

**REGIONAL DISTRICT OF NORTH OKANAGAN  
BYLAW NO. 2702, 2016**

**CONSOLIDATED FOR CONVENIENCE**

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*This document is an office consolidation of the above-noted Bylaw and includes the amendments listed below. This Bylaw has been consolidated for convenience and is intended for information and reference purposes only. This document is not the official version of the Bylaw. Be advised that plans, pictures, other graphics or text in the official version may be missing or altered in this consolidated version. Where accuracy is critical, please contact the Corporate Services Department at the Regional District of North Okanagan.*

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**TEXT AMENDMENTS**

| <b>Bylaw No.</b> | <b>Adopted</b>     | <b>Amendment</b>                                                                    |
|------------------|--------------------|-------------------------------------------------------------------------------------|
| 2955             | May 17, 2023       | – Schedule “A” adding text at the end of Section 1.1 Forward                        |
| 2979             | September 11, 2024 | – Schedule “A” inserting Section 10 – Service Commercial and Light Industrial Lands |

**MAPPING AMENDMENTS**

| <b>Bylaw No.</b> | <b>Adopted</b>     | <b>Amendment</b>                                                                                                                                                                                                  |
|------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2759             | September 19, 2018 | – Amend designation of a portion of Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386, 3315 Enderby Mabel Lake Road from NU to C                                                                                |
| 2782             | October 17, 2018   | – Amend designation of portions of the S ½ of the SW ¼, Sec 3, Twp 20, R9, W6M, KDYD, Except plans 23082, 23688 and KAP49667; and the N1/2 of the SW ¼, Sec 3, Twp 20, R9, W6M, KDYD, 247 Black Road from C to NU |
| 2940             | January 24, 2024   | – Amend designation of the E ½ of the SE ¼ of Sec 10, Twp 19, R9, W6M, KDYD, 150 Crossridge Road, from Non-Urban to Country Residential                                                                           |
| 2979             | September 11, 2024 | – Redesignate lands to a new Service Commercial and Light Industrial designation on Schedule “C” General Land Use map                                                                                             |
| 3070             | July 22, 2026      | – Amend designation of Lot 1, Sec 14, Twp 19, R6, W6M, KDYD, Plan KAP45386, 3315 Enderby Mabel Lake Road from Non-Urban to Commercial                                                                             |

## **REGIONAL DISTRICT OF NORTH OKANAGAN**

### **BYLAW No. 2702**

A bylaw of the Regional District of North Okanagan to adopt  
an Official Community Plan for Electoral Area "F"

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**WHEREAS** pursuant to Section 472 [*Bylaw to adopt official community plan*] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

**AND WHEREAS** the said Official Community Plan shall be prepared in accordance with Section 473 of the *Local Government Act*;

**AND WHEREAS** the said Official Community Plan may include policy and context statements in accordance with Section 474 of the *Local Government Act*;

**AND WHEREAS** the said Official Community Plan may be expressed in maps, plans, reports, or any combination thereof;

**AND WHEREAS** the Regional Board has caused to be carried out a report outlining the general planning objectives and development policies for the Regional District of North Okanagan.

**NOW THEREFORE**, the Board of the Regional District of North Okanagan, in open meeting assembled, hereby ENACTS AS FOLLOWS:

#### **GENERAL**

1. This Bylaw may be cited as ***"Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016"***.
2. The Official Community Plan Report marked Schedule "A" and Kingfisher Local Area Plan marked Schedule "B", together with the Official Community Plan Maps marked as Schedules "C", "D", "E" and "F" attached hereto and forming part of this Bylaw, are hereby designated as the Official Community Plan for Electoral Area "F" of the Regional District of North Okanagan.
3. Bylaw No. 1934 being the ***"Electoral Area 'F' Official Community Plan Designation Bylaw No. 1934, 2004"***, and all amending bylaws thereto, are hereby repealed.

|                                                                                                          |      |      |        |                |
|----------------------------------------------------------------------------------------------------------|------|------|--------|----------------|
| <b>Read a First Time</b>                                                                                 | this | 24th | day of | February, 2016 |
| Bylaw 2702 considered in conjunction with the Regional District Financial Plan and Waste Management Plan | this | 24th | day of | February, 2016 |
| <b>Read a Second Time, as amended</b>                                                                    | this | 4th  | day of | May, 2016      |
| <b>Second Reading Rescinded</b>                                                                          | this | 15th | day of | June, 2016     |
| <b>Read a Second Time, as amended</b>                                                                    | this | 15th | day of | June, 2016     |

|                               |      |      |        |            |
|-------------------------------|------|------|--------|------------|
| Advertised on                 | this | 1st  | day of | July, 2016 |
|                               | this | 3rd  | day of | July, 2016 |
| Delegated Public Hearing held | this | 7th  | day of | July, 2016 |
| <b>Read a Third Time</b>      | this | 20th | day of | July, 2016 |
| <b>ADOPTED</b>                | this | 20th | day of | July, 2016 |

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"signature on file"

Chair  
Rick Fairbairn

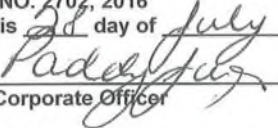
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"signature on file"

Deputy Corporate Officer  
Paddy Juniper

***Electoral Area “F”  
Official Community Plan  
Schedule “A”***

June 6, 2016

Schedule “A”  
Attached to and forming part of  
ELECTORAL AREA “F” OFFICIAL COMMUNITY PLAN  
BYLAW NO. 2702, 2016  
Dated this 28 day of July, 2016  
  
Deputy Corporate Officer



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- Schedule D – Fall Creek Slide Development Permit Area
- Schedule E – Shuswap River Floodplain Development Permit Area
- Schedule F – Wildfire Hazard Development Permit Area

# 1. INTRODUCTION

## 1. FORWARD

In late 2014, the Regional District of the North Okanagan (RDNO) initiated a review and update of the Electoral Area “F” Official Community Plan which was adopted as Schedule “A” to Bylaw No. 1934 in 2005. Since 2005 there have been a number of amendments to the plan, the development and adoption of the Kingfisher Local Area Plan, changes to provincial legislation, and the adoption in 2011 of the RDNO Regional Growth Strategy Bylaw which all needed to be reflected within an updated OCP.

***The Board intends on consolidating and updating the zoning bylaw to ensure that the language in the Bylaw is clear and up-to-date, that the format is user-friendly and that all sections are consistent with each other. The zoning bylaw update does not require that all regulations apply to each property and each zone to implement fully the policies and land use designations of this Plan (OCP). The OCP Policies of this Plan, including land use designations and zone categories, permitted uses, densities, and subdivision regulations for the creation of new parcels, are, where necessary to achieve consistency, expanded to include the existing regulations under the zoning bylaw and the newly updated zoning bylaw. For certainty, where the existing zoning of a property or the new zoning bylaw, permits a use, density, or other development regulation different than otherwise identified in this Plan, by virtue of this provision, this Plan incorporates and permits those zoning regulations for that property such that there is no inconsistency with this Plan. All subsequent amendments to the new zoning bylaw must be consistent with this Plan without recourse to this policy.***

## 2. GOAL STATEMENT

It is a goal of the Regional District of North Okanagan that this Official Community Plan will help to build a healthy, sustainable region, protecting and strengthening the social, economic, and environmental assets that support the residents within Electoral Area “F”.

## 3. PLAN AREA CONTEXT

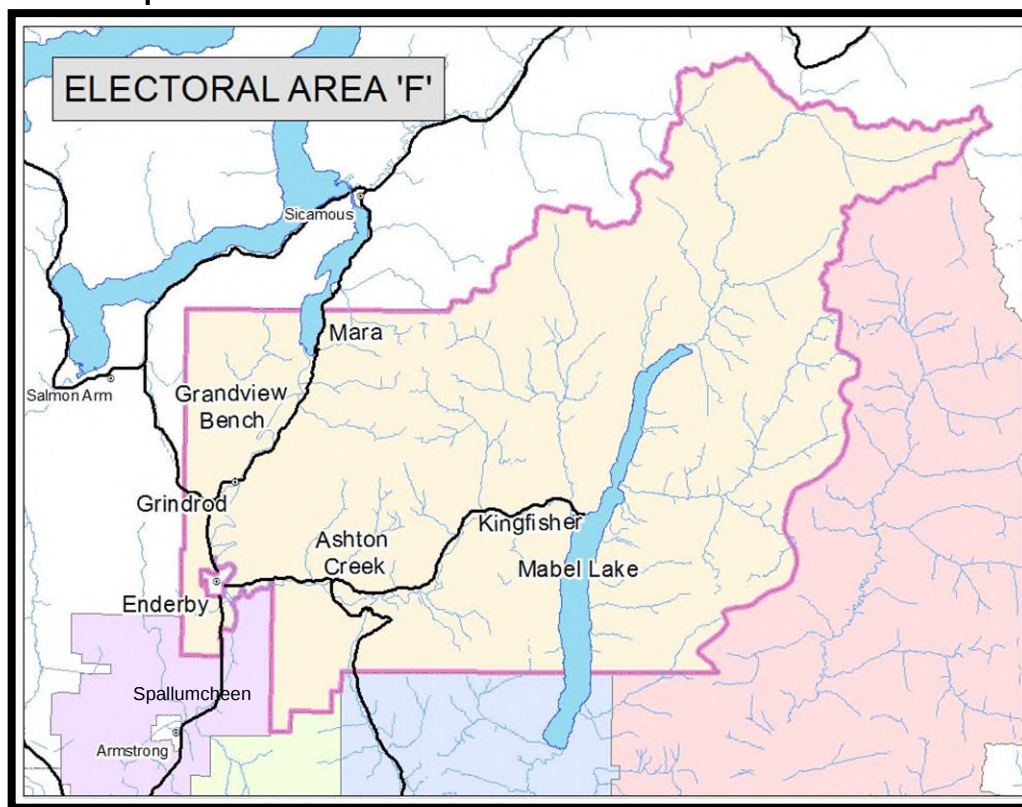
Electoral Area “F” is the northern section of the Regional District of North Okanagan, extending from the City of Enderby north to Mara Lake and east to Mabel Lake along the Shuswap River valley. Electoral Area “F” is adjacent to Splat sin reserve lands and encompasses a large land base that includes private lands both within and outside of the Agricultural Land Reserve (ALR), and Crown lands which accommodate natural resource harvesting and recreation uses.

Electoral Area “F” encompasses a variety of different land uses within the RDNO and contains geography suitable for a wide variety of outdoor recreation, agricultural production and forestry. The local economy is heavily based on agriculture, particularly beef and dairy, as well as substantial field crops and small diversified farms along the Shuswap River. There are a number of small yet distinct rural communities within Area “F”, including:

- Mara, at the southern tip of Mara Lake;
- Grindrod, approximately 10 km north of Enderby on Highway 97A;
- Grandview Bench, northwest of Enderby near the Highway 97A / 97B junction;
- Twin Lakes, west of Enderby in the Gunter-Ellison & Twin Lakes Road area.
- Ashton Creek, 15 km east of Enderby on Enderby Mabel Lake Road; and
- Kingfisher / Mabel Lake, at the east end of Enderby Mabel Lake Road.

A map of Electoral Area “F” is shown in **Figure 1**.

Figure 1 – Map of Electoral Area “F”



#### 4. POPULATION OVERVIEW

The population of Electoral Area “F” in 2011<sup>1</sup> was 4141. The population has seen some fluctuation over the past 19 years, with a slight decline from 1996 to 2001 followed by moderate growth between 2001 and 2011. Population projections undertaken in 2009 for the preparation of the North Okanagan Regional Growth Strategy indicate that there will be slow growth in Electoral Area “F” over the next 20 years.

Like many communities in Canada, the North Okanagan is seeing a slow downward trend in natural increase (births and deaths) and population net migration is a major driver of population growth. Whereas natural increase tends to be relatively stable, net migration is apt to fluctuate and is more susceptible to outside factors such as the economic climate.

The projected population growth in **Table 1** assumes that the North Okanagan will continue to experience positive net migration.

Table 1 - Population Projections 2006-2031

| Jurisdiction       | Year   |        |        |        |        |         | % Growth per annum |
|--------------------|--------|--------|--------|--------|--------|---------|--------------------|
|                    | 2006   | 2011   | 2016   | 2021   | 2026   | 2031    |                    |
| Electoral Area “F” | 4091   | 4141   | 4178   | 4212   | 4251   | 4288    | 0.19 %             |
| RDNO               | 77,301 | 81,237 | 90,191 | 95,199 | 99,975 | 104,233 | 1.20%              |

<sup>1</sup> 2011 Canada Census

**Table 2** shows the median age of the population in British Columbia, the Regional District as a whole, City of Vernon, and Electoral Area “F” from 2001 to 2011. In Electoral Area “F”, the median age increased from 41.1 to 49 in 10 years. However, the median age in British Columbia as a whole increased by only 3.5 years over the same period. The typical Area “F” resident is over 7 years older than a typical British Columbian. The aging trend in the North Okanagan is likely due to a combination of in-migration of residents in the older age groups and an outflow of the younger (under 45) population.

**Table 2 - Median Age Comparison 2001-2011**

| Jurisdiction                        | Median Age by Year |      |      |
|-------------------------------------|--------------------|------|------|
|                                     | 2001               | 2006 | 2011 |
| Province of British Columbia        | 38.4               | 40.8 | 41.9 |
| Regional District of North Okanagan | 41.5               | 44.8 | 47.2 |
| City of Vernon                      | 41.6               | 44.5 | 46.5 |
| Electoral Area “F”                  | 41.1               | 45.6 | 49.0 |

Based upon anecdotal evidence, Electoral Area “F” has a significant population of seasonal residents. The proportion of building units that are not “private dwellings occupied by usual residents”<sup>2</sup> represents approximately 25% of all residential buildings. This may be a reflection of resort development in Kingfisher/Mabel Lake and Mara Lake areas although comprehensive information on second residences and resort rental properties is not currently available.

## 5. HOUSING

Electoral Area “F” housing is dominated by single family detached homes, which is common in rural areas. It is anticipated that over the period of 2016 - 2031, approximately 50 new homes will be required to meet population projections (assuming an average of 2.3 persons per household). It is important to note that the Official Community Plan land use designations can accommodate the projected growth as demonstrated by the vacant land inventory, **Table 3**. The vacant land inventory was prepared using BC Assessment data regarding actual land use.

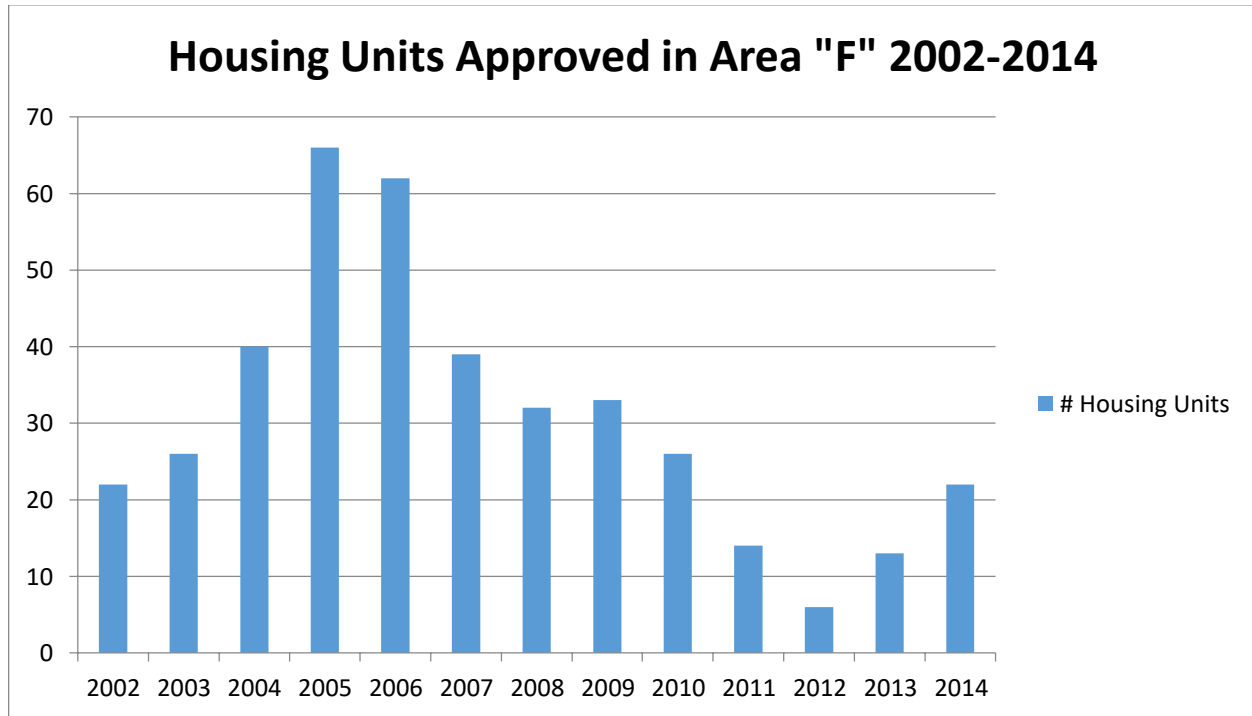
**Table 3 - Vacant Lots in Electoral Area “F”**

| Vacant Land Inventory - 2015 |                          |
|------------------------------|--------------------------|
| OCP Designation              | Number of Vacant Parcels |
| Commercial                   | 23                       |
| Industrial                   | 5                        |
| Residential                  | 109                      |
| Small Holdings               | 57                       |
| Country Residential          | 70                       |
| Large Holdings               | 29                       |
| Non-Urban                    | 72                       |
| Agricultural                 | 128                      |

<sup>2</sup> “A separate set of living quarters which has a private entrance either directly from outside or from a common hall, lobby, vestibule or stairway leading to the outside, and in which a person or a group of persons live permanently.” (Statistics Canada definition)

**Figure 2** displays the annual approved housing units for Electoral Area “F” from 2002 to 2014. The lower numbers of building permits from 2007 onwards corresponds with the decline of the real estate market. Data from 2013 and 2014 indicates the market is recovering with an upward trend.

**Figure 2 - Electoral Area “F” Housing Units Approved 2002-2014**



## 2. GROWTH MANAGEMENT

Growth management aims to guide the growth of a community in a manner that protects the quality of life for residents, conserves the natural environment, retains rural character, protects the agricultural land base, enables economic prosperity, and utilizes infrastructure in an efficient, appropriate, and cost-effective manner.

