regionally,
 - Identify and prioritize adaptive measures, and
 - Inventory and establish a monitoring process for GHG emissions.
4. Strive to encourage more compact and complete communities.
5. Encourage and support non-vehicular walkways and trails and alternative modes of transportation that are accessible and convenient, to help reduce vehicle dependency.

6. Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs.
7. Encourage reductions in building-related emissions for all new buildings and the retrofit of existing buildings.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
9. Promote and support the expansion of local agriculture and food production, processing, and distribution.
10. Encourage businesses and employment that help to address GHG reduction.
11. Encourage local renewable energy generation, e.g., solar hot water technology.
12. Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
13. Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production.
14. 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.
15. Encourage efficient vehicles and driving habits through education (e.g. anti-idling campaigns, web material).
16. Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones.
17. Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones.
18. Promote conservation of sensitive ecosystems and forested land—especially unfragmented areas.
19. Support the policies in the Solid Waste Management Plan to fulfill the vision that all economic activities in the CSRD will be consistent with a “Zero Waste” community.

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.

5.2 FORESTRY

Forestry is a prominent land use in the Plan Area. Although most of the forest land within the Plan Area is Crown Land, there are also large areas of private holdings some of which may be regulated by the *Private Managed Forest Land Act*. Most of these lands are concentrated on Mount Ida and south and east of Gardom Lake. Existing forests are in various stages of maturity.

This Plan supports the protection of forestlands for timber production and value-added silviculture activities. Where objectives in this section relate to matters beyond the jurisdiction of the CSRD, these policies guide the Board in making recommendations to senior levels of government and private forest landowners in decisions for the management of forest lands.

GOAL

To support environmentally sensitive and sustainable practices on forest lands.

OBJECTIVES

1. Maintain the forested land base by supporting sustainable timber production and associated forestry management practices.
2. Protect environmentally sensitive areas, watersheds and water courses to prevent erosion, protect wildlife habitat, riparian areas and sources of water for domestic and agriculture uses.
3. Support appropriate and responsible recreational and educational uses.
4. Strongly encourage best practice interface forest fire mitigation techniques for development to protect life, property and the environment and limit access to the forests during times of extreme wildfire potential.
5. Support development that is compatible with the Community Values (Section 1.4) and

Development Guideline Criteria Statements (Section 3.1).

6. Appropriate Provincial agencies are encouraged to:
 - (a) ensure the quantity and quality of fresh water within the drainage system of watercourses, streams, lakes and wetlands is not compromised;
 - (b) maintain the aesthetic appeal and visual integrity of the Plan Area;
 - (c) prevent disturbance of areas of unique vegetation or wildlife;
 - (d) use methods that do not increase, or contribute to, soil erosion or slope instability;
 - (e) use silviculture methods that promote healthy forests;
 - (f) use best practice interface forest fire mitigation techniques and minimize fire hazards;
 - (g) ensure reforestation in a timely manner; and
 - (h) promote and develop slash treatments that mitigate greenhouse gas emissions.
7. The CSRD will encourage Provincial leadership towards ensuring environmentally sound forestry practices.
8. Provincial and Federal governments are encouraged to protect environmentally sensitive areas.
9. Appropriate Provincial agencies shall be encouraged to ensure the viability of responsible outdoor recreation in the woodlands.

5.3 MINERAL & 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 Regional 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).

GOAL

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 licences.
3. Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in meaningful dialogue with the CSRD regarding mining licences.

OBJECTIVES

1. Support good conservation practices during mining operations so as not to jeopardize the long-term renewable resource potential of the area.
2. Encourage site rehabilitation and reclamation of damaged landscapes for subsequent productive use and environmental protection.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
4. When considering development in an area underlain by mineral resources, the feasibility of removing the resource should be adequately considered by the Province and the CSRD.
5. 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.
6. 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.
7. Sand and gravel extraction should be undertaken in accordance with the best management practices of the Ministry of Energy, Mines and Petroleum Resources.

SECTION 6 – COMMUNITY RESOURCES

6.1 PARKS AND PROTECTED AREAS

The CSRD currently has only a few small undeveloped community parks dispersed throughout the rural residential areas in the Plan Area which are designated on Schedule 'B' as "PK". These parks were established as part of the requirements of property subdivision pursuant to Section 510 of the *Local Government Act*. Future parks obtained through subdivision or by other means are permitted in any land use designation without amendment to this OCP. A park acquisition reserve fund is also supported when cash-in-lieu of park dedication is chosen. The 13 park sites in the plan area, including present and proposed, are identified on Schedule 'B'.