The Regional District of North Okanagan adopted Regional Growth Strategy Bylaw No. 2500 on September 21, 2011 with unanimous acceptance by the City of Armstrong, District of Coldstream, City of Enderby, Village of Lumby, Township of Spallumcheen and City of Vernon, and endorsement by the five Electoral Area Directors. The Regional Growth Strategy includes a Rural Protection Boundary that separates Growth Areas and Future Growth Areas (where urban densities can be achieved with the appropriate servicing) from Rural Protection Areas which have a minimum parcel size of 1.0 ha and rely on on-site water and/or septic disposal. The Regional Growth Strategy has several policies that promote compact complete communities, including development designed to minimize adverse effects on agricultural lands and the Rural Protection Area, and to protect the character of rural areas by discouraging incompatible land uses that are inconsistent with the Regional Growth Strategy.

### 1. GROWTH MANAGEMENT OBJECTIVES

1. To maintain consistency with the goals and policies of the Regional Growth Strategy by encouraging compact, complete, sustainable communities and the efficient use and development of land.
2. To retain and expand, to a sustainable level, the area's diversified economic base, of agriculture, tourism, light manufacturing, home occupations, and natural resource uses.
3. To maintain the role of the City of Enderby, given its accessibility, facilities, services and location, as the central hub for business, retail, culture, and entertainment serving the surrounding area.
4. To foster a strong basis for economic prosperity in a manner which protects the environmental, rural, and agricultural values expressed by Area "F" residents.
5. To provide specific direction on the location, amount, and type of residential, commercial, industrial, institutional, agricultural, recreational, rural, and public utility development needed to accommodate future conditions.
6. To provide direction for the expenditure of capital works programs such as water, sewage, public buildings, recreation facilities, or fire protection.
7. To establish development objectives and policies as a basis on which elected officials and others may evaluate proposals.
8. To reduce uncertainty about future change by establishing strategies for the location and staging of growth as a guide for public and private investment.

### 2. GROWTH MANAGEMENT POLICIES

1. The Regional District shall support the designation of the Rural Protection Boundary, Growth Areas, and Future Growth Areas consistent with the Regional Growth Strategy. Within Electoral Area "F", the Regional Growth Strategy designates Growth Areas and Future Growth Areas in the Enderby area (see **Figure 3**) and the Kingfisher area (see **Figure 4**).

The designation of ALR lands lying to the west of the City of Enderby as a “Future Growth Area” has not been endorsed by the Agricultural Land Commission due to concerns regarding potential land speculation and alienation of farmland. Potential amendments to the Regional Growth Strategy (RGS) to address this, or other concerns, should be raised for consideration through a review process to be undertaken in accordance with RGS policy.

2. With the possible exception of neighbourhood, resort, and recreation commercial uses, the Regional District discourages urban land use and development (development served by community water and sewer services), beyond the Rural Protection Boundary.
3. The Regional District shall consider amendments to the Rural Protection Boundary during the 5-year Regional Growth Strategy Review or if a community need has been identified.
4. Amendments to the Rural Protection Boundary shall be considered in accordance with the process and criteria established in the Regional Growth Strategy.
5. Where proposed development is adjacent to the Agricultural Land Reserve, the first priority will be to protect agricultural activity from negative development-related impacts through the use of such mechanisms as undertaking fringe area planning with adjacent municipalities, requiring appropriate buffers on the non-ALR land, or registering restrictive covenants.
6. The Regional District shall not support the expansion of community sewer services to areas located outside of the designated Rural Protection Boundary except where existing developments threaten public health or the environment and will not encourage further residential development within the Rural Protection Area.
7. The Regional District will continue to participate in regional planning with all member municipalities and Electoral Areas.
8. The locations of present and proposed rural, residential, commercial, industrial, institutional, agricultural, recreational, and public utility land uses are identified on **Schedule “C”** and the amount of each land use designation is presented in **Table 4**.

**Table 4 – Hectares of Land Use**

| Land Use       | OCP Designation (see Schedule “C”) | Hectares (Approximate) |
|----------------|------------------------------------|------------------------|
| Rural          | Large Holding                      | 148,077                |
|                | Non Urban                          | 6,076                  |
|                | Country Residential                | 1,578                  |
|                | Small Holding                      | 593                    |
| Residential    | Residential                        | 97                     |
| Commercial     | Commercial                         | 114                    |
|                | Future Commercial                  | 3                      |
|                | Comprehensive Resort Development   | 167                    |
| Industrial     | Industrial                         | 34                     |
| Institutional  | Public & Assembly                  | 23                     |
| Agricultural   | Agricultural                       | 11,057                 |
| Recreational   | Park                               | 8,015                  |
|                | Future Park                        | 29                     |
| Public Utility | Transportation Corridor            | 193                    |

Figure 3 – Enderby Area, Regional Growth Strategy Map

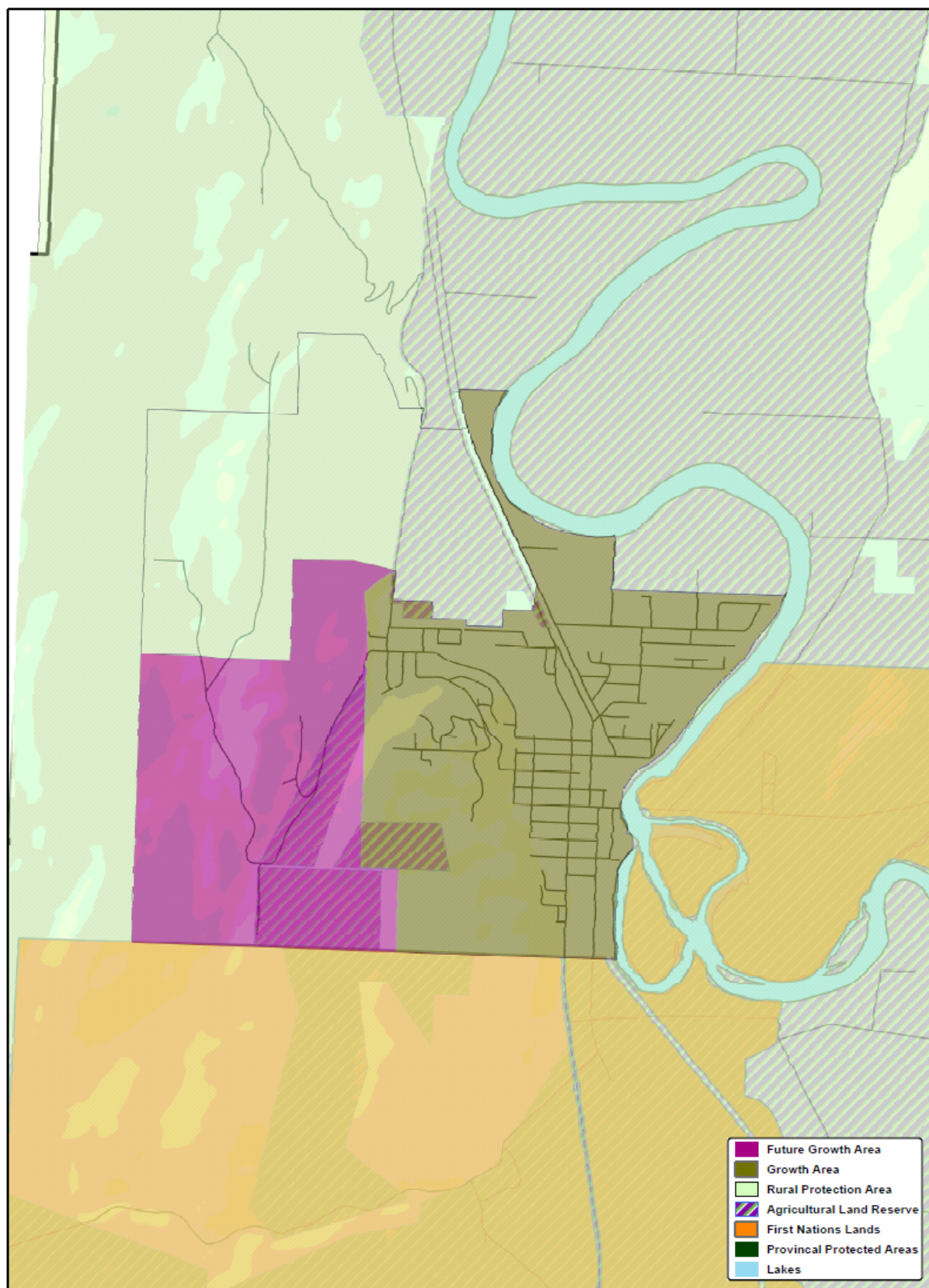
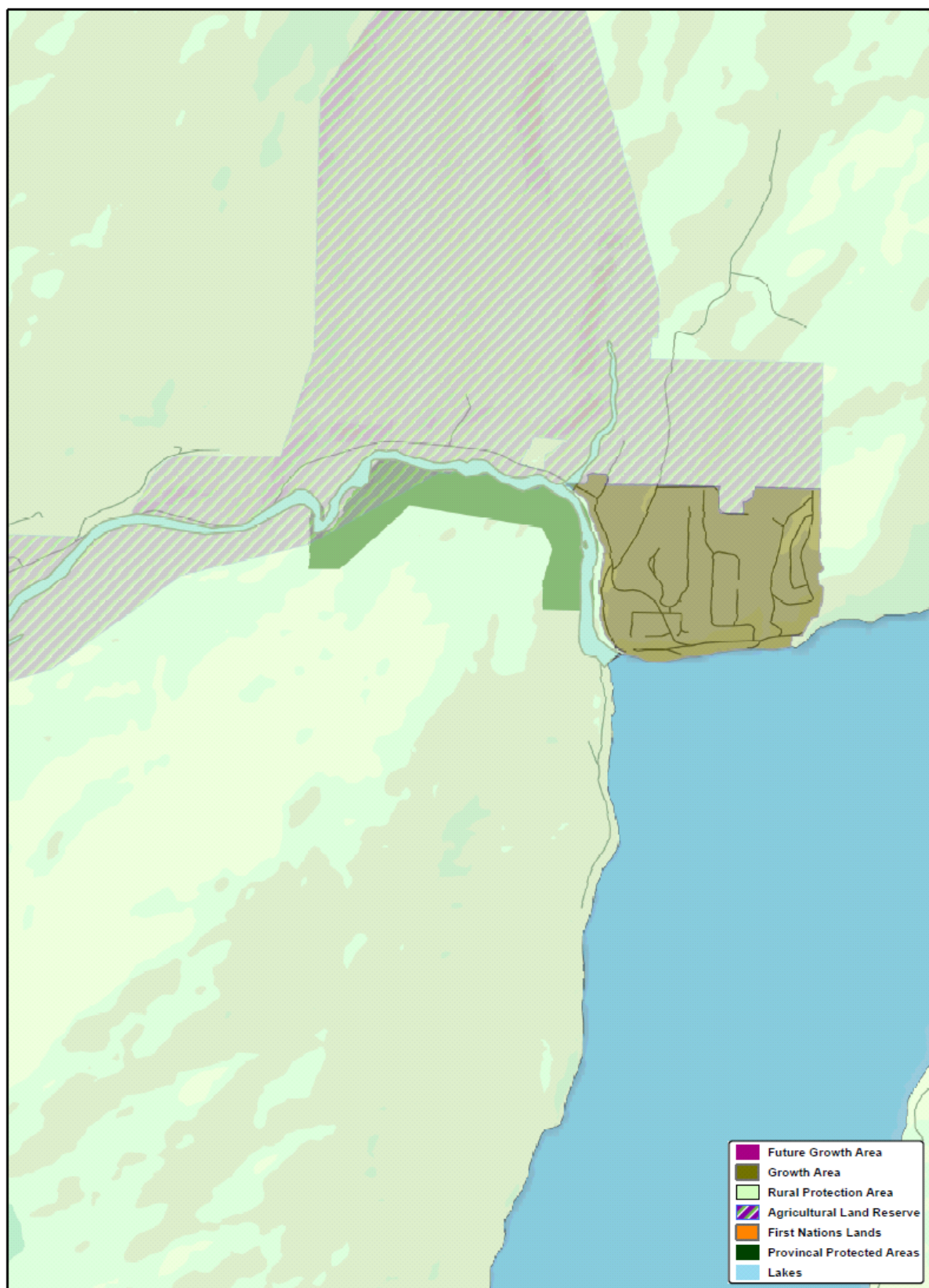


Figure 4 – Kingfisher Area, Regional Growth Strategy Map



### 3. REGIONAL CONTEXT STATEMENT

The Electoral Area “F” Official Community Plan is required by the *Local Government Act* to include a Regional Context Statement that identifies the relationship between the Official Community Plan (OCP) and the Regional Growth Strategy (RGS).

While the OCP and the RGS are separate documents, their content is inter-related. The OCP is a comprehensive document which provides direction for the management of growth in the rural unincorporated communities of Electoral Area “F” over a twenty year period. The OCP contains goals and a policy framework which directly supports the twenty-one goals of the RGS.

In accordance with Section 445 of the *Local Government Act*, this OCP must be consistent with the RGS. All policies in the Electoral Area “F” OCP are consistent with, or complementary to, the goals and policies of the RGS.

The RGS identifies nine key policy areas covering a broad range of issues. Within each policy area, the RGS has one or more goals, followed by more specific strategies. The Regional Context Statement illustrates how the OCP will assist in achieving the goals and strategies established in the RGS.

#### **Urban Containment and Rural Protection**

The RGS acknowledges that focusing development within our communities reduces development pressure on our rural areas, allowing us to preserve agricultural, natural and low density rural residential lands. The OCP aligns with the RGS goal of focusing development into Growth Areas by encouraging residential use (lots less than 1 ha in size) to be located within the City of Enderby and Kingfisher where community sewer and water exist.

#### **Agriculture and Food Systems**

There are approximately 12,275 ha of private land that is located within the Agricultural Land Reserve within Electoral Area “F”. The Agricultural Industry is one of the largest employers within Electoral Area “F” and the region and as such the OCP contains a number of objectives and policies which support, protect and enhance farmland and farming practices within the area. These policies also align with the RGS goal of maintaining a diverse agricultural land base and supporting a robust and diverse agricultural economy. In addition there are a number of OCP policies which work towards the goal of encouraging a healthy, accessible and resilient food system.

#### **Water Stewardship**

The RGS highlights the need to manage water within the region, in a sustainable manner. Through conservation, protection of groundwater and consideration of the true cost of water for future growth and development, communities will be in a better position to adapt to changing hydrological regimes. There are a number of policies within the Electoral Area “F” OCP which acknowledge the importance of water including: the need to establish an adequate water supply in areas that are being considered for future development. A hydrogeological study may be required to provide assurance about the proposed water supply (quality and quantity) and to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and aquifer(s). The OCP also supports the Shuswap River Watershed Sustainability Plan which works towards ensuring water quality and quantity that supports the ecosystems and communities that rely on it.

#### **Environment and Natural Lands**

Electoral Area “F” is home to a diverse mix of wildlife due to its landscape and ecosystem structure. The area is part of the Dry Interior Forest Region with Interior Cedar, Interior Douglas-fir and Engelmann Spruce biogeoclimatic zones. These zones are characterized by productive coniferous forests with more tree species than in any other

ecological zone in the province. The increasing popularity of this region for relocation has resulted in settlement expansion, development and resource extraction. This pressure has unfortunately contributed to the degradation and loss of habitat for some of the areas native flora and fauna as well as increasing the susceptibility of the land to invasive species. The OCP contains a number of policies which support the RGS in developing consistent, integrated environmental policies that will protect water ecosystem function, drinking water sources, and conserve and enhance biodiversity and ecological services within the Region. Policy areas include: Environment and Natural Area Policies; Energy and Conservation Policies; Parks, Trails and Recreation; and Riparian, Floodplain, and Wildfire Development Permit Areas.

### **Economic Development**

The RGS promotes a regional approach to economic development and encourages a sustainable, resilient and diverse economy. There are a number of policy areas within the Electoral Area “F” OCP which support the RGS goal of creating a more sustainable future through economic diversity including:

- supporting initiatives to promote local food production and sale of produce and other local food products;
- maintaining resource based industries as a healthy component of the area’s economy;
- accommodating resort development which is appropriately serviced, environmentally responsible, and which contributes positively to the community’s social and economic fabric;
- allowing for commercial development within Electoral Area “F” which is oriented to serving neighbourhood needs and the tourism and recreation market;
- recognizing the value that industrial development contributes to the local economy by designating a sufficient amount of appropriately located land as Industrial; and
- supporting the retention and expansion of industrial development where it can be conducted in a manner which is compatible with adjoining land uses.

### **Transportation and Infrastructure**

The RGS supports developing a local transportation network across jurisdictions to assist in regional transportation and corridor management and planning. There is also a commitment within the region to create effective, efficient and sustainable transportation infrastructure. The Electoral Area “F” OCP acknowledges that all public roads are planned, approved and maintained by the Ministry of Transportation and Infrastructure and that Highways 97A and 97B are the main highway corridors within the plan area. The OCP contains a number of policies which support the goals of the RGS including:

- continuing to work with the Ministry of Transportation and Infrastructure to encourage allowances for non-vehicular transportation modes within existing and future roadway networks;
- engaging with the community to identify and establish pedestrian and cycling routes which link origins and destinations; and
- explore options for the long term future of the former railway corridor between Armstrong and Sicamous.

### **Housing**

The RGS acknowledges that well balanced communities provide housing opportunities for people in all stages of life, a range of financial situations, and those with special needs. It is a goal of the RGS to provide for a variety of housing options to meet the diverse needs of all residents within the region. Within the Electoral Area “F” OCP there are a variety of residential designations which accommodate rural residential living. The majority of private lands are large acreages however there are policies within the OCP which enable the provision of a diversity of housing types to accommodate a range of income levels, household compositions, and lifestyle preferences. The OCP acknowledges that the

majority of new residential development (lots less than 1 ha) should be focused within the growth areas where servicing can be provided such as: community sewer, community water, public roads, and storm water conveyance systems which meet acceptable design and construction standards.

### **Governance and Service Delivery**

The RGS identifies the need for regional cooperation and effective communication for successful and responsible governance and delivery of services. In adopting the RGS, the member municipalities and electoral areas have indicated support for regional governance based upon a foundation of regional cooperation while pursuing efficient, effective and fiscally responsible service delivery. Electoral Area “F” residents have indicated support for community participation in local government initiatives and are keen to identify additional opportunities for consultation and community engagement in local and regional matters.

### **Energy and Emissions**

The Provincial government enacted the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27) in 2008. This statute requires local governments within the Province to include: policies in their OCPs for greenhouse gas emission reduction targets; to set a reduction target, and to specify initiatives that local governments can take, or encourage community stakeholders to take, to achieve the GHG emission reductions. The RGS has committed to a GHG emissions reduction of 15% by 2020 and 25% by 2030 from 2007 GHG emission levels. The Electoral Area “F” OCP supports the regional target and has committed to the following reduction targets: 15% reduction by 2020 and a 26% reduction by 2030 from 2007 GHG emission levels. Numerous strategies and actions have been identified a few of which include:

- Recognize the need to take a region-wide approach to energy use and emissions reduction and uphold the policies, actions and targets in the Regional Growth Strategy;
- Promote the efficient use of energy resources by raising awareness of programs, incentives, and information sources available to help property owners to reduce energy consumption;
- Encourage homeowners to obtain home energy audits and to apply for government grants, as available, to help offset costs of eligible energy efficiency and water conservation upgrades; and
- Encourage business and industry to become more energy and water efficient in their buildings and facilities.

### 3. AGRICULTURAL USE

In 2015 it was estimated that approximately 26% (12,275 hectares) of all the private land in Electoral Area “F” was within the Agricultural Land Reserve (ALR) which is administered by the Agricultural Land Commission (ALC). The mission of the ALC is to preserve agricultural land and encourage and enable farm businesses throughout British Columbia.

In 2007 the Regional District of North Okanagan initiated a review of the boundaries of the ALR with the intent to adjust the boundaries of the ALR to better reflect site-specific land capability for agricultural purposes. Areas subject to review included the Mabel Lake Road corridor, Kingfisher/Mabel Lake, the Crossman Road area, and Hidden Lake Road. As a result of this process, approximately 280 ha of land were excluded from the ALR.

For lands within the Agricultural Land Reserve, the Agricultural Land Commission will consider individual applications on their own merit and is not obliged to approve applications that comply with the minimum lot size, land use, or density provisions of this Official Community Plan.

#### 1. AGRICULTURE OBJECTIVES

1. To support the Agricultural Land Commission in its efforts to protect and enhance farmland.
2. To maintain and enhance a diverse, robust, and resilient system of local food production.
3. To ensure that all residents of Area “F” have access to healthy, affordable locally grown food products.

#### 2. AGRICULTURE POLICIES

1. Recognize the importance of local food production, processing, distribution, and sale of locally grown products. The Regional District supports efforts to improve the local agricultural economy which may include:
  - a. Local farmers markets;
  - b. Initiatives to increase agricultural awareness;
  - c. Community gardens; and
  - d. Liaison with the Ministry of Agriculture regarding opportunities for hosting local workshops on ways to enhance opportunities for growing and marketing economically viable, local agricultural products.
2. Lands designated as Agricultural on **Schedule “C”** are intended to be used for agricultural purposes and associated uses as allowed by the Provincial Agricultural Land Commission (the Commission) and the Regional District.
3. All uses and subdivision of land within the ALR shall be in accordance with the *Agricultural Land Commission Act*, Regulations thereto, and the Orders and Policies of the Commission.
4. Notwithstanding the minimum lot size standards and land use policies cited in this Plan or the Zoning Bylaw or any other policy or bylaw that has been adopted to guide decision-making, the Board of Directors may, after due consideration, not authorize a non-farm use, subdivision, or exclusion application to be forwarded to the Commission if the proposed subdivision or use would have a negative impact on agricultural land or the farming community.

5. The minimum parcel size for Agricultural lands shall be 30.5 ha unless otherwise approved by the Agricultural Land Commission. Large parcel sizes and setbacks are encouraged to minimize the potential for land use conflicts and to support long term agricultural use.
6. Support the retention of large land holdings and the consolidation of parcels of land to help maintain and establish economically viable farms.
7. Support boundary adjustment subdivisions within the ALR which would allow for the more efficient use of the land for agricultural purposes.
8. Where a property is being rezoned for development adjacent to a property that is designated as Agricultural, an appropriate buffer strip may be required to be established on the non-agricultural property consistent with the "Landscaped Buffer Specifications" established by the Commission.
9. The Agricultural Land Reserve Boundaries in Electoral Area "F" underwent a comprehensive review which was completed in 2009 as portions of the originally designated lands were proven to have limited agricultural suitability due to unsuitable parcel size, rough topography, unfavourable aspect or other limitations. As a result of this review the ALR boundary was "fine-tuned" and the Regional District is unlikely to advance additional requests for exclusion to the Commission.
10. Applications to the Agricultural Land Commission for exclusion, subdivision, non-farm use, inclusion, and inclusion-exclusion combinations are encouraged to include a report prepared by a Professional Agrologist or soil scientist which evaluates what impacts the proposal would have on the viability of agriculture and why the application is considered necessary or appropriate.
11. Continue programs which support agricultural activities such as noxious weed control, dog control, irrigation system expansion, etc.
12. Notwithstanding the lot severance subdivision provisions of Zoning Bylaw No. 1888, 2003 as amended, the Board of Directors may not authorize a lot severance subdivision application to be forwarded to the Commission where the subdivision would break up an operating farm unit and the road or river severing the subject property is not an impediment to the management of the property as a whole.
13. Where possible, future roads, utility or communication corridors should be directed away from and around land within the ALR.
14. Encourage new buildings and structures to be clustered in close proximity to existing buildings and driveways so as to minimize the amount of farmland being taken out of farm use.
15. Encourage all farming operations to comply with senior government regulations particularly as set out in the *Environmental Management Act*. Farming operations should implement best management practices, beneficial biosecurity practices, good agricultural practices, and compliance with all regulations as administered by the province.
16. Encourage senior government agencies to work with local farmers and ranchers to implement land management practices which protect and improve water quality.
17. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

## 4. RESOURCE USE

The natural resource sector, particularly mining and forestry, is a significant contributor to jobs and economic development in the plan area. While the level of activity in these industries tends to fluctuate with provincial, national, and global influences, the resource sector (including agriculture) employs the largest proportion of the Electoral Area “F” workforce<sup>3</sup>.

The Regional District does not have direct management responsibility of forest, mineral or aggregate resources but can have a role in working with the province to support initiatives that help to maintain jobs while protecting resources for future generations.

### 1. RESOURCE USE OBJECTIVES

1. To maintain resource based industries as a healthy component of the area's economy while protecting and managing resources for the benefit of future generations.
2. To ensure that local community interests are considered by senior government agencies as part of their decision-making process.
3. To minimize the potential for conflict between resource industry activities and other land uses such as residential and recreational development.
4. To ensure that protection of the environment including water quality and quantity, fish and wildlife habitat, and air quality are a top priority in the approval process and ongoing operations of resource-based industries.

### 2. RESOURCE USE POLICIES

1. With respect to the management of provincial forest land, the provincial government is encouraged to uphold and enforce the requirements for Forest Stewardship Plans and Woodlot Licence Plans in accordance with the *Forest and Range Practices Act* and Regulations.
2. With respect to the management of private managed forest land, encourage the Private Managed Forest Land Council in their efforts towards establishing forest management practices taking into account the social, environmental and economic benefits of those practices in keeping with the *Private Managed Forest Land Act*.
3. Lands within Electoral Area “F” having potential for forest use and woodlot licences shall be retained in large parcels.
4. Resource uses are permitted on lands within the Country Residential (C.R), Non-Urban (N.U), and Large Holding (L.H) zones in accordance with the regulations of the Zoning Bylaw.
5. The Regional District will urge the provincial government to continue to implement the recommendations of the Filmon Firestorm Report including but not limited to an improved, accelerated, and ongoing process of assessment and reduction of fuel build-up in the forests surrounding settlement areas in Electoral Area “F”.

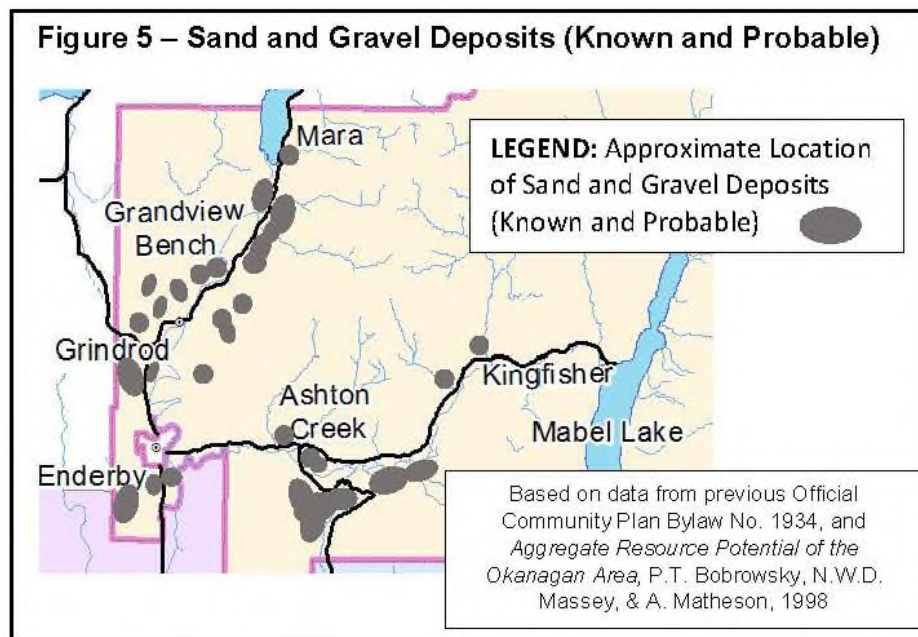
### Aggregate, Sand, Gravel, and Mineral Extraction Policies

6. Land covering areas of high mineral or aggregate potential shall be retained in large parcels (Non-Urban (N.U) and Large Holding (L.H) zones) to allow for extraction with minimum conflicts.
7. Recognizing that the province is the approving authority for all mining activities, mines will continue to be subject to the *Mines Act* and *Mineral Tenure Act* through application to the Province.

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<sup>3</sup> Based on 2011 Census data

8. Prior to issuing a permit for a mine, the Province is encouraged to refer the application to the Regional District, to consult with the public, and to give consideration to:
  - a. possible impacts on neighbouring parcels including hours of operation, term (timeframe) of permit, dust control, noise levels, visual screening, access, traffic volume, on-site traffic circulation, off-site traffic volume and potential haul-routes, road and site reclamation and potential impacts on the natural environment; and,
  - b. the potential impacts of resource removal on the quantity and quality of surface and groundwater.
9. Extraction of mineral or aggregate resources shall be followed by reclamation to allow a use compatible with the adjacent lands.
10. The processing of minerals, placer minerals, coal, sand, gravel, or rock shall be subject to the policies of this Plan and the Zoning Bylaw, and shall be required to occur on lands designated Industrial on **Schedule "C"** of this Official Community Plan. Applications for OCP amendment, rezoning, or for a Temporary Use Permit to allow processing must demonstrate that the proposed activities can be conducted in a manner that minimizes impacts on neighbouring properties, dust, noise, visual impacts, traffic, and potential impacts on the natural environment, ground water, and surface water.
11. The Regional District shall work cooperatively with senior government agencies to study aggregate and mineral potential in Electoral Area "F".
12. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing
13. Extraction of sand and gravel may be permitted within all OCP land use designations identified on **Schedule "C"** except as limited by the Agricultural Land Commission, Zoning Bylaw, or other local or senior government regulations.
14. The location of areas with known or probable deposits of sand and gravel which may be suitable for extraction are shown on **Figure 5**.



## 5. RURAL LANDS

During the preparation of this Official Community Plan, the public consultation process revealed that area residents valued the rural qualities of the area such as large acreages, the natural environment and agricultural lands. While there was a strong indication that such characteristics should be retained there were also suggestions to allow for the subdivision of additional residential lots or to allow more secondary dwelling units within a single parcel.

As outlined in the Introduction section of this Plan, modest population growth is anticipated between 2015 and 2031 and there exists an inventory of undeveloped Rural<sup>4</sup> property which well exceeds the projected number of new housing units needed to accommodate population growth. This factor together with existing provisions in the Zoning Bylaw, which allows for multiple dwelling units on Rural parcels under certain circumstances, suggests that there is a mix of vacant and under-developed parcels available to accommodate projected population growth over the next decade or more.

### 1. RURAL LANDS OBJECTIVES

1. To designate land in rural areas to accommodate residents who prefer an alternative to urban living.
2. To focus the majority of new development in areas with urban infrastructure (community sewer, community water, public roads, and storm water conveyance systems which meet acceptable design and construction standards).
3. To support development on existing parcels in accordance with the regulations of the Zoning Bylaw.

### 2. RURAL LANDS POLICIES

1. As shown on **Schedule “C”**, the Official Community Plan has four Rural land designations with minimum property size standards as follows:
 

|                 |         |                       |        |
|-----------------|---------|-----------------------|--------|
| • Large Holding | 30.5 ha | • Country Residential | 2.0 ha |
| • Non-Urban     | 7.2 ha  | • Small Holding       | 1.0 ha |
2. Regardless of whether a proposed rezoning is in accordance with the Official Community Plan designation, there is no assurance that a rezoning will be approved by the Regional District.
3. Population projections and a vacant land inventory prepared in conjunction with the 2015 Official Community Plan review indicate that the existing land use designations can accommodate projected population growth and associated housing needs in Electoral Area “F” over the 2016 – 2026 time period.
4. Rural development in the Kingfisher area is also subject to the policies of the Kingfisher Local Area Plan, **Schedule “B”** of this Official Community Plan.
5. Rural lands may have the potential for resource extraction and may not be suitable for development due to limitations of elevation, slope, water, accessibility, disruption of existing resource or agricultural uses, or interference with watershed conservation.
6. Support economic development opportunities within the Regional Growth Strategy - Rural Protection Area that are compatible with the rural character and limited services of the area, including home occupation, agriculture and resource use.
7. Development involving subdivision or non-farm use within the ALR, or exclusion of land from the ALR is not supported unless the Regional District deems that the proposed development demonstrates a benefit to local agriculture.

<sup>4</sup> Rural designations include: Small Holding, Country Residential, Non-Urban, and Large Holding

8. Where a property is being rezoned for development adjacent to a property that is designated as Agricultural, an appropriate buffer strip may be required to be established on the non-agricultural property consistent with the "Landscaped Buffer Specifications" established by the Commission.
9. Development should not preclude the potential for resource use such as gravel extraction, other mining activities, or forestry.
10. Upon receipt of an OCP Amendment and/or Rezoning application for any Rural development, the Board of Directors will give consideration to the fire protection issues in the local area with particular respect to wildfire interface areas.
11. Subdivision of rural residential lands shall be in a manner that will conform to the site characteristics and retain a sense of rural identity and community.
12. Clustering shall be permitted in accordance with the lot size averaging provisions of the Zoning Bylaw to allow lots smaller than the normal minimum areas provided that the overall density is not greater than the maximum of the applicable zone.
13. Official Community Plan and Zoning amendment applications should include information maps showing how the rezoning area can be developed under the proposed zoning including (as applicable) the location of any new roads, environmental protection measures, lot layouts, and any community amenities.
14. The following information and considerations are necessary to guide a review of any rezoning application which may or may not be approved by the Board of Directors:
  - a. Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application assurance about the proposed water supply (quality and quantity) should be provided and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer.
  - b. Property proposed for development should not be subject to flooding, high water table, or terrain instability.
  - c. A proposed development should not require excessive public expenditures for services such as roads, utilities, and school busing.
  - d. Terrain should be suitable for development whereby each new lot would have a building site and driveway access in compliance with the Zoning Bylaw.
  - e. Each new lot shall have area suitable for on-site sewage disposal including area for a reserve on-site sewage disposal area.
  - f. Each new lot shall have access to a public road system meeting Ministry of Transportation and Infrastructure standards in which emergency egress must be considered.
  - g. Access via no-thru roads in excess of 150 m in length and/or no-thru roads without an adequate turnaround is not supported.
  - h. Natural features or other sensitive environmental attributes should not be negatively impacted by a proposed development.
  - i. Information other than that cited in this Section may be necessary in order to adequately evaluate Official Community Plan and Zoning amendment applications.
  - j. Notwithstanding the policies of this Section, the Regional District will be guided by all relevant community goals, objectives, and policies cited in this Plan as may be appropriate in the consideration of any application.

15. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.
16. To respond to affordable and rental housing needs, the Regional District supports the development of secondary suites, two family dwellings, additional single family dwellings, manufactured homes, and ancillary single family dwellings as permitted in the Zoning Bylaw and by the BC Building Code.

## 6. RESIDENTIAL LANDS

The Residential designation of the OCP applies to lots provided with zoning under the Zoning Bylaw which would allow for the subdivision of new lots with an area less than 1.0 ha.

Development of lots less than 1.0 ha in size in Electoral Area “F” is constrained by the lack of community sewer service which is largely unavailable with the exception of some serviced lands in the Kingfisher/Mabel Lake area. Lots less than 1.0 ha have been determined to be unacceptable for septic effluent disposal. Higher densities of development that use on-site systems could cause local long-term soil and drainage problems within a neighbourhood. In addition, parcels less than 1.0 ha may have insufficient, suitable land available for a back-up septic disposal field should the primary septic field fail. The Province of BC has indicated that if a local government approves higher density developments and problems do arise, financial assistance from the Province may be withheld from any initiative needed to fix the problems and/or to infrastructure grants in general.

### 1. RESIDENTIAL LANDS OBJECTIVES

1. To enable the provision of a diversity of housing types to accommodate a range of income levels, household compositions, and lifestyle preferences.
2. To allow for the creation of residential lots less than 1.0 ha in area when serviced by community sewer.

### 2. RESIDENTIAL LANDS POLICIES

1. In accordance with provincial government policy, no lots will be created less than 1.0 ha in size unless connected to a community sewer system.
2. Residential refers to lands with existing or potential permanent or seasonal residential development on smaller lots designated as Residential on **Schedule “C”**.
3. The existing Residential land use designations shown on **Schedule “C”** are sufficient to accommodate population growth as projected from 2015 to 2031.
4. Seasonal residential development may be considered appropriate for lands that are located adjacent to natural features having recreational values associated with downhill and cross-country skiing, snowmobiling, golfing, water-based activities such as boating, water skiing, fishing, and swimming, etc. subject to consideration of other OCP policies and compliance with zoning and servicing requirements.
5. Residential development in the Kingfisher area is also subject to the policies of the Kingfisher Local Area Plan, **Schedule “B”** of this Official Community Plan.
6. For the purposes of this Plan, “seasonal” use means a use providing for the accommodation of persons for recreational or vacation purposes as defined and regulated by the Regional District Zoning Bylaw.
7. Residential development should be serviced with community sanitary sewer system (for parcels less than 1.0 ha), community water supply, and storm drainage systems meeting the requirements of the authorities having jurisdiction.
8. Each new lot shall be provided with public road access which is constructed and maintained in accordance with Ministry of Transportation and Infrastructure standards in which emergency egress must be considered.
9. Property proposed for Residential development should not be subject to hazards such as, but not limited to, flooding, high water table, or terrain instability.
10. Residential development should not require excessive public expenditures for services such as roads, utilities, and school busing.