Through the development of an Electoral Area 'D' Parks Plan and through the Parks Advisory Commission, residents have had the opportunity to identify additional park land that should be developed for the:

- (a) identification and protection of known streams, wetlands, natural areas, and wildlife corridors;
- (b) provision of access to lakes and streams for recreation purposes;
- (c) provision of linear walking trails and greenway alternatives beside roadways;
- (d) protection of historical features, and;
- (e) pursuit of outdoor recreational and leisure activities.

A more detailed description of the Park Classification System and Implementation Strategy is found in Schedule 'F.' This Official Community Plan seeks to implement the Parks Plan, and therefore the relevant excerpts in Schedule F have been updated and modified slightly for consistency with this plan and statutory requirements.

GOAL

To ensure suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area, as well as to protect significant natural and historical features of the area.

OBJECTIVES

1. Support the Electoral Area 'D' Parks Plan as it pertains to the Plan Area, including the Park Classification System and Implementation Strategy (Schedule 'F').
2. Ensure that parks and recreational uses form an integral part of the community infrastructure.
3. Support public open space opportunities on Provincial, Federal, CSRD and private lands.
4. Establish and improve public access to lakes and linear recreational connections along creeks and river corridors in appropriate non-environmentally sensitive locations.
5. Improve paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.
6. Encourage the availability of the area's Crown lands for recreational enjoyment and education.

- 7 Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be funded through donations and tax appropriations. The public will also be informed that conservation covenants, nature trusts and pathway statutory right of ways and easements can be established on private land.
8. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. Lands within the Parks and Protected Areas designation are shown as "PK" on Schedule 'B'. Note that both existing and proposed park sites have been identified. For a complete list of existing and proposed sites refer to Schedule 'F'.
2. For the purposes of Section 510 of the *Local Government Act*, the entirety of the Electoral Area covered by this OCP is designated as having future park potential. Schedule 'F' of this Plan generally determines the provision of parkland within the Plan Area. In addition, the CSRSD will consider the following policies, designations, locational attributes and type of parks when determining a potential park land dedication, or the Board's decision to require cash-in-lieu, under Section 191 of the *Local Government Act*.
 - Close proximity to settlement areas, other parks & trails, and bodies of water;
 - Safe distance from environmental hazard areas;
 - Average slope should be 20% or less;
 - Adequate accessibility:
 - (a) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - (b) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewsapes and heritage sites;
 - Potential for additional dedication of park land from subdivision applications of surrounding parcels;
 - Potential for recreation (active park), conservation (passive park) or enhancement of public access; and,
 - Compatibility with the strategic directions and sites identified in Schedule 'F' and the remaining policies of this section.
3. The CSRSD shall endeavour to obtain parkland for community recreation, nature preservation, linear connections, or other parkland uses including the monitoring of alienation of Crown land and subdivisions to meet these objectives.
4. The CSRSD shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of industrial logging roads during non-operation periods for outdoor recreation.
5. The CSRSD shall encourage and support volunteer assistance in the development and

management of community parks, stream keeper projects and trails.

6. Through the implementation of the OCP and the Area 'D' Parks Plan, the CSRD will strive to achieve the above objectives providing a better parkland and open space service, including trails, protected areas, access to lakes and streams, and developed recreational areas.
7. Consult with the public, Parks Advisory Commission, volunteer groups, service organizations and other local governments including the City of Salmon Arm, the North Okanagan Regional District and the District Municipality of Spallumcheen for inter-municipal park and open space initiatives.
8. CSRD parks will be managed in a manner respectful of First Nation's cultural heritage resources.

6.3 COMMUNITY FACILITIES

Community and institutional facilities in the Plan Area include the Ranchero/Deep Creek Fire Hall, Mennonite Church and School, the Farmers' Institute locations on Deep Creek and Mallory Roads, Anchor Academy, and the Beyond 12 Steps Healing Centre.

The Ranchero/Deep Creek Fire Department provides community fire protection to the Plan Area and to the adjacent Grandview Bench area of the North Okanagan Regional District (RDNO) Electoral Area 'F' through a cross boundary agreement. The CSRD and the Ranchero/Deep Creek Fire Department participate in Mutual Aid agreements with both RDNO Electoral Area 'F' and District Municipality of Spallumcheen.