11. Terrain should be suitable for development whereby each new lot would have a building site and driveway access in compliance with the Zoning Bylaw.
12. Access via no-thru roads in excess of 150 m in length and/or no-thru roads without an adequate turnaround are not supported.
13. Natural features or other sensitive environmental attributes should not be negatively impacted by a proposed development.
14. Development involving subdivision or non-farm use within the ALR, or exclusion of land from the ALR is not supported.
15. Where a property is being developed adjacent to a property that is designated as Agricultural, an appropriate buffer strip will be required to be established on the non-agricultural property consistent with the "Landscaped Buffer Specifications" established by the Commission.
16. Upon receipt of an OCP Amendment and/or Rezoning application for any Residential development, the Board of Directors will give consideration to the fire protection issues in the local area with particular respect to wildfire interface areas.
17. Clustering shall be permitted in accordance with the lot size averaging provisions of the Zoning Bylaw to allow lots smaller than the normal minimum areas provided that the overall density is not greater than the maximum of the applicable zone.
18. Information other than that cited in this Section may be necessary in order to adequately evaluate Official Community Plan and Zoning amendment applications.
19. Notwithstanding the policies of this Section, the Regional District will be guided by all relevant community goals, objectives, and policies cited in this Plan as may be appropriate in the consideration of any application.
20. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.
21. To respond to affordable and rental housing needs, the Regional District supports the development of secondary suites, two family dwellings, additional single family dwellings, manufactured homes, and ancillary single family dwellings as permitted in the Zoning Bylaw and by the BC Building Code.

## 7. COMPREHENSIVE RESORT DEVELOPMENT

The North Okanagan area is a four-season recreation area with a wide array of activities available to both residents and visitors. Outdoor pursuits are a chosen past-time for those seeking relaxation or invigorating exercise. With rolling hills, rugged mountains, lush valleys, clear lakes, a moderate climate, easy access, and excellent services, Electoral Area “F” has much to offer.

Protecting the natural features which are at the core of the North Okanagan’s appeal as a visitor destination is vital to sustaining the viability and competitive edge of businesses reliant on the recreation / tourism market.

Capitalizing on the attractiveness of the area’s natural resources, resorts must operate in a manner which protects environmental quality, is non-polluting and maintains or restores areas of wildlife and fisheries habitat.

### 1. COMPREHENSIVE RESORT DEVELOPMENT OBJECTIVES

1. To protect the quality of surface and ground water sources, sensitive terrestrial areas, and wildlife habitat, while achieving and sustaining economically viable business opportunities.
2. To equitably share community facilities and resources and to mutually respect the quality of life, property, and investments of both business interests and full time residents.
3. To accommodate resort development which is appropriately serviced, environmentally responsible, and which contributes positively to the community’s social and economic fabric.

### 2. COMPREHENSIVE RESORT DEVELOPMENT POLICIES

1. The Comprehensive Resort Development designation is applicable to those extraordinary development proposals which, due to their unique combination, scale, and/or type of uses, do not conform to the Residential or Commercial land use designations of the Official Community Plan nor to any non-Comprehensive zone within the Zoning Bylaw.
2. Lands identified for current or potential resort use are designated Comprehensive Resort Development on **Schedule “C”**.
3. Comprehensive Resort Development in the Kingfisher area is also subject to the policies of the Kingfisher Local Area Plan, **Schedule “B”** of this Official Community Plan.
4. Land designated Comprehensive Resort Development is also designated as a Development Permit Area in order to establish guidelines respecting the form and character of commercial and multi-family development.
5. The designation of Comprehensive Resort Development shall only be considered in conjunction with a Comprehensive Development Zone which will define the permitted uses and development regulations specific to the lands under application.
6. Development within the Comprehensive Resort Development designation shall be based on recreational, resort oriented components, shall be largely self-contained and shall not facilitate nor be deemed to encourage further development on adjacent lands.
7. Lands within the Comprehensive Resort Development designation would be appropriate for a range of resort and recreation oriented uses. Accommodation may take the form of hotels, motels, vacation homes, rental cabins, lodges, bed and breakfasts, or campgrounds.

8. Without diminishing the role of the City of Enderby as the principal commercial and service centre in this area, Comprehensive Resort Developments may include limited commercial and personal services to provide visitors with a full service resort experience.
9. Comprehensive Resort Developments may include golf courses, fishing resorts, watercraft rentals, trails appropriate to pedestrians, equestrians, hikers, cyclists, and skiers, tennis courts, swimming pools, fitness facilities, health spas, and other recreational and leisure oriented amenities and services.
10. Comprehensive Resort Developments may be situated in areas not serviced by municipal sewage collection and treatment systems, however to protect the quality of surface and ground water sources, the development must be serviced by an approved wastewater management system designed and constructed to the standards of the authority having jurisdiction.
11. Comprehensive Resort Developments are encouraged to set a positive example, demonstrating how wise environmental stewardship makes good economic sense without adding to the financial burden of taxpayers.
12. When considering Comprehensive Resort Development applications the Board of Directors may require covenants to restrict further subdivision as a condition precedent to approval to ensure continued availability of the resort uses for tourists, travelers, and the public in general.
13. Proposals for Comprehensive Resort Development are encouraged to be developed in a sustainable manner with the least amount of impact on the natural environment, agriculture, and existing residents.
14. Comprehensive Resort Development must have access to a public road system meeting Ministry of Transportation and Infrastructure standards in which emergency access and egress should be considered.
15. Comprehensive Resort Development proposals shall not be considered for rezoning until the roads and services adequate for the development are either in place, or guarantees regarding their construction and installation are provided.
16. In considering an Official Community Plan amendment or rezoning application for Comprehensive Resort Development the Board of Directors will consider the level of use that the area can support without suffering negative impacts to its environmental resources, the visitor experience, residential quality of life, traffic and circulation, and public access to existing recreation amenities and facilities.
17. Buffering consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission should be provided within the non-agricultural lands where the Comprehensive Resort Development would abut land in the ALR.
18. Upon receipt of an OCP Amendment and/or Rezoning application for any Comprehensive Development, the Board of Directors will give consideration to the fire protection issues in the local area with particular respect to wildfire interface areas.
19. Information other than that cited in this Section may be necessary in order to adequately evaluate Official Community Plan and Zoning amendment applications.
20. Notwithstanding the policies of this Section, the Regional District will be guided by all relevant community goals, objectives, and policies cited in this Plan as may be appropriate in the consideration of any application.
21. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

## 8. COMMERCIAL LANDS

In the North Okanagan, the predominant trading and commercial centres are the cities of Vernon, Armstrong, Enderby, and Lumby with a small amount in the Township of Spallumcheen and in the Electoral Areas. The commercial policies of this Official Community Plan reinforce the objective to centralize commercial development while recognizing that some services, particularly local convenience, resort, and commercial recreation uses may be appropriate in some rural areas.

### 1. COMMERCIAL LANDS OBJECTIVES

1. To encourage the majority of commercial development to locate in the urban centre of Enderby.
2. To allow for limited commercial development within Electoral Area “F” which is oriented to serving neighbourhood needs and the tourism and recreation market.

### 2. COMMERCIAL LANDS POLICIES

1. Lands identified for current or potential commercial use are designated Commercial on **Schedule “C”**.
2. Land designated Commercial is also designated as a Development Permit Area in order to establish guidelines respecting the form and character of development.
3. Commercial development in the Kingfisher area is also subject to the policies of the Kingfisher Local Area Plan, **Schedule “B”** of this Official Community Plan.
4. A Future Commercial site designated on the north side of Black Road near the intersection with Grandview Bench Road is intended to indicate the general location of a potential neighbourhood commercial use. A proposed commercial use at this location would be considered through a rezoning process without amendment to **Schedule “C”** of the OCP Bylaw. Regardless of whether a proposed rezoning is in accordance with the Official Community Plan designation, there is no assurance that a rezoning will be approved by the Regional District.
5. Given limited services and infrastructure available in Electoral Area “F”, commercial uses are encouraged to locate within the City of Enderby.
6. Support the establishment of home occupations that are developed and operated in accordance with the regulations of the Zoning Bylaw.
7. Support the establishment of farm sales operations that are ancillary to a farm operation and in compliance with the regulations in the Zoning Bylaw.
8. Commercial uses proposed to provide goods and services to meet a need in local rural and residential areas will be considered for OCP amendment and rezoning on their individual merits.
9. Highway and tourist commercial and recreation commercial uses proposed for locations on Highway 97A adjacent to Mara Lake, Mabel Lake, the Shuswap River, or in proximity to existing commercial development will be considered for OCP amendment and rezoning on their individual merits.
10. Direct access from Highways 97A or 97B to commercial development will be discouraged in favour of access from an alternate road where feasible.
11. When considering applications to rezone property to the Recreation Commercial (C.5) or Recreational Vehicle Campground/Resort Commercial (C.6) zone, the Board of Directors may require covenants to restrict further subdivision as a condition precedent to approval to ensure continued availability of these uses for tourists, travellers, and the public in general.

12. Proposals for eco-tourism and adventure tourism that seek to provide wilderness and natural experiences and education are encouraged to be developed in a sustainable manner with the least amount of impact on the natural environment, agriculture, and existing residents.
13. Commercial land development shall not be considered for rezoning until the roads and services adequate for the development are either in place, or guarantees regarding their construction and installation are provided.
14. In considering an Official Community Plan amendment or rezoning application for commercial development the Board of Directors will consider the level of use that the area can support without suffering negative impacts to its environmental resources, the visitor experience, residential quality of life, traffic and circulation, and public access to existing recreation amenities and facilities.
15. Commercial development must have access to a public road system meeting Ministry of Transportation and Infrastructure standards in which emergency egress must be considered.
16. Buffering consistent with the "Landscaped Buffer Specifications" established by the Agricultural Land Commission should be provided within the non-agricultural lands where the development abuts land in the ALR.
17. The Board of Directors considers that Recreation Commercial development for Kingfisher should generally be limited to the portion of the community to the east of Kingfisher Creek, outside of the Agricultural Land Reserve and in proximity to existing facilities and services; and should proceed in a well-planned and comprehensive manner in accordance with all applicable policies of this Plan.
18. As a prerequisite to the issuance of a Temporary Use permit under Section 492 of the *Local Government Act*, an Official Community Plan amendment would be required to designate an area where a temporary commercial use may be allowed and may specify conditions including but not limited to the following:
  - a. Permit lapse and extension conditions;
  - b. The registration of a covenant and statutory right-of-way and the posting of security to ensure that the temporary use will be discontinued after the designated term of the permit, and to ensure that the site will be restored to its predevelopment condition;
  - c. The conditions of any referral agency including the Agricultural Land Commission, the Ministry of Transportation and Infrastructure, and the Interior Health Authority;
  - d. The best management practices and Riparian Areas Regulation of the Ministry of Environment and Fisheries and Oceans Canada;
  - e. Screening, landscaping, parking, and signage conditions and restrictions as to the days and hours of use.
19. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

## 9. INDUSTRIAL LANDS

Industry is an important component of the North Okanagan economy in that it provides both employment and tax revenues for the region. To maintain these benefits it is necessary to provide an adequate supply of land designated for industrial purposes. The types of industry present in Electoral Area “F” include those in the resource sectors of forestry, agriculture, and mining (including gravel extraction and processing) as well as smaller scale firms involved in manufacturing and distribution of specialty products. Industrial businesses will base locational decisions on a number of factors including land value, proximity to suppliers, customers, and transportation networks, and availability of required infrastructure and support services.

### 1. INDUSTRIAL LANDS OBJECTIVES

1. To recognize the value that industrial development contributes to the local economy by designating a sufficient amount of appropriately located land as Industrial.
2. To encourage industrial development which is responsible and responsive to environmental sensitivities and community concerns.
3. To support the retention and expansion of industrial development where it can be conducted in a manner which is compatible with adjoining land uses.
4. To recognize and accommodate the evolving concept of industry as it may be affected by innovations in technology, production, transportation, and changing markets.

### 2. INDUSTRIAL LANDS POLICIES

1. Lands identified for current or potential industrial use are designated Industrial on **Schedule “B”**.
2. Land designated Industrial is also designated as a Development Permit Area in order to establish guidelines respecting the form and character of development.
3. The home occupation and resource use provisions of the Zoning Bylaw will continue to allow limited industrial use within the Rural zones of the Regional District.
4. Given limited services and infrastructure available in Electoral Area “F”, industrial uses are encouraged to locate within the City of Enderby.
5. Industrial uses should not discharge pollutants that would adversely affect the quality of land, water, or air either in the short or long term.
6. Major industrial land developments shall not be considered for community plan amendment/rezoning until a comprehensive plan is provided in accordance with the policies of this plan, and until the roads and services adequate for the development are either in place, or guarantees regarding their construction and installation are provided.
7. As a prerequisite to the issuance of a Temporary Use permit under Section 492 of the *Local Government Act*, an Official Community Plan amendment would be required to designate an area where a temporary industrial use may be allowed and may specify conditions including but not limited to the following:
  - a. Permit lapse and extension conditions;
  - b. The registration of a covenant and statutory right-of-way and the posting of security to ensure that the temporary use will be discontinued after the designated term of the permit, and to ensure that the site will be restored to its predevelopment condition;
  - c. The conditions of any referral agency including the Agricultural Land Commission, the Ministry of Transportation and Infrastructure, and the Interior Health Authority;
  - d. The best management practices and Riparian Areas Regulation of the Ministry of Environment and Fisheries and Oceans Canada;

- e. Screening, landscaping, parking, and signage conditions and restrictions as to the days and hours of use.
- 8. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

## **10. SERVICE COMMERCIAL AND LIGHT INDUSTRIAL LANDS**

*Industry is an important component of the North Okanagan economy in that it provides both employment and tax revenues for the region. The Regional Employment Lands Action Plan completed in 2016 identified that there are a small number of vacant commercial and industrial lands with limited diversity within each community in the region. Through a GIS analysis in January of 2024, it was determined that there is only a total of 9.46 ha / 7 parcels of land currently vacant, designated and zoned for commercial purposes, and only 7.8 ha / 4 parcels of land currently vacant, designated and zoned for light industrial uses within Electoral Area "F". Over the past ten years, there have been a number of Official Community Plan (OCP) / Zoning Amendment Applications within Electoral Area "F" for Industrial and Commercial land uses. In April 2023, the RDNO retained a consultant to study the market context and demand for employment lands and to determine if the study area was appropriate for Industrial and Service Commercial development.*

*Through this planning process, it was determined there was not strong support for significant land-use changes throughout the plan area; however, there was some support for Service Commercial and Light Industrial uses along the Highway 97A and Highway 97B corridors if traffic and water availability concerns can be addressed.*

*The following policies have been developed to guide the review of additional Service Commercial and Light Industrial development within the plan area.*

### **1. SERVICE COMMERCIAL AND LIGHT INDUSTRIAL OBJECTIVES**

- 1. Establish the Highway 97A and Highway 97B Commercial Corridor as an area for service commercial and light industrial activity as designated on the General Land Use Map (Schedule C).**
- 2. Provide opportunities for home and farm-based commercial activities.**

### **2. SERVICE COMMERCIAL AND LIGHT INDUSTRIAL POLICIES**

- 1. Direct Commercial and Light Industrial uses to areas designated as Service Commercial and Light Industrial on the General Land Use Map (Schedule C).**
- 2. The following information and considerations are necessary to guide a review of any rezoning application which may or may not be approved by the Board of Directors:**
  - a. Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application, assurance about the proposed water supply (quality and quantity) should be provided, and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer.**
  - b. In areas where it is known that an unconfined aquifer exists, protecting water quality is a priority. The following considerations must be made:**
    - Consider the effect of water quality in relation to the amount of water being withdrawn from an aquifer.**
    - Consider the impacts of various land uses, particularly large**

*operations and developments (e.g intensive activities and industrial uses), on the quality of water.*

- *Prohibit uses found on Schedule 2 of the Contaminated Sites Regulation (B.C. Reg 375/96) through the registration of a restrictive covenant.*
- c. *Property proposed for development should not be subject to flooding, high water table, or terrain instability.*
- d. *A proposed development should not require excessive public expenditures for services such as roads, utilities, and school busing.*
- e. *Natural features or other sensitive environmental attributes should not be negatively impacted by a proposed development.*
- f. *Information other than that cited in this Section may be necessary in order to adequately evaluate Official Community Plan and Zoning amendment applications.*
- g. *Notwithstanding the policies of this Section, the Regional District will be guided by all relevant community goals, objectives, and policies cited in this Plan as may be appropriate in the consideration of any application.*
- h. *The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.*
- 3. *Consider potential traffic impacts when reviewing new service commercial and light industrial development opportunities. Encourage the Ministry of Transportation and Infrastructure to minimize any such impacts through Traffic Impact Studies or a Corridor Access Study.*
- 4. *The RDNO supports the development of a Corridor Access Study, which would identify frontage and backage roads and traffic calming measures.*
- 5. *Consider potential environmental and health impacts of proposed light industrial uses.*
- 6. *Ensure compatibility between light industrial uses and existing adjacent and nearby uses, including sound, smell and dust.*
- 7. *Continue to encourage home-based businesses that do not negatively impact the surrounding area and comply with Zoning Bylaw regulations.*

## 11. TRANSPORTATION

Within the Regional District Electoral Areas, all public roads are approved and maintained by the Ministry of Transportation and Infrastructure. Highways 97A and 97B are the main highway corridors in Electoral Area “F”. A network of secondary roads provides access to the communities and rural lands throughout the area. These roads are typically constructed to a rural standard characterized by narrower travel lanes, ditches for storm water drainage, gravel shoulders of variable width, and a lack of designated space for pedestrians and cyclists.

Historically, the railway played a key role in the settlement and economy of the area however in 2009 rail service was discontinued on the Canadian Pacific railway corridor between Armstrong and Sicamous. While there is strong interest amongst local communities to secure the former rail corridor for pedestrian, cycling or other transportation purposes, only the Splat sin First Nation has successfully acquired portions of the corridor where it passes through Splat sin Indian Reserve lands south of Enderby and south of Sicamous.

Traditionally, the Splat sin used the Shuswap River as a transportation route to travel from village to village and to food gathering areas up and down the valley.<sup>5</sup> Nowadays, the transportation value of the river has been superseded by its prominent role in the recreational activities of both area residents and visitors.

In 2007, the Province of B.C. passed the Climate Action Charter which committed all communities in the province to significantly reduce their greenhouse gas emissions by 2012. Reducing personal vehicle traffic through alternative forms of transportation is one of the key ways to meet this goal; however, this conservation strategy is difficult to implement where settlement patterns are dispersed and conventional public transit is not economically viable.

### 1. TRANSPORTATION OBJECTIVES

1. To work towards reduction of greenhouse gas emissions by facilitating alternate forms of transportation while recognizing that settlement in an expansive rural area often requires personal vehicle use.
2. In recognition of local government commitments to reduce energy consumption and greenhouse gas emissions, encourage senior government to develop and implement legislation, road design standards, and maintenance programs that would better accommodate non-vehicular modes of transportation in a manner appropriate to the rural context of Electoral Area “F”.
3. To engage with the community to identify and establish pedestrian and cycling routes which link origins and destinations.
4. To explore options for the long term future of the former railway corridor between Armstrong and Sicamous.

### 2. TRANSPORTATION POLICIES

1. Highways 97A and 97B, and the railway corridor are identified for current or potential transportation use and are designated Transportation Corridor on **Schedule “C”**.
2. Lands designated Transportation Corridor may be used for transportation use only including vehicular, railway, cyclists, pedestrians and other forms of transportation.

<sup>5</sup> Background information regarding the Splat sin people sourced from [www.splatsin.ca](http://www.splatsin.ca).

3. It is in the public interest to maintain Transportation Corridors for transportation uses only and consolidation of these lands with adjacent properties which are not designated as a Transportation Corridor is not supported.
4. The function of Highways 97A and 97B as Provincial Highways serving inter-regional travel will be maintained with the dedication of sufficient right-of-way width, by controlling access points, and by ensuring that development of adjacent land does not adversely affect the function of the highway.
5. To collaborate with provincial, regional, municipal, and First Nations jurisdictions to explore options for the long term future of the former railway corridor between Armstrong and Sicamous and to support retention of the corridor for transportation purposes.
6. Through the development process, support the provision of public pedestrian and vehicular access to lands beyond and to navigable waters where practical and reasonable.
7. New roads and major improvements to existing roads should be located so as to provide minimum disruption to agricultural users of these roads and adjacent farming operations.
8. Cooperate with residents and organizations to identify on and off road pedestrian / cycling routes and to assist with developing acquisition and capital cost strategies.
9. *Major Roads and Future Major Roads are designated on map Schedule "C" and include the following:*

***Major Roads:***

- Highway 97A,
- Highway 97B,
- Enderby-Mabel Lake Road,
- Trinity Valley Road,
- Enderby-Grindrod Road,
- Riverside Road from Highway 97A to west end of Rosemond Lake Road bridge,
- Grindrod Westside Road,
- Gardom Lake Road from Highway 97B to Crossman Road,
- Crossman Road,
- Glenmary Road from Helmcken Road to Nathan Road,
- Gunter Ellison Road, and
- Old Salmon Arm Road.

***Future Roads:***

- Connection from Grandview Bench Road to Highway 97A (Grindrod);
- Connection from Gunter Ellison Road to Nathan Road;
- Connection from Stroulger Road to Grandview Bench Road at Schindler Rd.; and
- Connection from Grindrod Westside Road to Coell-Jones Road.

As designated on map Schedule "C", the location of proposed Major Roads and Future Roads within the Agricultural Land Reserve is not to be construed as having the endorsement of the Agricultural Land Commission. The construction, upgrading or dedication of these routes may only proceed in accordance with the Agricultural Land Commission Act or in compliance with the approval of the Agricultural Land Commission.

10. Proposed new roads and road extensions should avoid impacting agricultural land, wetlands, streams, and other water bodies.
11. Encourage the Ministry of Transportation and Infrastructure and Provincial Approving Officer to consider public access to Crown lands, lakes and water courses when approving new subdivisions or rezoning land.
12. Proposed new roads, road extensions, and upgrading of existing roads shall have a right-of-way width in accordance with the requirements of the Ministry of Transportation and Infrastructure.
13. Development for which road upgrading would be required should not be permitted to proceed until roads adequate for the development are in place.
14. The Regional District encourages senior government to consider the needs of pedestrians and cyclists in rural areas and to develop or amend as necessary the legislation and road design standards applicable to the construction of new roads and upgrading of existing roads. New road design standards should accommodate alternative transportation options such as the provision of wider shoulders for pedestrian travel or a wider paved surface that can become a designated bicycle route.
15. Where the Regional District is involved in planning for future roads and subdivisions or plans for improvements to existing roads, consideration will be given to design which supports public transit, school buses, pedestrian walkways, bicycle routes, and emergency access and egress.
16. Lusk Lake Road should be dedicated and constructed through to Lusk Lake Road East.
17. Support the authorities having jurisdiction in their efforts to address issues related to parking and vehicular circulation on Enderby-Mabel Lake Road between Rivermouth Road and Large Road/Dolly Varden Road. The authority having jurisdiction with respect to enforcement of regulations will vary depending on the nature of the issue and may include RDNO, Ministry of Transportation and Infrastructure, RCMP or others.
18. Concerns brought forward to the Regional District by area residents regarding pedestrian and vehicular traffic safety, drainage, dust, and maintenance of area roads will be communicated to the authority having jurisdiction for information and appropriate action.
19. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.
20. Recognizing the challenges to providing public transit in low density rural areas, support implementation of the recommendations of the Transportation Options for Rural Residents Study (2009) which describes strategies to improve transportation conditions for rural residents in a manner which is sustainable, healthy, equitable, and efficient.
21. Encourage ongoing implementation of best management practices to mitigate road dust from winter traction materials.

## 12. PUBLIC FACILITIES & SERVICES

In an expansive, rural context such as Electoral Area “F”, it is well recognized and generally accepted that public facilities, infrastructure and services may not be as fully developed nor as readily available as would be the case in a more densely populated urban centre. In many rural areas, the dispersed settlement pattern and low population concentration makes cost recovery for the provision of community infrastructure and services unaffordable.

New and innovative approaches to servicing rural development continue to be developed and the Regional District welcomes the opportunity to consider alternative solutions subject to the approval of the authorities having jurisdiction.

### 1. PUBLIC FACILITIES & SERVICES OBJECTIVES

1. To support the provision of appropriate facilities and services to meet the diverse and changing needs of the population (from children to seniors) with respect to health care, mobility, communication, education, food security, community events, recreation, and public services.
2. To increase the level of individual and community awareness of techniques and strategies to improve emergency preparedness.
3. To ensure that policies, mechanisms, procedures, and practices are in place to protect the health and safety of Electoral Area “F” residents and visitors.
4. To ensure that policies, mechanisms, procedures, and practices are in place to provide community services and facilities in a manner which protects the natural environment, including air and water quality, and fish and wildlife habitat.
5. To encourage exploration of innovative, new practices that may lead to alternative, more sustainable servicing standards, recognizing that approvals for alternative practices may rest with other jurisdictions.

### 2. PUBLIC FACILITIES & SERVICES POLICIES

#### **Emergency & Protective Services**

1. Continue to raise public awareness regarding the Electoral Area “F” Emergency Response Plan.
2. Recognizing the importance of maintaining accurate, up-to-date information, complete a review and update of the Electoral Area “F” Emergency Response Plan on a regular basis.
3. Provide educational materials to the public regarding FireSmart principles and preparations.
4. Continue to recognize that Electoral Area “F” is a rural area where residents acknowledge and accept that beyond the Shuswap Fire Protection District, fire protection services are not provided.
5. Support the Enderby Fire Hall’s ongoing provision of fire protection and rescue services to the Shuswap River Fire Protection District and explore opportunities to expand the service where appropriate and economically feasible.
6. Encourage the expansion of day and night patrols by RCMP Officers and/or Community Policing volunteers particularly during the summer months in the vicinity of Mara Lake, Mabel Lake, rural Enderby and the populated corridors connecting these areas as a proactive step in the prevention of crime.
7. Continue to raise awareness and provide information to the public regarding the health risks of radon and encourage testing and remediation where necessary and possible.

**Water**

8. Permanent or seasonal Residential developments within the growth area as defined by the Regional Growth Strategy Bylaw No. 2500, 2011 shall be required to connect to a community water system.
9. Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application, assurance about the proposed water supply (quality and quantity) should be provided and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the aquifer.
10. The Regional District will continue to operate and maintain the following water utilities in Electoral Area "F"
  - **Grindrod Water Utility** provides water to approximately 60 water service connections in the Grindrod area including the Grindrod Elementary School, Grindrod Community Hall, and properties along 1<sup>st</sup> Avenue to 4<sup>th</sup> Avenue, James Street, Carlin Street, Davey Street, and Young Street (Highway 97A). Water is drawn from the Shuswap River just north of the Highway 97A bridge where it is treated and distributed from a water treatment facility located at the southeast corner of the Grindrod Recreation Park.
  - **Gunter – Ellison Water Utility** distributes treated water from the City of Enderby municipal water system to 11 Electoral Area "F" properties located in the area immediately west of the City of Enderby along a portion of Gunter-Ellison Road, Valecairn Road, and Timberlane Road.
  - **Mabel Lake Water Utility** provides treated water drawn from Mabel Lake to approximately 370 water service connections in the Kingfisher area including connections to properties on Enderby Mabel Lake Road (the Kingfisher Campground, Kingfisher Community Hall, and Mabel Lake Resort), Parkway Road, Cessna Road, Mabel Lake Place, Lakeview Place, Leighton Road, and properties in the "Mabel Ridge Estates" area on Mabel Ridge Road, Walker Road, Dolly Varden Road, and Lusk Lake Road East.

While there are no immediate plans to expand the service areas of the above noted Water Utilities, the Regional District will continue to monitor water usage demands and water quality on an ongoing basis and to undertake upgrading as necessary to achieve drinking water quality objectives.

**Sewage Treatment & Disposal**

11. Residential developments within the growth area as defined by the Regional Growth Strategy Bylaw 2500, 2011 shall be required to connect to a community sewer system. The Regional District supports the exploration of partnership opportunities and creative approaches to the provision of sanitary sewer services to the growth areas and future growth areas in Electoral Area "F" as defined within the Regional Growth Strategy Bylaw.
12. The Regional District supports the provision of sewer services for health and environmental purposes specifically in Residential and Commercial areas where on-site sewage disposal is problematic.
13. With community support, the Regional District may consider the creation of liquid waste management plans for areas of historic small lot residential, seasonal and commercial developments where sewer service provision is a challenge.

14. As noted in the Shuswap River Watershed Sustainability Plan, liquid waste management plans for community systems should address procedural and mechanical systems to prevent water quality degradation.
15. Where a request for municipal sewer system connection / extension is received by the Regional District, the Board of Directors will evaluate each request on its own merits.
16. Where an applicant for development or an existing community wishes to connect to a community sewer system and the municipality has indicated that direct connection to their system is not possible, the Regional District will consider:
  - a. the establishment of a local service area for that development with effluent disposal to ground or other approved method depending on local conditions; and
  - b. where a connection is made to a municipal sewer system, the Regional District will consider a contract with the municipality for all or some of the operational and administrative services that coincide with the local service area.
17. Sewage treatment facilities proposed to be utilized for developments which propose direct discharge of effluent into water courses or water bodies shall not be supported.
18. The Regional District recognizes that new and innovative independent on-site sewage treatment and disposal system strategies continue to be developed and may have application in the RDNO subject to approval from the authorities having jurisdiction.
19. Holding tanks shall not be permitted as a method of sewage disposal except in accordance with the Regional District of North Okanagan Holding Tank Sewage Disposal Bylaw No. 671, 1985 and amendments thereto, and in an emergency to replace malfunctioning septic system on a temporary basis. In all cases, approval of the Interior Health Authority will be required prior to approval of an RDNO holding tank sewage disposal permit.
20. The Regional District will continue to operate and maintain the **Mabel Lake Sewer Utility** which provides community sanitary sewage (septic tank effluent) collection and disposal services to approximately 143 properties in the Kingfisher area including portions of the Mabel Lake Resort and residential properties along Mabel Lake Place, Lakeview Place, and Cessna Road. There are no immediate plans to expand the service area of the Mabel Lake Sewer Utility.

#### **Drainage Collection and Disposal**

21. The Board of Directors may request a study of the drainage requirements for proposed development to be undertaken before development approvals are considered. Such a study should address the works required, the method of treatment and disposal, measures to reduce and control run-off, and should consider innovative methods of handling and treatment.
22. Development is encouraged to provide adequate drainage works, consistent with the "Land Development Guidelines for the Protection of Aquatic Habitat (1992)", to ensure that erosion and siltation of receiving water bodies is prevented.
23. Encourage measures to limit the volume and velocity of storm water runoff to minimize the release of substances harmful to the environment and to prevent damage to other properties, including agricultural lands.
24. Encourage water conservation in the construction and renovation of buildings, such as installation of low water consumption plumbing fixtures and consideration of facilities to capture rainwater and snowmelt for irrigation purposes and potentially as a water source for fire-fighting.

**Solid Waste Disposal**

25. Diversion of a variety of materials from the waste stream is encouraged through recycling and backyard composting with emphasis on the 3Rs of waste management: Reduce-Reuse-Recycle.
26. Support implementation of the RDNO 2011 Solid Waste Management Plan Update.
27. The Regional District will continue to operate and maintain the Kingfisher Recycling and Disposal Facility (RDF) located at 150 Beattie Road; which in 2013, handled 120 tonnes of refuse.

**Other Utility Services**

28. Encourage the provision and expansion of telecommunications coverage (i.e. cable, high speed internet, and cellular phone service) and natural gas service.
29. Encourage new developments to generate some of their own energy with methods such as solar, wind, or geothermal energy.
30. Support the establishment of small scale energy development projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:
  - a. have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
  - b. are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region, e.g. does not negatively impact the environment or quality of life;
  - c. can be connected into the existing transmission and distribution infrastructure with minimal impact and does not require the development of any new major transmission corridors; and
  - d. provide tangible community benefits.
31. Discourage the creation of lots straddling utility rights-of-ways.
32. Subject to the approval of regulations in the Zoning Bylaw, support the use of local, renewable energy (e.g. solar, wind, geothermal, biomass, and hydro) in all land use zones.
33. Support and promote the implementation of the North Okanagan Regional Growth Strategy by considering the full cost of development, including maintenance, of water and sewer infrastructure, transportation, emergency response and civic services, to ensure that land use decisions are transparent, informed and fiscally responsible.

## 13. ENVIRONMENT AND NATURAL AREAS

Electoral Area “F” is part of the Dry Interior Forest Region with, Interior Cedar, Interior Douglas-fir and Engelmann Spruce biogeoclimatic zones. These zones are characterized by productive coniferous forests with more tree species than in any other ecological zone in the province. The higher reaches of the valley are recognized by Douglas-fir and lodgepole pine forests in the Engelmann Spruce-Subalpine Fir zone. This landscape is dotted with scattered islands of fir trees mixed in with meadows, and grasslands. This zone is suitable habitat for a wide variety of wildlife. In spring and summer, avalanche tracks provide food for moose, black bear, and grizzly bears. During the fall, the bears feed on berries; bighorn sheep, white-tailed deer and stone sheep are restricted to particular areas but ungulates such as moose, mountain goat, caribou, and mule deer find habitat in much of the zone.

Electoral Area “F” is home to a diverse mix of wildlife due to its landscape and ecosystem structure. The increasing popularity of this region for relocation has resulted in settlement expansion, development and resource extraction. This pressure has unfortunately contributed to the degradation and loss of habitat for some of the areas native flora and fauna as well as increasing the susceptibility of the land to invasive species. The North Okanagan contains a number of rare, endangered or threatened species as well as rare plant associations which are found in the Interior Douglas-fir zone.

A Biodiversity Conservation Strategy (“the Strategy”) was developed for the North and Central Okanagan with maps highlighting Conservation Rankings, Habitat Connectivity, Management Class and Relative Biodiversity. The Strategy points out that housing densities as low as one unit/16 ha can hinder species movement through the landscape<sup>6</sup>. The Strategy suggests that the local environment in the North Okanagan is in a fragile state and should be carefully considered in the planning and decision-making process to ensure its beauty and biodiversity are maintained.

The Shuswap River Watershed Sustainability Plan was completed in 2014 with a vision to work inclusively to sustain a healthy, resilient watershed where ecosystems are protected and restored and environmental and cultural values are respected ensuring that fish, wildlife, habitat and people thrive, today and into the future. The importance of the Shuswap River to the region is significant as the watershed has high biodiversity especially in areas where riparian ecosystems are still extensive and occur in close proximity to diverse upland habitats.

### 1. ENVIRONMENT AND NATURAL AREAS OBJECTIVES

1. To uphold the goals of the Shuswap River Watershed Sustainability Plan as they pertain to the following:

#### ***Water Quality & Quantity***

To preserve and protect the Shuswap River Watershed to ensure water quality and quantity that supports the ecosystems and communities that rely on it.

#### ***Ecosystems and Biodiversity***

To preserve, protect and restore ecosystems within the Watershed and enhance biodiversity.

#### ***Recreation***

That the Shuswap River Watershed is a model of safe and sustainable recreational practices, providing diverse recreational opportunities that respect and do not compromise, interfere with, pollute or devalue the ecosystems and communities that the watershed supports.

<sup>6</sup> Okanagan Collaborative Conservation Program, “A Biodiversity Conservation Strategy for the Okanagan Region”, 2014, p. 41

***Inter-Agency, Relations Roles, and Responsibilities***

Facilitate, simplify and promote collaboration and efficiencies among agencies and the community for sustainable watershed management.

***Education and Awareness***

Raise community awareness of the importance of the Shuswap River Watershed, the ecosystems it supports and the relationship between human activities and watershed health, such that we all take ownership of our actions.

**2. ENVIRONMENT AND NATURAL AREAS POLICIES**

1. Support and promote the implementation of the North Okanagan Regional Growth Strategy by developing consistent, integrated environmental policy aimed at protecting water ecosystem functions, drinking water sources, biodiversity, and ecological features and corridors including floodplains, shorelines, stream and river systems, aquifers, wetlands and forested watersheds.
2. Support and promote the implementation of the North Okanagan Regional Growth Strategy by requiring that development of parcels less than 1 ha in area be fully serviced with community water and community sewer.
3. The Regional District supports the strategic directions of A Biodiversity Conservation Strategy for the Okanagan Region (2014) by taking a leadership role in the use, upgrading and maintenance of Regional District properties, facilities, and projects in a manner which demonstrates conservation and stewardship best practices.
4. Enhance user-friendly access to Sensitive Ecosystem Inventory (SEI) and Sensitive Habitat Inventory Mapping (SHIM) which has been prepared for Electoral Area "F".
5. Continue to collaborate on the inventorying, mapping, and conservation of sensitive ecosystems with other levels of government, non-governmental organizations, First Nations, and adjacent local governments.
6. Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems through the following methods:
  - a. donation of areas to the Regional District or provincial government;
  - b. donation of areas to a Land Trust or conservation organization;
  - c. creation of Conservation Covenants in favour of local or provincial government, or private conservation organizations;
  - d. establishment of statutory rights-of-way under the *Land Title Act* for relevant areas;
  - e. establishment of long-term leases for sensitive areas (i.e. privately owned land may be leased the province to manage for conservation purposes);
  - f. voluntary land stewardship and conservation by private landowners;
  - g. consideration of alternative development standards such as lot size averaging;
  - h. designation of Development Permit Areas for the protection of the natural environment, its ecosystems, and biodiversity;
  - i. consideration of Development Variance Permits to vary conditions, other than use or density, in a manner that would facilitate conservation of environmentally sensitive areas.
7. All development within the Regional District shall be undertaken in compliance with the provincial Riparian Areas Regulation.