There are community and institutional facilities found throughout the Plan Area but no new facilities proposed at this time. Higher density uses shall be encouraged to locate where appropriate in the Plan Area or in adjacent municipalities.

GOAL

Encourage the continuance of sufficient community facilities to service the present and future needs of residents.

OBJECTIVES

1. Encourage community use and support of community facilities.
2. Encourage the establishment of future community facilities to locate in appropriate areas.
3. Recognize the existing emergency services provided within the Plan Area.
4. Encourage improved coordination for providing emergency services for existing and future residents.
5. Support the strategic location of fire halls and future ambulance stations to serve the growing needs within the Plan Area.

6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. The CSRD shall encourage new proposals for private institutional facilities in appropriate locations in the Plan Area.
2. The Plan recognizes the location of the existing fire hall and fully supports the valuable volunteer fire fighting and emergency services provided by the Rancho/Deep Creek Volunteer Fire Department and the assistance provided through mutual aid agreements by RDNO's Electoral Area 'F' and the District Municipality of Spallumcheen Fire services.
3. The CSRD will continue to support coordination between volunteer fire departments to ensure that adequate fire fighting services are able to accommodate future development within the Plan Area and to improve fire protection service to rural areas and encourage interface fire mitigation techniques in all building and landscaping.
4. The Plan recognizes and fully supports the valuable volunteer emergency services provided by the Rancho/Deep Creek First Responders.
4. The Plan encourages the CSRD to continue to fund the Shuswap Emergency Program (SEP) to provide for the training of volunteers and to participate in the development of emergency evacuation plans, disaster preparedness plans, in coordination with the appropriate Federal and Provincial government agencies.

6.4 COMMUNITY WATER AND SEWER SYSTEMS

There are eight registered water utilities in the Plan Area and there may be other systems that are not registered with Interior Health. These systems rely primarily on ground water (aquifers) for their supply and are located in the Shaw Road/Rancho area.

The Plan Area relies heavily on aquifer and surface water resources. The quantity of water available from these sources is undefined and the long-term viability of both quality and quantity is not fully understood. Precautions need to be taken to protect these water resources.

At this time there are no major water or sewer systems anticipated for the Plan Area. However, as development occurs, the need for such community systems will become more important. The CSRD will consider acquiring only those community water and sewer systems that have at least 50 connections or serve at least 50 parcels and are expected to be financially viable to own and operate. Shaw Road, Rancho and Gardom Lake may be areas in the future that will require these services. Such a proposal would require community consultation prior to proceeding.

GOAL

Ensure adequate water and sewer services are provided while protecting water resources and existing users prior to new development being approved. Encourage proper functioning and maintenance of existing sewer systems through education and facilitation of disposal of septic sludge.

OBJECTIVES

1. Registration of private/public water and sewer utilities.
2. Local water purveyors will be encouraged to work with Interior Health, the Ministry of Environment and the CSRD to ensure water quantity and quality is sufficient and can be sustained for future development options.
3. Future publicly funded community sewer services are to be first proposed for those areas with environmental or public health concerns.
4. Development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. CSRD to take on a greater role in water quality preservation and sewage system regulation including:
 - (a) investigation of a comprehensive study (Liquid Waste Management Plan) to identify areas at risk and problems and solutions within the life of this plan;
 - (b) supporting environmentally safe and practical use of on-site sewage systems for the life of the system and supporting Provincial regulations and setbacks for on-site septic fields;
 - (c) supporting the provision of economical and legal facilities for disposal of septic tank sludge;
 - (d) supporting a public education program to help property owners understand and maintain their on-site septic systems;
 - (e) investigating an inventory and monitoring program for existing on-site septic systems in cooperation with Interior Health.
2. Developers and water utilities must, in consultation with Interior Health and MOE, ensure there is adequate quantity and quality of water available for any future development.
3. This Plan strongly recommends that all future subdivisions where proposed lots are smaller than one hectare be serviced with community water and sewer systems.
4. This Plan supports development of community sewer systems within the Plan Area for those areas with identified environmental or public health needs.
5. Future community infrastructure should be located where it will pose no significant negative impact on the environment.

6.5 TRANSPORTATION

Highway 97B and Deep Creek Road, shown on Schedule 'E', are the main vehicular routes in the Plan Area. Highway 97B enters the Plan Area at the City of Salmon Arm boundary at the north and travels south, turning east where it enters the North Okanagan Regional District (RDNO) east of Gardom Lake. Highway 97B is a controlled access highway and provides an important connection for vehicles between Shuswap and Okanagan communities. The intersection of

Highway 97B and Hudson Road provides access to the Ranchero neighbourhood and commercial development along Mellor Frontage Road. No major new roads are anticipated at this time but the CSRD will work closely with MoTI in any future road development planning.

Deep Creek Road begins at the intersection with Highway 97B across from the Ranchero/Deep Creek Fire Hall, heads west then turns south and follows the Deep Creek watercourse. Deep Creek Road is mainly a north/south corridor. Gardom Lake and Mallory Road neighbourhoods can be accessed from Deep Creek Road or from Gardom Lake Road which intersects Highway 97B at the RDNO boundary.

GOAL

To promote safe and efficient motor vehicle, agricultural, bicycle, pedestrian and equestrian transportation throughout the Plan Area.

OBJECTIVES

1. To plan for the provision of a road network capable of safely servicing existing and future development.
1. To acquire land and encourage greenways and alternatives to motor vehicles including park dedication further to LGA s.510, such as cycling, walking and horse trails when considering rezoning or subdivision, along road ways.
2. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

POLICIES

1. Traffic impact studies must be undertaken for major development proposals in order to:
 - (a) ensure safety and mobility are maintained through access management;
 - (b) minimize disruption to farming operations;
 - (c) ensure that projected traffic volumes do not reduce the present levels of existing roadway services including: bicycle allowances, water, sewage collection and disposal, drainage and other utilities, and negative effects are mitigated; and
 - (d) ensure that existing and future roads and alignments are designed with due consideration for the protection of fish and wildlife habitat and other environmentally sensitive areas.
2. Roads should be designed for safety and enhanced to accommodate use by pedestrians, cyclists and horses. It is encouraged that additional lanes, alternative trails or pathways are developed to accommodate non-motorized traffic in a safe manner.
3. Inform property owners and residents about Ministry of Transportation and Infrastructure Access Permit requirements for developments on all land use designations.
4. Encourage buffering consistent with the Provincial Agricultural Land Commission and the Ministry of Agriculture and Land specifications and accommodate the movement of agricultural machinery.

5. Work with the Ministry of Transportation and Infrastructure to discuss a Road Network Plan that is current, defines access management agreements where applicable, and coordinates mapping with the CSRD.

6.6 PUBLIC TRANSPORTATION

GOAL

To support the development of enhanced local area public transit.

OBJECTIVES

1. Support the development of public transportation opportunities for residents of Ranchero/Deep Creek.
2. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

POLICIES

1. The CSRD shall encourage the development of alternative transportation opportunities such as mini-bus services and facilitating car-pooling and car-sharing.
2. In consultation with BC Transit and the City of Salmon Arm, the CSRD will investigate further development of the Shuswap Transit System to better meet the needs of Ranchero/Deep Creek residents.
3. The CSRD shall investigate the development of improved mini-bus services for the handicapped and elderly if ridership warrants it.

6.7 SOLID WASTE MANAGEMENT

There are currently no solid waste facilities or plans for any such facilities in the Plan Area. The CSRD, however, adopted a new Solid Waste Management Plan in 2009. Some of the highlights of the plan include:

- Vision: All economic activities in the CSRD will be consistent with a “Zero Waste” community.
- The CSRD will emphasize and encourage the 6R hierarchy (Rethink, Reduce, Reuse, Recycle, Recover, Manage Residuals), and continually strive towards a higher “R” in waste management practice.
- The CSRD will continue to finance the cost of residual waste disposal through a region-wide user pay system to encourage an equitable and sustainable approach to managing residuals.
- The CSRD will perform a carbon footprint assessment on all existing solid waste management programs as a benchmark to assess new program delivery.
- The CSRD will explore offset methods to achieve a carbon-neutral waste management system.

- The CSRD will review landfill gas recovery systems at all landfills to determine the feasibility of constructing such facilities to reduce fugitive methane.
- Where feasible, the CSRD will mitigate greenhouse gas emissions at all regional landfills and identify the resulting carbon credits.
- The CSRD will work with member municipalities to develop curbside collection programs to reduce residential transportation costs for disposal and recycling, provide a higher diversion rate, and reduce greenhouse gas emissions by reducing the total amount of traffic driving to transfer stations, landfills, and recycle depots.
- An Extended Producer Responsibility approach will shift end-of-life material management responsibilities from the general taxpayer to the manufacturers and consumers (Product Stewards) who produce and use the goods, encouraging them to consider environmental impacts when designing their products.