## 14. ENERGY AND CONSERVATION

In 2008, the Provincial government enacted the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27). This statute requires local governments in the Province to include policies in OCPs for greenhouse gas<sup>7</sup> (GHG) emission reduction targets, to set a reduction target, and to specify initiatives that local governments can take, or encourage community stakeholders to take, to achieve the GHG emission reductions.

Managing community energy use and emissions has many benefits including:

- Reduced energy costs - energy costs can be substantially reduced by being more energy efficient;
- Reduced vulnerability to energy markets - reducing the dependence on fossil fuels helps to decrease the vulnerability to fluctuating energy supply and pricing;
- Reduced impacts to climate change - managing carbon emissions helps to minimize impacts on the global ecosystem;
- Job creation and business opportunities - promoting a green economy (clean technologies, renewable energies, water services, green transportation, waste management, green buildings and sustainable agriculture and forests) can open up new job and business opportunities; and
- More sustainable communities - the activities that support energy conservation are aligned with other sustainable community objectives such as building compact, complete communities, more efficient infrastructure, walkable neighbourhoods, and protection of farmland and natural areas.

The Regional District will continue to work with other levels of government, non-governmental organizations and the general public on reducing water consumption, improving energy efficiency and reducing the impacts of human activities on greenhouse gas emissions.

**Appendix 1** provides a list of actions that have been identified as achievable and realistic for rural residents and businesses. If uptake on these actions is carried out as estimated, it is possible to reduce GHG emissions in Electoral Area “F” and to meet the target objective.

### 1. ENERGY AND CONSERVATION OBJECTIVES

1. Consistent with the Regional Growth Strategy, achieve greenhouse gas emission reduction targets of 15% by 2020 and 26% by 2030 from 2007 levels.
2. Improve the overall energy efficiency of buildings, infrastructure, and facilities.
3. Achieve, quantify, and acknowledge improvements in water and energy conservation, and greenhouse gas emission reduction.

### 2. ENERGY AND CONSERVATION POLICIES

1. Recognize the need to take a region-wide approach to energy use and emissions reduction and uphold the policies, actions and targets in the Regional Growth Strategy.
2. Adopt a “lead by example” approach to improving energy efficiency, reducing emissions, and conserving water and other resources in the operation of Regional District facilities, vehicles, and infrastructure.

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<sup>7</sup> Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

3. Continue to report annually, and expand on, the Regional District's implementation of strategies to quantify and reduce GHG emissions, energy and water consumption in Regional District buildings, facilities, infrastructure, and vehicles in a financially responsible and sustainable manner.
4. Promote the efficient use of energy resources by raising awareness of programs, incentives, and information sources available to help property owners to reduce energy consumption.
5. Encourage residents to maximize energy efficiency and water conservation in their homes.
6. Encourage homeowners to obtain home energy audits and to apply for government grants, as available, to help offset costs of eligible energy efficiency and water conservation upgrades.
7. Encourage business and industry to become more energy and water efficient in their buildings and facilities.
8. Develop opportunities and infrastructure, particularly in proximity to the City of Enderby, that enables Area "F" residents to reduce their single-passenger vehicle usage such as the construction, improvement, and extension of safe, attractive, user-friendly pedestrian and bicycle routes.
9. Continue to provide information to the public regarding important changes to the B.C. Building Code with respect to requirements for increased energy performance for all new housing constructed within the Regional District.
10. Encourage entrepreneurial initiatives that would provide reduced emission alternatives to open burning.
11. Consider expanding the free yard and garden waste drop-off opportunities particularly if open burning is restricted by Bylaw.
12. Continue to address the priorities identified in the RDNO 2011 Solid Waste Management Plan Update with respect to addressing cost-recovery and funding opportunities, waste reduction and recycling, composting, management of non-typical wastes such as agricultural, industrial, and water and wastewater treatment plant wastes, exploring waste to energy options, and examining solid waste sorting at RDNO Recycling and Disposal Facilities.
13. Foster awareness of, and encourage the minimization of waste generation by advocating for EPR (Extended Producer Responsibility) programs to reduce waste disposal through best management practices that focus on waste reduction, reuse, and recycling.
14. Explore the feasibility of a retrofit and potential rebate program for older homes to encourage replacement of older toilets and showerheads with low-flow fixtures.
15. Consider including provisions within the Development Permit system aimed at energy conservation, water conservation, and reduction of GHG emissions.
16. Work with and/or partner with other agencies, stakeholders, and the community to achieve emission reduction targets and energy and water conservation goals by:
  - a. Supporting the provision of public transportation where such service would be feasible;
  - b. Continuing to reduce and divert waste from landfills;
  - c. Maximizing value from agricultural wastes;
  - d. Encouraging protection and restoration of natural areas, hillsides, forested and riparian areas which play a vital role in cleaning the air and water.

17. To facilitate implementation of the above policies, consider budget implications for RDNO staff and/or consultant services to:
- a. Inform and educate residents on the benefits of energy conservation, water conservation, and reduction of GHG emissions;
  - b. Explore the most sustainable methods and programs that can be implemented to the benefit of residents, which balance financial and other implications with the long term value of energy conservation, water conservation, and reduction of GHG emissions;
  - c. Work with and inform the Regional District Board of Directors of opportunities for continuation and development of programs which aim to achieve energy conservation, water conservation, and reduction of GHG emissions;
  - d. Work with senior government, agencies, and corporations to secure funding of programs for reduction of GHG emissions, and to enhance energy efficiency and water conservation;
  - e. Measure progress of programs and to report the benefits to residents.

## 15. PARKS, TRAILS, AND RECREATION

The City of Enderby and Electoral Area “F” of the RDNO have consolidated the provision of parks and recreation services through the Enderby and Area “F” Joint Services Commission. The “Enderby and Area ‘F’ Services Parks Master Plan” (the “Parks Master Plan”) provides guidance for the ongoing development of recreational facilities and services in the City of Enderby and Electoral Area “F” including the prioritization of park and trail development. All lands within Electoral Area “F” are part of the Parks Master Plan. Approximately 24.6 ha of park space and 7.5 km of trails within the City of Enderby and Electoral Area “F” are administered by the Enderby and Area ‘F’ Joint Services Commission.

As noted in the Parks Master Plan, health and wellness through increased park usability, trails, and park connectivity is the over-riding driver for the improvement of the parks system.

Provincial parks<sup>8</sup> within Electoral Area “F” include the following:

**Enderby Cliffs Provincial Park** - the Enderby Cliffs tower high above the city offering breathtaking views of the Shuswap and the North Okanagan. Hikers atop the cliffs can watch the soaring birds play on the updrafts created by the steep rock face and take a step back in time to the Tertiary age when the cliffs were formed.

Outdoor recreational opportunities including fishing, hiking and nature study are also provided amongst the small stands of old-growth Douglas-fir, the low elevation grasslands and at Reeves Lake.

**Mara Meadows Ecological Reserve** - Ecological Reserves are areas in British Columbia selected to preserve representative and special natural ecosystems, plant and animal species, features, and phenomena. Ecological Reserves provide the highest level of protection for the maintenance of physical and biological diversity while allowing for research and educational activities. The Mara Meadows Ecological Reserve is closed to the public and was established to protect a unique calcareous fen (is a rare and distinctive wetland characterized by a substrate of non-acidic peat and is dependent on a constant supply of cold, oxygen-poor groundwater rich in calcium and magnesium bicarbonates) and its diverse flora, including several rare orchids.

**Mara Provincial Park** - A popular day-use area for locals as well as travelers, Mara Park is noted for fishing, swimming, boating, and as a family picnic area. This is a day-use park only.

**Mount Griffin Provincial Park** - is a remote park lying southwest of Three Valley Gap. It was created to protect a range of ecosystems, from valley bottom wetlands to alpine and subalpine environments. It consists of three separate areas, partially surrounding Mount Griffin Ecological Reserve. There is a small campsite in the park at Caribou Lake (west side of the park) and a Forest Recreation Site at Wap Lake (just outside the southwest corner of the park).

During the development of the Okanagan-Shuswap Land and Resource Management Plan (LRMP) various parks were identified for protection due to their special natural, cultural heritage, and recreational features, including rare and endangered species and critical habitats, outstanding or unique botanical, zoological, geological and paleontological features, outstanding or fragile cultural heritage features, and outstanding outdoor recreational features such as trails. The **Shuswap River Islands Provincial Park** and **Skookumchuck Rapids Provincial Park** were established as a result of the LRMP.

<sup>8</sup> Park descriptions are from the BC Provincial Park webpage: [www.env.gov.bc.ca/bcparks](http://www.env.gov.bc.ca/bcparks)

**1. PARKS, TRAILS, AND RECREATION OBJECTIVES**

1. To create a parks system that builds upon the current park space and incorporates the desire of the community regarding parks and natural features while maintaining the heritage values of the key water features and the surrounding landscape.
2. Key water features such as the Shuswap River, Mabel Lake, and Mara Lake and the importance of access to these features will be maintained or enhanced.
3. The park system will build upon existing trail networks, focusing on incorporating trails adjacent to park space.
4. Community parks for sports and non-sports use will be prioritized, with the use of local school areas to be considered to fully utilize the recreational facilities available to the Enderby and Area “F” communities.

**2. PARKS, TRAILS, AND RECREATION POLICIES**

1. Parks, trails, and recreation uses in the Kingfisher area are also subject to the policies of the Kingfisher Local Area Plan, **Schedule “B”**, of this Official Community Plan.
2. The Regional District supports the implementation of the Enderby and Area ‘F’ Services Parks Master Plan (the Parks Master Plan) which was completed in 2011 and provides residents of Area “F” and the City of Enderby with a comprehensive planning tool to create an efficient and desirable park and trail system consistent with community input, park standards, and population projections. Implementation recommendations, including a financial plan are detailed in the Parks Master Plan and speak to the potential acquisition and/or improvement of the following sites located within Area “F”:

Short to Medium Term

- a. Mabel Lake Resort Golf Course Trails;
- b. Brandt’s Park and Hand Launch;
- c. Kingfisher Interpretive Centre Trails;
- d. Dale River Park and River Access Site;
- e. Kingfisher Ball Diamond Acquisition;
- f. Kingfisher Park/Trail;
- g. Eby’s Park/River Access;
- h. Trinity Bridge Swimming Hole;
- i. Rails to Trails;
- j. Riverbend Park/River Access;
- k. Mara Village Trail;
- l. Rosemond Lake Rec Site;
- m. Rosemond Lake Wildlife Viewing;
- n. Foxwood Road Park and River Access;
- o. Grandview Bench Hall Trail;
- p. Grindrod Park Improvements;
- q. Twin Lakes Park and Trail;

Long Term and Beyond

- r. Cooke Creek Recreation Site;
- s. Island Park Expansion;
- t. Watershed Park;
- u. Ashton Creek Park;
- v. Connection Trail;
- w. Rosemond Lake Trail Area;
- x. Grandview Bench Hall;
- y. Grindrod Trails;
- z. Patula Park Band Shell.

3. Support the health and wellness of the community by ensuring that parks and trails are well-maintained, accessible, and improved as resources permit, to meet a diversity of user interests, age groups, and activities.
4. Improve connectivity between parks through the development of pedestrian and cycling trails.
5. Support the establishment and ongoing maintenance and management of public access points to the Shuswap River, Mabel Lake, and Mara Lake including adequate facilities such as parking, washrooms, and garbage receptacles where feasible.
6. Where applicable, as a condition precedent to subdivision, parkland or money in lieu of parkland shall be provided to the Regional District pursuant to Section 510 of the *Local Government Act*.
7. Waterfront properties that have long range potential as public access shall be protected by acquiring, where possible, the right of first refusal in favour of the Regional District.
8. Existing parks that are no longer fulfilling their need shall be upgraded and renovated. Also included in this would be the upgrading of existing waterfront accesses that could be utilized by the public.
9. In the acquisition and development of open spaces, quality of the recreation experience should be considered the number one priority in the planning process as well as in the management of the site in the future. The focus should be on the values of specific additions to the present opportunities which should not compromise areas of high environmental value.
10. The Board of Directors, in principle, will not support the development of unsupervised Provincial Recreation Sites.
11. Parks and open space development shall be provided with suitable services (parking, drinking water, toilet facilities, and garbage containers, etc.). Where the development is located in the Agricultural Land Reserve or where the development abuts land in the ALR, consideration must also be given to protect farm businesses from trespass by recreationists and pets and from vandalism and weed infestations, etc. in which fencing and vegetative buffers should be considered. Transit points across trails for the movement of farm machinery and livestock must also be considered.
12. Encourage park and trail plans which acknowledge existing and planned facilities in neighbouring jurisdictions in an effort to co-ordinate and maximize linkages between recreation corridors and destinations.
13. The RDNO would support the Enderby and Area 'F' Joint Services Commission should the Commission initiate a review and update of the "Enderby and Area 'F' Services Parks Master Plan".
14. The general location of potential future park sites, which may not necessarily be specific to any given parcel, are indicated on **Schedule "C"** by a symbol and/or the designation Future Park (FP).

## 16. COMMUNITY, HERITAGE, ARTS & CULTURE

The heritage, culture and communities of Electoral Area “F” have been, are, and always will be, defined by the people who call this area home, including past, present and future residents. The earliest people to live in this area are the Splatshin. The Splatshin are the southernmost tribe of the Shuswap Nation, the largest Interior Salish speaking First Nation in Canada. The Splatshin people are governed by an elected Chief and Council and reside on Indian Reserve lands adjacent to and south of the City of Enderby and across the Shuswap River to the east. Earliest European settlers arrived in the late 1880s, clearing land for farms, logging, establishing businesses, and raising families. People from around the world now make their homes in the area.

Culture and heritage in the North Okanagan is shaped, in part, by influences such as individual and family history, industries such as agriculture and forestry, and the area's geography, climate, and natural setting. It is the people, from all walks of life, which have come together to build communities and give expression to the culture and heritage which is unique to the north end of the North Okanagan.

A healthy community provides for both the physical and social infrastructure necessary to achieve a high quality of life. While physical features such as parks and trails can encourage people to make healthy choices, community well-being also relies on strong social networks. Community associations, block watch groups, local social services and partnerships all aid people in their ability to meet basic needs, support each other, and reach their full potential. The essential role of pioneers, founding families, elders and other seniors in the settlement of this area is gratefully acknowledged. It is important that their changing housing needs and requirements for support services be recognized and addressed within the community.

### 1. COMMUNITY, HERITAGE, ARTS & CULTURE OBJECTIVES

1. Identify and accommodate the changing needs of older residents to ensure that Electoral Area “F” remains a desirable place to live for people of all ages.
2. Look for opportunities to better include and understand the needs and interests of youth in Electoral Area “F”.
3. Respect youth as valued citizens and facilitate opportunities for youth to engage in civic initiatives by sharing their ideas and perspectives.
4. Cultivate a climate of respect and inclusion by respecting, honoring and celebrating the diversity in the community.
5. Enable people of all ages to enjoy an active lifestyle, to feel safe, and to fully participate in their community to the extent desired by the individual.
6. Support initiatives which foster the health, well-being, creative, and social engagement of all citizens, and particularly seniors who may be at greater risk of isolation, ill-health, and mobility challenges.
7. Encourage opportunities for citizens to engage in volunteer activities oriented to their interests and abilities.
8. Encourage and support opportunities for learning, participation in, and appreciation of arts, culture and heritage for all residents of Electoral Area “F”.
9. Recognize that heritage, arts, and cultural resources contribute to a diversified economy, and enhance community livability and desirability.

## **2. COMMUNITY, HERITAGE, ARTS & CULTURE POLICIES**

### **Community**

1. Encourage the use of community halls, spaces and venues for public participation, education and enjoyment of community events.
2. Support local strategies and partnerships to deliver seniors' care, assisted living services and residential based services for persons with special needs.
3. Access for persons with special needs should be considered in the design of public buildings and facilities (including parks and trails).
4. Support improved communication systems (high speed internet and broader cell phone coverage) as these are essential to all citizens for accessing services, running a business, and for contacting emergency services, family and others in times of need.
5. Utilize and make available age-friendly modes of communication to share information, solicit input, and encourage dialogue on matters of community interest.
6. Encourage public participation in planning processes and engagement in a variety of volunteer organizations including the Advisory Planning Commission.
7. Encourage efforts which foster healthy lifestyles, good nutrition, and positive change to the benefit of both individuals and the community as a whole such as tobacco reduction, increased access to affordable, nutritious foods, community food celebrations, and food skill development opportunities which may be enjoyed by people of all ages.

### **Heritage**

8. The Regional District recognizes:
  - a. that heritage properties should be conserved as resources with value for present and future generations; and
  - b. that heritage and cultural values should be identified, celebrated, and retained through community partnerships and engagement.
9. The Regional District regards the natural and built heritage of Electoral Area "F" as a community asset which is central to its multi-faceted character and will seek to integrate heritage conservation, and awareness about heritage into planning, policies, and decision-making.
10. Pursuant to Section 598 of the *Local Government Act*, the Board may, by resolution, establish a Community Heritage Register for purposes of identifying heritage properties within the Plan area.
11. The Board of Directors will cooperate with property owners seeking heritage designation or other heritage recognition for their properties by employing the following policies and the associated potential regulatory mechanisms for conserving and protecting the heritage resources within the Plan area:
  - a. The Board may consider Conservation Covenants under Section 219 of the *Land Title Act* for buildings with established heritage value.
  - b. The Board may enter into Heritage Revitalization Agreements with property owners for the preservation of heritage resources. Utilization of these agreements will be pursuant to Section 610 of the *Local Government Act*.
  - c. The Board recognizes the particular vulnerability of heritage resources and will cooperate with property owners and any applicable agencies to protect these resources through designation or other mechanisms.
12. The Regional District will contact the appropriate provincial ministry to pursue the designation of the Shuswap River as a heritage river.