POLICIES

1. Support implementation of the policies in CSRD's amended Solid Waste Management Plan.
2. Encourage, through education, efficient and environmentally responsible solid waste disposal, especially reduction of waste, reuse of materials, recycling and backyard composting

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.

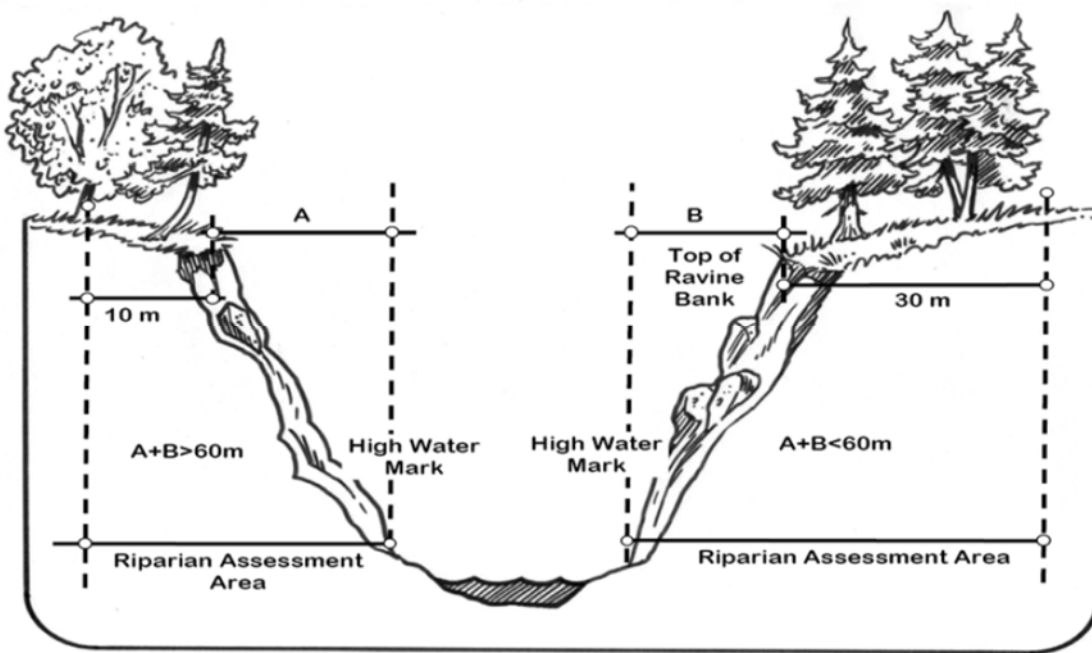


Figure 7.1

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

SECTION 8 - IMPLEMENTATION

8.1 IMPLEMENTATION STRATEGY

The Rancho/Deep Creek Official Community Plan has been prepared and adopted in accordance with the *Local Government Act*. Once adopted, it is intended that all bylaws enacted, permits issued and works undertaken will be consistent with the Official Community Plan.

The Plan will be implemented over a number of years through a combination of different types of initiatives, ranging from the amendment or creation of bylaws, improved communication with senior levels of government, and the direct involvement of residents and stakeholders.

Responsibility for initiating and undertaking these initiatives does not lie solely with the CSRD Board. Citizens, neighbourhoods, regional governments and senior governments must also initiate and undertake initiatives to implement the Plan. In many cases, collaboration and cooperation among all of the responsible parties will be required.

It is noted that the CSRD Board must weigh the wishes of communities with the priorities of the Region in deciding which implementation initiatives to commit resources to, and when to undertake the various implementation initiatives supported in the OCP.

The implementation strategy policies specify the anticipated timing of each implementation action. Immediate implementation actions are those actions that will be complete within one to two years of the adoption of the Rancho/Deep Creek Official Community Plan as a bylaw. Short-term implementation actions are those actions that have an anticipated two to four year timeframe for completion. Continuous implementation actions are longer term or ongoing actions.

OBJECTIVES

1. Identify key actions to implement the Rancho/Deep Creek Official Community Plan.
2. Identify responsible parties for key actions.
3. Identify timing of key actions.

POLICIES

1. The following table outlines the key actions required, parties responsible for key actions, and timing of each key action enabling the implementation of the Rancho/Deep Creek Official Community Plan.