13. Areas of special importance by virtue of their scientific, scenic, and historical values, including but not necessarily limited to the following, shall be protected and their significance explained to the public:
  - a. Shuswap River including the Skookumchuk Rapids, and “The Islands”;
  - b. Shuswap River watershed;
  - c. Brash Creek watershed;
  - d. Fall Creek waterfall;
  - e. Upper Violet Creek / Mara Meadows Class A Park;
  - f. Enderby Cliffs;
  - g. Hunters Range and Larch Hills.
14. Pursuant to the *Local Government Act*, the Board of Directors may appoint a Community Heritage Commission or authorize an existing community organization to act as a Commission for the purpose of advising the Board on matters of heritage conservation.
15. In relation to inquiries and applications, the Regional District will provide information on the requirements of the Archaeology Branch with respect to development and construction which may impact a known or potential archaeological site.
16. Foster the development of arts and cultural organizations and activities as a means to promote arts and cultural development in the North Okanagan.
17. Encourage and support arts and cultural activities, services and programs that:
  - a. contribute to the liveability, desirability, and economic diversity of the area;
  - b. create new opportunities for learning, participation in, and appreciation of arts, culture and heritage;
  - c. generate economic and social benefits through the creation of employment and business opportunities;
  - d. promote the social, physical, and emotional well-being of area residents of all ages and income levels;
  - e. foster the growth and development of community spirit and identity (i.e. Grindrod Garlic Festival, Kingfisher Farmers Market, etc.)

**Arts and Culture**

18. Recognize that heritage, arts, and culture contribute to community livability, economic diversity, and the social, emotional and physical well-being of residents of all ages and income levels.
19. Encourage and support local arts and cultural organizations and foster new opportunities for learning, participation in, and appreciation of arts, culture and heritage for all residents of Electoral Area “F”.
20. Encourage the development and promotion of arts, heritage, and cultural activities that generate valuable economic and social benefits through the development of new business and tourism opportunities.

## 17. DEVELOPMENT PERMIT AREAS

### 1. GENERAL POLICIES

1. The *Local Government Act* states the full range of purposes for which an Official Community Plan may designate Development Permit Areas. For the purposes of this Official Community Plan, there are three (3) types of Development Permit Area designations within Electoral Area “F”:
  - 1) Riparian Areas Development Permit Area
  - 2) Hazardous Conditions Development Permit Areas including:
    - i. Fall Creek Slide Area;
    - ii. Shuswap River Floodplain;
    - iii. Wildfire Hazard; and
  - 3) Form and Character of Commercial, Industrial, or Multi-Family Residential Development.
2. Where land is subject to more than one Development Permit Area designation, a single development permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any development permit issued will be in accordance with the guidelines of all Development Permit areas.
3. Where new information is received concerning areas that may be hazardous or where protection of the natural environment is justified, the Regional District will consider designation of these areas within a Development Permit Area.

### 2. RIPARIAN DEVELOPMENT PERMIT AREA

Riparian areas border streams, lakes, and wetlands and serve as the interface between water and land. The soils, vegetation, and water in a riparian area provides and influences fish habitat. It is an objective of the Shuswap River Watershed Sustainability Plan (2014) to protect riparian areas and to restore disturbed areas.

The Riparian Areas Regulation (RAR) is a Provincial regulation which came into effect in 2006. RAR applies to residential, commercial and industrial activities but does not apply to agricultural and institutional activities. The Province requires local governments to implement RAR through their bylaws such as the Official Community Plan, Zoning Bylaw, and Procedures Bylaw. In this regard, the Electoral Area “F” Official Community Plan has designated the Riparian Development Permit Area in compliance with provincial requirements.

1. The Riparian Development Permit Area is designated under *Local Government Act* Section 488(1)(a) Protection of the Natural Environment, Its Ecosystems and Biological Diversity. The primary objective of this designation is to protect water courses and their riparian areas, and to restore or enhance disturbed areas, in order to sustain natural features, functions and conditions that support wildlife, waterfowl and fish habitat.
2. Unless a Riparian Development Permit Exemption applies, development on lands within the Development Permit Area will require a Development Permit prior to any of the following activities:
  - a. issuance of a Building permit;
  - b. subdivision as defined in the *Land Title Act* and *Strata Property Act*; or
  - c. land alteration.

3. The Riparian Development Permit Area designation is consistent with the Riparian Assessment Area designation as defined under the Provincial Riparian Areas Regulation (RAR). All Riparian Assessment Areas within Electoral Area “F” are designated as Riparian Development Permit Areas. For illustrative purposes, **Figure 6** and **Figure 7** depict a Riparian Assessment Area in both a non-ravine and ravine setting.
4. For the purposes of this Official Community Plan the following definitions, consistent with the Riparian Areas Regulation, shall apply:
  - a. **Riparian Assessment Area** is defined as:
    - i. For a stream, the 30 metre strip on both sides of the stream measured from the high water mark,
    - ii. For a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and
    - iii. For a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.
  - b. **High water mark** is defined as the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.
  - c. **Stream** is defined as any of the following that provides fish habitat:
    - i. a water course, whether it usually contains water or not;
    - ii. a pond, lake, river, creek or brook;
    - iii. a ditch, spring or wetland that is connected by surface flow to something referred to above in paragraph i or ii.
  - d. **Streamside Protection & Enhancement Area (SPEA)** is defined as:
    - i. for a stream, the 30 metre strip on both sides of the stream, measured from the high water mark,
    - ii. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank, and
    - iii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.
  - e. **Ravine** is defined as a narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

Figure 6 – Riparian Assessment Area in Non-Ravine Setting

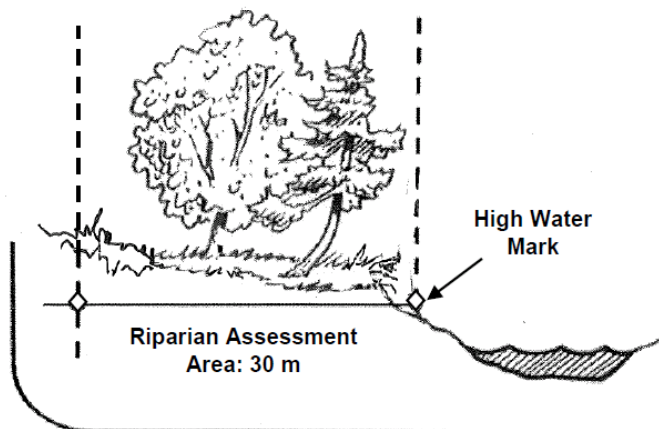
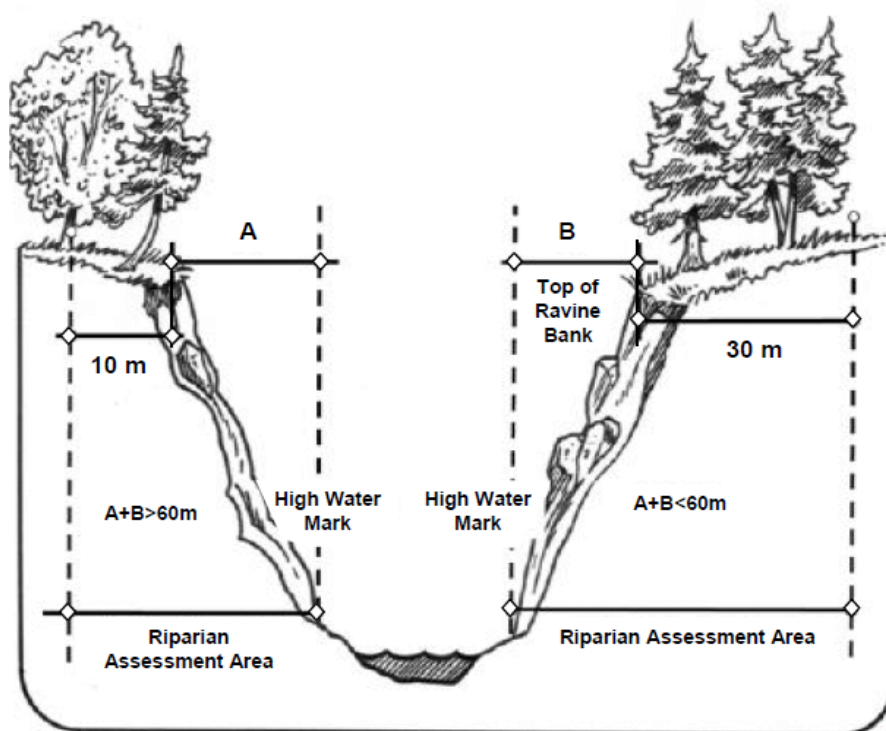


Figure 7 – Riparian Assessment Area in Ravine Setting



### Riparian Development Permit Submission Requirements

5. Riparian Development Permit applications should include a detailed site plan that indicates:
  - a. location of existing and proposed buildings and structures in relation to parcel boundaries, and any water course, pond, or lake on, or adjacent to the subject property; and
  - b. location of existing and proposed driveways, parking areas and other impervious surface areas and how the storm water run-off will be managed; and
  - c. location of existing and proposed vehicular routes that cross water courses, including details on culverts, bridges, or other stream crossings; and
  - d. details on existing and proposed streamside vegetation; and

- e. storm water management systems and sediment control plans that will protect water quality and quantity; and
- f. details on the proposed method of sewage disposal; and
- g. an assessment by a Qualified Environmental Professional (QEP) must be carried out in accordance with the Riparian Areas Regulation. The Regional District of North Okanagan requires notification from the Province that a Riparian Areas Assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Areas Regulation.

### **Riparian Development Permit Guidelines**

- 6. With respect to development activities which may impact riparian areas property owners, developers, and QEPs are encouraged to consider the goals, objectives and strategies of the Shuswap River Watershed Sustainability Plan and associated ecosystem and habitat inventory projects as and when available such as Sensitive Habitat Inventory Mapping (SHIM), Aquatic Habitat Index (AHI), Foreshore Inventory Mapping (FIM), and Sensitive Ecosystems Inventory (SEI).
- 7. Upon reviewing a Riparian Development Permit application the following guidelines will be considered:
  - a. Land within an identified Streamside Protection & Enhancement Area (SPEA) as determined by a QEP should be kept free of development with the exceptions of fencing, works and plantings to control erosion, protect banks, protect fisheries or otherwise preserve, restore, and enhance the natural water course and associated habitats.
  - b. Where appropriate, fencing of sensitive habitat to protect fish bearing water courses from livestock or the public may be required as a condition of development approval.
  - c. A restrictive covenant to ensure long term protection of vegetation along a natural water course, including a pond or lake, may be required so that it will be maintained to provide shade for the water surface, bank stability, and wildlife or waterfowl habitat sufficient for species which frequent the area.
  - d. A means of sewage disposal that does not discharge into a water body or water course shall be installed for all developments.

### **Riparian Development Permit Exemptions**

- 8. Pursuant to Section 488(4) of the *Local Government Act*, the following development proposals do not require a Riparian Development Permit:
  - a. an interior renovation;
  - b. reconstruction, renovation or repair of a legal permanent structure that maintains the same footprint. Only if the existing footprint is expanded or moved within a Riparian Assessment Area and/or land or vegetation is disturbed within a Riparian Assessment Area would a Riparian Development Permit be required;
  - c. the construction, alteration, addition, repair, demolition, and maintenance of farm buildings, farm fences, and normal farm practices as they are subject to the *Farm Practices Protection (Right to Farm) Act*;
  - d. clearing of land for cultivation, growing and harvesting of crops. However, the landowner should contact the appropriate agencies to ensure compliance with provincial and federal regulations;

- e. a proposed subdivision where:
  - i. no development, and no land or vegetation disturbance are proposed within the Riparian Assessment Area, and
  - ii. it has been deemed to the satisfaction of the Regional District that a sufficient building envelope, suitable building site and sewage disposal area can be provided outside of the Riparian Assessment Area, and
  - iii. a *Land Title Act* Section 219 Covenant has been registered on the Title of the property restricting development within the Riparian Assessment Area;
- f. an area where the applicant can demonstrate that the guidelines of the Riparian Development Permit Area have already been satisfied, or a Development Permit for the same area, scale, and type of development 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;
- g. a letter is provided by a QEP confirming that there is no stream or riparian area as defined by the Riparian Areas Regulation and that a Riparian Area Assessment is not required;
- h. the Regional District of North Okanagan receives notification from the Ministry of Environment that an assessment report has been received, demonstrating that the proposed development meets the requirements of Section 4(2) or of Section 4(3) of the Riparian Areas Regulation; or
- i. actions taken by the Regional District, Crown agency staff or their agents to control, or reduce flooding, erosion or other immediate threats to life or property, including:
  - i. emergency flood or erosion protection works;
  - ii. emergency works to protect, repair or replace public utilities;
  - iii. clearing of an obstruction from a bridge, culvert or drainage flow provided they comply with provincial and federal management and operating practices;
  - iv. repairs to bridges and safety fences;
  - v. the emergency removal of dangerous or hazardous trees or limbs by standard arboricultural practices provided they comply with the Riparian Area Regulation and Department of Fisheries and Oceans tree replacement guidelines.

All actions used to resolve emergency situations must be reported to the Regional District and the appropriate federal / provincial authorities within 72 hours.

### 3. FALL CREEK SLIDE DEVELOPMENT PERMIT AREA

Properties in the Fall Creek Slide Development Permit Area have periodically been impacted by slides, flooding, and debris flows which have descended the numerous creek corridors in the area. Following major storm events in June 1990 which resulted in damage to homes, farmland, roads, bridges, power lines, and other infrastructure, a Debris Flow Hazard Assessment and Risk Boundary Mapping<sup>9</sup> was prepared by a Professional Engineer for the Provincial Emergency Program. Guidelines for the Fall Creek Slide Development Permit Area reflect the findings of the Engineer's report.

1. The Fall Creek Slide Development Permit Area is designated under *Local Government Act* Section 488(1)(b) Protection of Development from Hazardous Conditions. The primary objective of this designation is to protect development from natural hazards

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<sup>9</sup> Thurber Engineering Ltd., Fall Creek Slide Area Debris Flow Hazard Assessment and Risk Boundary Mapping, report to Provincial Emergency Program, Ministry of Solicitor General, November 1990.

on lands that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, rock falls, subsidence, or avalanche.

2. The Fall Creek Slide Development Permit Area is shown on **Schedule “D”** and unless a Fall Creek Slide Development Permit Exemption applies, development on privately owned lands within the Development Permit Area will require a Development Permit prior to any of the following development activities:
  - a. issuance of a Building permit;
  - b. subdivision as defined in the *Land Title Act* and *Strata Property Act*; or
  - c. land alteration.

### **Fall Creek Slide Development Permit Submission Requirements**

3. Fall Creek Slide Development Permit applications must include a detailed site plan that indicates:
  - a. location and type (use) of existing and proposed buildings and structures including the distance to parcel boundaries and any water course, pond, or lake on, or adjacent to the subject property; and
  - b. location of existing and proposed roads, driveways and parking areas including details on surfacing, culverts, bridges, or other stream crossings; and
  - c. the location of any depressions, hills, banks, cliffs, ravines and similar topographic features on the subject property; and
  - d. details on the proposed method of sewage disposal.
4. If any development is proposed within Hazard Areas 2, 3, or 4, as shown on **Schedule “D”**, the Development Permit application must include a report prepared by a Qualified Professional Geotechnical Engineer which assesses the proposed development and which states that the area proposed for development is safe to use for the purpose intended, and/or describes what mitigation steps are required to ensure this is the case. The Engineer’s report may include but not necessarily be limited to:
  - a. the identification of safe building site(s);
  - b. recommendations regarding the construction of protective works to mitigate the hazard;
  - c. restrictions on construction and/or installation of services in areas containing unstable soil;
  - d. recommendations regarding vegetation planting and/or preservation to control erosion; and
  - e. recommendations to avoid exacerbating the hazard rating for the land.

### **Fall Creek Slide Development Permit Guidelines**

5. Prior to issuance of a Building Permit within Hazard Areas 0 or 1 as shown **Schedule “D”**; a *Land Title Act* Section 219 Covenant registered as a priority charge against the Title of the subject property will be required which indemnifies the Regional District of North Okanagan from any losses or damages caused by flooding or other hazards associated with the Fall Creek Slide Area.
6. If any development is proposed within Hazard Areas 2, 3, or 4; a *Land Title Act* Section 219 Covenant registered as a priority charge against the Title of the subject property will be required prior to subdivision or issuance of a Building Permit which indemnifies the Regional District from any losses or damages caused by flooding or other hazards associated with the Fall Creek Slide Area and which states that all construction and land alteration must meet the requirements specified by a Qualified Professional Geotechnical Engineer in the Covenant including confirmation that the area proposed

- for development is safe to use for the purpose intended, and/or describes what mitigation steps are required to ensure this is the case.
7. Where a Qualified Professional Geotechnical Engineer concludes that the proposed development cannot be safely constructed on the land, the Development Permit application may be refused.

### **Fall Creek Slide Development Permit Exemptions**

8. Pursuant to Section 488(4) of the *Local Government Act*, the following development proposals do not require a Fall Creek Slide Development Permit:
  - a. an interior renovation, repair, or alteration to a building or structure;
  - b. accessory or agricultural buildings or structures which are less than 55 square metres in building area (building “footprint”) where no variances of the Zoning Bylaw are required;
  - c. deck additions where no variances of the Zoning Bylaw are required;
  - d. fences;
  - e. retaining structures 1.2 m in height or less;
  - f. a proposed subdivision where it has been deemed to the satisfaction of the Regional District that each proposed lot would have a building site and driveway access within Hazard Areas 0 and/or 1 which meet the requirements of the Zoning Bylaw;
  - g. a proposed subdivision for the purpose of lot consolidation or road widening whereby additional parcels would not be created.
9. Prior to issuance of a Building Permit within Hazard Areas 0 or 1 as shown **Schedule “D”**; a *Land Title Act* Section 219 Covenant is registered as a priority charge against the Title of the subject property which indemnifies the Regional District of North Okanagan from any losses or damages caused by flooding or other hazards associated with the Fall Creek Slide Area.
10. Prior to subdivision or issuance of a Building Permit within Hazard Areas 2, 3, or 4; a *Land Title Act* Section 219 Covenant is registered as a priority charge against the Title of the subject property which indemnifies the Regional District from any losses or damages caused by flooding or other hazards associated with the Fall Creek Slide Area and which states that all construction and land alteration must meet the requirements specified by a Qualified Professional Geotechnical Engineer in the Covenant including confirmation that the area proposed for development is safe to use for the purpose intended, and/or describes what mitigation steps are required to ensure this is the case.
11. Actions taken by the Regional District, Crown agency staff or their agents to control, or reduce flooding, erosion or other immediate threats to life or property, including:
  - a. emergency flood or erosion protection works;
  - b. emergency works to protect, repair or replace public utilities;
  - c. clearing of an obstruction from a bridge, culvert or drainage flow provided they comply with provincial and federal management and operating practices;
  - d. repairs to bridges and safety fences;
  - e. the emergency removal of dangerous or hazardous trees or limbs by standard arboricultural practices provided they comply with the Riparian Area Regulation and Department of Fisheries and Oceans tree replacement guidelines.