Section	Responsible Parties			Timing	Action Items
	Senior Gov't	CSRD	Individuals & Community		
1.6	✓	✓	✓	Immediate	Conduct a complete review of the zoning bylaw and other documents to ensure consistency with the OCP
4.1	✓	✓		Immediate	Pursue provincial involvement in the mapping of Environmentally Sensitive Areas (ESAs).
4.1	✓	✓	✓	Immediate & Continuous	Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.
4.1	✓	✓	✓	Immediate	Work with residents around the Gardom Lake and other water courses, Interior Health, Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible.
4.1	✓	✓		Immediate	Raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure
4.1	✓	✓	✓	Immediate & Continuous	Develop and circulate water conservation and watershed protection information
6.4	✓	✓		Immediate & Continuous	Develop and circulate septic system maintenance and upgrading information.
5.2	✓	✓	✓	Short-term & Continuous	Encourage and support ESA stewardship.
6.1	✓	✓	✓	Short-term	Improve paths and walkways adjacent to and linking roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.
7.0		✓		Short-term	Create a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.
6.5	✓	✓	✓	Short-term	Work with the MoTI to discuss a Road Network Plan that is current, defines access management agreements where applicable, and coordinates mapping with the CSRD
6.6	✓	✓	✓	Short-term	Examine the feasibility of expanding the Shuswap Transit System to better meet the needs of Ranchero/Deep Creek residents.
	✓	✓	✓	Short-term	Begin formal OCP review within four

					years of its adoption.
1.3	✓	✓	✓	Continuous	Facilitate on-going community involvement in the implementation of the plan in response to the growth and development of the community by utilizing a full range of media
1.4		✓	✓	Continuous	Require development applicants to provide a comprehensive approach to drainage including storm water management and prevention of slope instability.
1.6		✓	✓	Continuous	The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission.
1.6	✓	✓	✓	Continuous	The CSRD will require development approval information pursuant to Section 484 of the <i>Local Government Act</i> .
4.4		✓	✓	Continuous	Support new developments which incorporate sustainable building design and infrastructure.
4.4	✓	✓	✓	Continuous	Participate in Provincial and Federal government initiatives that help reduce GHG emissions.
6.1		✓	✓	Continuous	Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be created through donations and tax appropriations, conservation covenants, nature trusts and SRW/pathway easements
6.2	✓	✓		Continuous	Consult with School District No. 83 periodically in planning for future of school needs in the community.
		✓		Annuals	Produce and publish an annual update on OCP implementation progress

Schedule 'F' CSRD Electoral Area 'D' Parks Plan – Sections applicable to the OCP Plan Area

The following has been taken from the Electoral Area 'D' Parks Plan, not the complete plan but rather key sections which pertain to the Ranchero/Deep Creek OCP Plan Area, and modified for implementation through the OCP and consistency with statutory requirements.

CSR D PARKS CLASSIFICATION SYSTEM

Most park systems are predicated upon a classification system that defines the characteristics of each type of park category (e.g. community playgrounds, natural recreation parks, wilderness parks, etc.), and a set of park standards which help to define the minimally acceptable levels of service and facilities for each category. The park classification system below was agreed during public workshops to be appropriate for Electoral Area 'D':

- 1) Waterfront Park – provides access to and from the shores of Gardom Lake, and other suitable water bodies. Provides opportunities for beach activities, swimming, picnicking, canoeing/kayaking and where appropriate, boat launching.
- 2) Community Recreation Park – provides opportunities for intensive recreation including arenas, sports fields, and playgrounds, in a residential community setting.
- 3) Trail Corridors – a linear corridor that provides opportunities for non-motorized trail based activities including hiking, bicycling, horseback riding, cross country skiing, in a natural setting. Multi-purpose trails, including motorized use, may be designated where deemed appropriate.
- 4) Conservation Park – a large natural area that provides for low-impact outdoor recreation opportunities such as nature appreciation and wilderness hiking. Focus is more on conservation and protection of natural values of the area.
- 5) Special Feature Park – Protects and presents a regionally unique and significant natural and 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.

A total of 13 present and proposed park sites in the OCP Plan Area have been identified in the five park classification categories for the CSR D Area 'D' Parks Plan. Where noted, some sites are identified as Public and Institutional on Schedule 'B' Land Use Designations. For certainty, park designations in relation to private lands are not intended to limit uses to public uses; these designations assist in identifying parkland dedication requirements under section 941 of the *Local Government Act* upon subdivision or redevelopment of the land, and other opportunities for dedication and acquisition as opportunities arise.

Gardom Lake Park can be accessed as follows: turn at Gardom Lake Road off Hwy. 97B, proceed for 4 km, and then turn left on Park Road. Approximately ½ km down Park Road, the park entrance is on the left. The park is an important part of the local community's recreational infrastructure. There is a swimming and picnic area, a ball diamond and activities such as bird watching, fishing (trout) and canoeing. The park includes two islands with old growth forest and a trail system through natural areas. This additional shoreline provides habitat for nesting birds and amphibians. Overall the park comprises 30 acres of provincial crown land that is under License of Occupation to the Deep Creek Recreational Society. Operating funds are provided through an annual grant-in-aid from the CSR D.

Musgrave Road is one of several public (MoTI) accesses to Gardom Lake. It would need some improvement for parking and boat launching. However, there are environmental concerns and this site will require careful analysis. Motorized boats are of particular concern. Other public accesses to Gardom Lake are undeveloped except for Teal Road which is too narrow and adjacent residents have been inconvenienced by vehicles parking their trailers in front of private driveways.

Ranchero Elementary School grounds contain a playing field for soccer that doubles as a baseball field with a small backstop. There are also basketball hoops and playground equipment. A partnership could be sought with School District #83 to enable the local residents and their families to use the school facilities for community recreation purposes; alternatively, park dedication could be sought on subdivision or redevelopment of the property (Note: This site is identified as Public and Institutional on Schedule 'B' Land Use Designations).

Ranchero – Black Road is a 0.32 hectare strip of undeveloped land that averages 15 metres wide and is 215 metres long. The southern access is from Black Road just east of the junction with Mayfair Road. It is densely treed, but has an informal trail that could be improved as a walking/ hiking trail. The north end terminates at private property and any development beyond would require the approval of the property owners, until such time as acquisition is secured including through park or road dedication on subdivision or redevelopment.

Ranchero – Ranchero Drive East is a tiny 0.096 hectare site located immediately adjacent to Ranchero Elementary School in Ranchero. It is mostly grassed and thinly treed along its western edge. It is currently used by the school as a play area and as access to the back of the school. It is generally undistinguishable from the school yard. Dedication of lands from the school property could be used to expand this park.

Ranchero – Gannor Road is a 0.32 hectare parcel located on the east side of Gannor Road in Ranchero. It is vacant land that is mainly open field with trees around its southern perimeter and a rough road crossing it from Gannor Road.

Ranchero Parallel Trail, as with the Salmon River Parallel Trail, would provide residents with a safe trail beside the road for walking, biking and riding opportunities for themselves and their families. Ideally, this trail would extend along the east side of Highway 97B from Black Road in the north to Deep Creek Road in the South. Much of this trail is already in place informally and is used by children and local residents on a regular basis. No cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

Ranchero – Highway 97B is located near the junction of Highway 97B and Auto Road. It is a 0.212 hectare site that has Canoe Creek flowing through it from south to north. It is undeveloped and because Canoe Creek is a fish bearing stream, and it is located adjacent to a busy highway, its development potential as a recreation park is limited.

Deep Creek Parallel Trail would essentially be a continuation of Ranchero Parallel Trail along the side of Deep Creek Road from the junction of Highway 97B to the southern boundary of the Regional District near Hullcar Road. No cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

Mt. Ida Trails are located on the south side of Mt Ida and can be accessed via logging roads from both Deep Creek and Silver Creek. Specific trail routes remain to be determined, but there is high potential for loop trails with outstanding views.

Mallory Ridge is an upland area with high conservation values located to the south east of Gardom Lake. It averages about 700 metres ASL and reaches about 750 metres at its highest point. The area is particularly rich in tree and plant species because the dry southern interior bioregion meets the wetter interior bioregion and this transition encourages a great variety of vegetation to flourish. The area also includes a variety of rich habitats which allow many species

of birds to successfully nest and raise their young. Mallory Ridge provides year round opportunities for hiking, mountain biking, horseback riding and cross country skiing or snow shoeing.

Waby Lake is a small fairly deep lake that effectively forms the headwaters of Crossman Creek. It is used as a waterfowl and songbird nesting and resting area during migration in the spring and the fall. It is completely surrounded by fields used for raising cattle and is located on private property. An Environmental Farm Plan is a tool that could help protect natural values; however, any protection or restoration of the natural habitat is dependent upon the property owner at this time. No cost acquisition of the lake itself and adjacent lands, including access, through park dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

Deep Creek Community Hall is an old community hall owned by the Deep Creek Farmer's Institute. It is located at 634 Deep Creek Road at the junction of School House Road about 4.6 km from Highway 97B. It serves today as an occasional meeting hall, but is in need of repairs and upgrading to modern standards. Its actual historical significance remains to be determined. (Note: This site is identified as Public and Institutional on Schedule 'B' Land Use Designations).

Local communities will be consulted to determine specific interests such as baseball or soccer, playgrounds, or other priorities to meet their particular needs. Most proposed sites are owned by the Province, CSRD, local School Boards or are community owned; therefore acquisition costs will likely be modest. For private lands, no cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered. Development and maintenance costs will vary greatly depending on the stated needs of the respective communities.

The **13** parks and trails listed above have been identified in the Plan Area through the Parks planning process. This is not a static list, and more sites are likely to be identified in the future, as the Parks Plan and the Official Community Plan is implemented. Clearly, immediate action cannot be taken on all proposed sites. The following factors were considered in assigning priorities for implementation:

- The perceived public interest and expressed desire to have a particular site established and developed as a park as identified in public meetings and open houses.
- Relative importance of each site compared to others within its park classification category and across categories.
- Current availability (or lack) of similar park settings as the proposed site.
- Current opportunities for acquisition or development.

The following priorities reflect the timeframes within which acquisition and development is recommended.

Priority	Implementation
High	Within 1-2 years
Medium	3-5 years
Low	> 5 years

The suggested priority for any park may change as site availability, park and road dedication, and other administrative opportunities arise in the future. Also, if private lands are acquired through

measures other than no-cost dedications, the increased costs may force a reassessment of priorities in light of available funds. The following table summarizes the number of proposed parks in each of the priority categories.

Implementation Priority for Area 'D' Parks

Priority	IdPlan	IdPark	Park Name	Park Classification Category
2 High (within 1-2 years)	dC1	ddck0005	Mallory Ridge	Conservation
	dW3	ddck0001	Gardom Lake Park	Waterfront
4 Medium (3-5 years)	dT10	dmik0001	Mt. Ida Trails	Trail
	dT3	ddck0004	Deep Creek Parallel Trail	Trail
	dT2	drck0008	Ranchero Parallel Trail	Trail
	dW4	ddck0003	Musgrave Road	Waterfront
7 Low (> 5 years)	dR13	drck0007	Ranchero Elementary School	Recreation
	dC2	drck0009	Waby Lake	Conservation
	dR8	drck0001	Ranchero – Highway 97B	Recreation
	dR9	drck0003	Ranchero – Black Road	Recreation
	dR10	drck0002	Ranchero – Ranchero Dr. E.	Recreation
	dR11	drck0004	Ranchero – Gannor Road	Recreation
	dS2	ddck0002	Deep Creek Hall	Special Feature

Disclaimer: Parks and Trails on Private Property

Any park or trail suggestions in the plan that are within or cross private property are subject to the approval of the owners and will not be designed or developed without their expressed consent and/or agreement. Portions of such lands may be acquired at no cost through dedication on subdivision or redevelopment.

Conclusion and Recommendations:

The residents of the communities in Electoral Area 'D' have exhibited enthusiasm for the preparation of this plan as they feel their communities have been overlooked in the provision of recreational opportunities and amenities for a long time. Local communities were extensively involved in the development of the vision for Electoral Area 'D' parks, and in identifying the candidate parks, their location and priority for development. The vision for their parks system emphasizes the development of local community parks to provide needed recreation amenities for public enjoyment, the development of parallel trails and local trails, the development and preservation of, public access to waterfront, and the recognition of the need and importance of protecting unique natural and cultural features found within Electoral Area 'D'.

The following recommendations relate specifically to the implementation of this plan.

1. Discussions should be initiated immediately with provincial staff of the agencies who are current owners of many of the properties identified in this study to negotiate long term leases/licenses or to make application for free crown grants.
2. Further investigations are needed to verify presence and determine precise locations of red and blue-listed species and their significance for possible inclusion within CSRD conservation parks.
3. Consultation should take place with local communities to identify priorities for facility development so that the specific needs of the communities can be met.
4. Further discussion should be held with recreational user groups to identify and prioritize preferred amenities and types of development for specific trails and park sites.
5. Policies and regulations should be developed that clarify appropriate activities and levels of service to be provided in each park.