All actions used to resolve emergency situations must be reported to the Regional District and the appropriate federal / provincial authorities within 72 hours.

12. Proposed development which is subject of a report, provided by the applicant, prepared by a Qualified Professional Geotechnical Engineer which assesses the proposed development and concludes that the proposed development is not subject to hazards described in the *Fall Creek Slide Area Debris Flow Hazard Assessment and Risk Boundary Mapping* report prepared by Thurber Engineering Ltd., November 1990.

#### **4. SHUSWAP RIVER FLOODPLAIN DEVELOPMENT PERMIT AREA**

The Shuswap River is the predominant water course in Electoral Area “F” and in most parts is a meandering, slow-moving stream with low banks. Because the river has an extensive watershed with high precipitation, it is prone to flooding and has a large floodplain as designated by the Province of B.C. Guidelines for the Shuswap River Floodplain Development Permit Area complement the Floodplain Management Provisions of the Zoning Bylaw.

1. The Shuswap River Floodplain Development Permit Area is designated under *Local Government Act* Section 488(1)(b) Protection of Development from Hazardous Conditions. The primary objective of this designation is to protect development from natural hazards on lands that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, subsidence, or tsunami.
2. Lands adjacent to the Shuswap River and its lake system and designated as Commercial or Industrial on **Schedule “C”**, and all lands within the Provincially designated Shuswap River Floodplain as shown on **Schedule “E”**, are designated as the Shuswap River Floodplain Development Permit Area and unless a Shuswap River Floodplain Development Permit Exemption applies, development within the Development Permit Area will require a Development Permit prior to any of the following activities:
  - a. issuance of a Building Permit; or
  - b. subdivision as defined in the *Land Title Act* and *Strata Property Act*.

#### **Shuswap River Floodplain Development Permit Submission Requirements**

3. Shuswap River Floodplain Development Permit applications must include a detailed site plan that indicates:
  - a. location, elevation, and setback to the natural boundary of the Shuswap River as determined by a British Columbia Land Surveyor;
  - b. location and type (use) of existing and proposed buildings and structures including the distance to parcel boundaries and any water course, pond, or lake on, or adjacent to the subject property; and
  - c. location of existing and proposed roads, driveways and parking areas including details on surfacing, culverts, bridges, or other stream crossings.

#### **Shuswap River Floodplain Development Permit Guidelines**

4. Unless an exemption applies, all development must comply with the Flood Construction Level and Floodplain Setbacks specified in the Zoning Bylaw.
5. A *Land Title Act* Section 219 Covenant registered as a priority charge against the Title of the subject property will be required, prior to subdivision or issuance of a Building Permit, which indemnifies the Regional District of North Okanagan from any losses or damages caused by flooding, erosion or other hazards associated with the Shuswap River Floodplain and which specifies that the development must meet the Flood Construction Level and Floodplain Setbacks specified in the Zoning Bylaw. In the

event such a covenant is required by both RDNO and another agency, a single covenant may be prepared to include both signatories.

6. The Board of Directors may consider requests for exemption to the Flood Construction Level and Floodplain Setbacks pursuant to Sections 524(7) and 524(8) of the *Local Government Act*.
7. Where an exemption to the Flood Construction Level and/or Floodplain Setback is requested and a Qualified Professional determines that the proposed development cannot be safely constructed on the land, the Development Permit application may be refused.

#### **Shuswap River Floodplain Development Permit Exemptions**

8. Pursuant to Section 488(4) of the *Local Government Act*, the following development proposals do not require a Shuswap River Floodplain Development Permit:
  - a. an interior renovation;
  - b. development within the floodplain for which a Section 219 Covenant has been registered as a priority charge under the *Land Title Act* against the Title of the subject property at the time of subdivision or Building Permit which states that all construction must meet the Flood Construction Levels and Floodplain Setbacks as outlined in the Zoning Bylaw and indemnifies the Regional District from any losses or damages caused by flooding.
  - c. development consistent with the types of development listed in the Zoning Bylaw as exempt from the Flood Construction Level requirements of the Zoning Bylaw.
  - d. accessory or agricultural buildings or structures which are less than 55 square metres in building area (building "footprint") where no variances of the Zoning Bylaw are required;
  - e. a proposed subdivision for the purpose of lot consolidation or road widening whereby additional parcels would not be created.
  - f. actions taken by the Regional District, Crown agency staff or their agents to control, or reduce flooding, erosion or other immediate threats to life or property, including:
    - i. emergency flood or erosion protection works;
    - ii. emergency works to protect, repair or replace public utilities;
    - iii. clearing of an obstruction from a bridge, culvert or drainage flow provided they comply with provincial and federal management and operating practices;
    - iv. repairs to bridges and safety fences;
    - v. the emergency removal of dangerous or hazardous trees or limbs by standard arboricultural practices provided they comply with the Riparian Area Regulation and Department of Fisheries and Oceans tree replacement guidelines.

All actions used to resolve emergency situations must be reported to the Regional District and the appropriate federal / provincial authorities within 72 hours.

## **5. WILDFIRE HAZARD DEVELOPMENT PERMIT AREA**

Given the naturally dry climate of the Okanagan, wildfire is an ever-present threat which can swiftly destroy homes, businesses, infrastructure, and property improvements. During the 2003 Okanagan Mountain Fire, it was reported that at times the intensity of this wildfire was such that burning debris "the size of dinner plates" was being propelled 6 - 8 km ahead of the main fire. Ultimately, the Okanagan Mountain Fire destroyed 239 homes<sup>10</sup>. During the 2009 Glenrosa fire in the Central Okanagan, flying embers were igniting ground

<sup>10</sup> Fire Review Summary for Okanagan Mountain Fire (K50628), prepared by the Protection Branch of the Ministry of Forests, 2003

fires 500 metres ahead of the main fire<sup>11</sup>. Such examples demonstrate the importance of taking steps, through site planning, design and ongoing maintenance, to help safeguard property against the threat of wildfires.

Guidelines for the Wildfire Hazard Development Permit Area are intended to help property owners to take steps at the subdivision stage which would protect property from the effects of wildfire and to provide direction to information regarding mitigation of wildfire hazards.

1. The Wildfire Hazard Development Permit Area is designated under *Local Government Act* Section 488(1)(b) Protection of Development from Hazardous Conditions. The primary objective of this designation is to protect development from wildfire hazards by identifying and implementing particular development and maintenance measures.
2. The Wildfire Hazard Development Permit Area is shown on **Schedule “F”** as areas with a Wildfire Hazard Rating of Moderate to High and unless a Wildfire Hazard Development Permit Exemption applies, development either wholly or partially within a Wildfire Hazard Development Permit Area will require a Development Permit prior to any of the following activities:
  - a. subdivision as defined in the *Land Title Act* and *Strata Property Act*.

### **Wildfire Hazard Development Permit Submission Requirements**

3. All Wildfire Hazard Development Permit applications must include a detailed site plan that indicates:
  - a. location and use of existing and proposed buildings and structures including the distance to parcel boundaries; and
  - b. location of existing and proposed roads, driveways and parking areas; and
  - c. the location of any depressions, hills, banks, cliffs, ravines and similar topographic features on the subject property.

### **Wildfire Hazard Development Permit Guidelines**

4. Prior to the approval of subdivision within the Wildfire Hazard Development Permit Area:
  - a. a report prepared by a Registered Professional Forester shall be required that assesses the proposed development, and
  - b. provides recommendations that may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard but are also congruent with Environment and Natural Areas Objectives and considers ecological values specifically wildlife, soil conservation and riparian habitat; and
  - c. a Section 219 Restrictive Covenant shall be required to be registered under the *Land Title Act* as a priority charge against the Title of the subject property for all areas determined by the Registered Professional Forester to be at risk of wildfire. The covenant must incorporate the recommendations of the Registered Professional Forester and indemnify the Regional District of North Okanagan in the event of any losses or damage to property which may occur as a result of a wildfire.
5. Developers of new subdivisions should consider the integration of trails, roads and cleared park land around development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas.
6. It will be a condition of each Development Permit that the land be developed and maintained in accordance with the approved Development Permit.

<sup>11</sup> *Anatomy of a Wildfire*, Lou Wilde, Nov. 30, 2009, FIREfighting in Canada, [firefightingincanada.com](http://firefightingincanada.com)

7. Each Wildfire Hazard Development Permit issued shall bear a notation indicating that additional information on the protection of development from wildfire hazard conditions is available in the “Home Owners FireSmart Manual” provided by the Forest Protection Branch of the BC Forest Service.

#### **Wildfire Hazard Development Permit Exemptions**

8. Pursuant to Section 488(4) of the *Local Government Act*, the following development proposals do not require a Wildfire Hazard Development Permit:
  - a. subdivision for the purpose of lot consolidation, boundary adjustment, or road widening whereby additional parcels would not be created; or
  - b. a report prepared by a Registered Professional Forester is provided which assesses the proposed development and concludes that the proposed development is within an area with a wildfire hazard rating which is less than Moderate; or
  - c. a Wildfire Hazard Development Permit has previously been issued and a covenant meeting the criteria of the Wildfire Hazard Development Permit Guidelines has been registered on the property Title, and the conditions of the Development Permit and covenant have been met and will not be affected; or
  - d. a covenant meeting the criteria of the Wildfire Hazard Development Permit Guidelines has been registered on the property Title, and the conditions of the covenant have been met and will not be affected.

#### **6. FORM and CHARACTER DEVELOPMENT PERMIT AREA**

1. The Form and Character Development Permit Areas are designated under *Local Government Act* Sections 488(1)(e) and 488(1)(f) Establishment of Objectives for the Form and Character of Commercial, Industrial, or Multi-Family Residential Development. The primary objective of this designation is to maintain the attractive rural setting and visual quality within Electoral Area “F” and to ensure that the form and character of commercial, industrial, and multi-family developments are appropriately integrated into this rural setting and co-ordinated with existing developments in these areas.
2. The Form and Character Development Permit Areas are defined as all properties that are zoned, or become zoned, for Commercial, Industrial, Multi-Family or Comprehensive Development uses.
3. Unless a Form and Character Development Permit Exemption applies, all development on lands zoned Commercial, Industrial, Multi-Family, or Comprehensive Development will require a Development Permit prior to any of the following activities:
  - a. issuance of a Building permit; or
  - b. subdivision as defined in the *Land Title Act* and *Strata Property Act*.

#### **Form and Character Development Permit Submission Requirements**

4. Form and Character Development Permit applications should include detailed, dimensioned plans that indicate:
  - a. siting of existing and proposed buildings in relation to property boundaries and other buildings/structures;
  - b. location and dimensions of parking areas, including parking and loading spaces and driveways;
  - c. fencing, outside lighting, and proposed signage;
  - d. proposed location of the septic disposal area;

- e. landscape plan identifying location and type of plant & tree species, ground cover, irrigation; and
- f. elevations of the proposed building(s) that indicate horizontal and vertical dimensions, architectural and design features, and exterior finish materials including the proposed colour scheme.

### **Form and Character Development Permit Guidelines**

- 5. Upon reviewing a Form and Character Development Permit application, the following guidelines will be considered:
  - a. the massing of buildings should be variable in form and should be incorporated where practical into smaller blocks which relate to the contours of the natural landscape;
  - b. where more than one building is to be constructed, the buildings should share some common architectural features;
  - c. exterior design and finish should incorporate products which complement the natural setting and include natural and engineered materials in earth-tone colours that are characteristic of the region such as brick, stucco, stone, stained or painted wood, or a combination of the above;
  - d. the form and character of development and landscaping should harmonize with the natural setting and should include, or retain, in a manner reflecting FireSmart principles, groups of large, native trees and shrubs, particularly in areas adjacent to rural, agricultural, and low density residential development.
  - e. new development must provide safe and efficient vehicle entrances, exits, and site circulation which minimizes conflict with pedestrian traffic;
  - f. vehicle parking is encouraged to be at the rear or side of buildings and should be broken into smaller groups separated with landscaping or natural vegetation while still maintaining sight distances for safe access and egress;
  - g. views from adjacent properties should be respected where practical through the development to prominent natural features beyond the subject property.

### **Form and Character Development Permit Exemptions**

- 6. Pursuant to Section 488(4) of the *Local Government Act*, the following development proposals do not require a Form and Character Development Permit:
  - a. a subdivision which would not result in contravention of the Zoning Bylaw with respect to existing development on any proposed lot; or
  - b. the erection of signs provided they conform to the requirements of the Ministry of Transportation and Infrastructure Sign Policy and the Regional District of North Okanagan Zoning Bylaw; or
  - c. additions to, or alterations of a building or structure provided the addition or alteration is less than 25% of the existing building area (footprint) of the building and it conforms to all the requirements of the Zoning Bylaw; or
  - d. accessory buildings or structures which are less than 55 square metres in building area (footprint), no higher than one storey (6 metres) in height, and where no variances of the Zoning Bylaw are required; or
  - e. interior renovations that do not affect the exterior of the building.

## 18. IMPLEMENTATION

Plans provide important guidance for the future, but their real value lies in translating their vision into reality through implementation. The Official Community Plan provides direction which will shape future land use and development in Electoral Area “F”. The Plan will be considered by the Regional District in assessing proposed developments. Addressing the objectives and policies of the Official Community Plan on an ongoing basis will be a challenging process, requiring resources, coordination, commitment and an ability to respond to circumstances that may be outside the Regional District’s control.

The Electoral Area “F” Official Community Plan has been prepared and adopted in accordance with the provisions of the *Local Government Act* of British Columbia. Once adopted, all bylaws enacted, permits issued and works undertaken within the Official Community Plan area must be consistent with the provisions of the Plan. Changes may be made to the Plan after its adoption through the Official Community Plan bylaw amendment process. The Regional District Board as well as the community at large should ensure that proposed changes reflect the interests of the community.

The Official Community Plan is intended to be implemented over an extended period of time through a combination of different types of initiatives. These initiatives include:

- revisiting existing bylaws such as the Zoning Bylaw and Holding Tank Bylaw;
- creating special plans or conducting special studies, such as inventories of environmentally sensitive areas; and
- communications such as initiating and responding to inter-jurisdictional referrals and conducting public education programs.

Responsibility for undertaking these and other initiatives to implement the Official Community Plan does not lie solely with the Regional District. Private individuals, community groups, and senior government agencies also play a role in implementation of the OCP. In many cases, collaboration and cooperation amongst all of the responsible parties will be required. The Regional District will continue to reach out to adjacent municipalities, First Nations, and senior government agencies to share in the implementation of the Official Community Plan.

### Implementation Tools

**Zoning Bylaw** - The Zoning Bylaw contains a range of zoning categories prescribing land use, density, and conditions of development. The zoning categories, over time and through amendment, should be consistent with the broad land use designations of the Official Community Plan.

**Development Permits** - Development Permit approval is required for applicable development as designated in this Official Community Plan. The Development Permit process is an important vehicle for plan implementation. Electoral Area “F” currently has a number of Development Permit areas and corresponding Development Permit Guidelines. To continue providing for a fair and efficient process, the Regional District may consider refinements to the Development Permit process, including consideration of Development Permit Exemptions, which reflect current ‘best practices’ and avoid duplication while ensuring that Plan objectives are met.

**Financial Plan** - There is a direct relationship between implementation of this Plan and the capital investment decisions of the Regional District’s Financial Plan. In the annual review of the Financial Plan, it is anticipated that funding decisions will be made consistent with the Official Community Plan.

# APPENDIX 1 - Greenhouse Gas Emissions, Reduction Actions & Targets

Given the rural nature of Electoral Area “F”, options to reduce greenhouse gas emissions are limited compared to those identified for urban centres. Below is a list of actions that have been identified as achievable and realistic for rural residents and businesses.

## Electoral Area “F” Greenhouse Gas Reduction Actions

| Community Name                |                           | EA_F                                                    |                                |                                         |                                                                        |                                        |
|-------------------------------|---------------------------|---------------------------------------------------------|--------------------------------|-----------------------------------------|------------------------------------------------------------------------|----------------------------------------|
| Pick from some preset actions | Area                      | Action<br>(roll over to see the note)                   | Emissions Sector               | [A]<br>Savings for those that do it (%) | [B]<br>UPTAKE...<br>What share of the population do this by 2030 ? (%) | [C]<br>Net Result<br>(% of the sector) |
|                               | Buildings and Development | Residential Retrofits (gas, oil, or propane space heat) | Existing Residential Buildings | 30%                                     | 30%                                                                    | 9.0%                                   |
|                               | Buildings and Development | High Efficiency NEW Residential                         | NEW Residential Buildings      | 30%                                     | 30%                                                                    | 9.0%                                   |
|                               | Buildings and Development | Commercial Retrofits                                    | Existing Commercial Buildings  | 30%                                     | 10%                                                                    | 3.0%                                   |
|                               | Buildings and Development | High Efficiency NEW Commercial                          | NEW Commercial Buildings       | 40%                                     | 20%                                                                    | 8.0%                                   |
|                               | Transportation            | Reduce Vehicle Travel - behavior change                 | Personal Vehicles              | 5%                                      | 20%                                                                    | 1.0%                                   |
|                               | Transportation            | Increased Density in Core Areas                         | Personal Vehicles              | 5%                                      | 0%                                                                     | 0.0%                                   |
|                               | Transportation            | Increased Amenities                                     | Personal Vehicles              | 5%                                      | 0%                                                                     | 0.0%                                   |
|                               | Transportation            | Reduce Idling                                           | Personal Vehicles              | 5%                                      | 10%                                                                    | 0.5%                                   |
|                               | Energy Supply             | Solar Panels for Hot Water-Residential                  | Existing Residential Buildings | 10%                                     | 10%                                                                    | 1.0%                                   |
|                               | Waste                     | LFG capture                                             | Waste                          | 30%                                     | 0%                                                                     | 0.0%                                   |
|                               | Waste                     | Organics Diversion                                      | Waste                          | 30%                                     | 80%                                                                    | 24.0%                                  |
|                               | Energy Supply             | District Heating Node                                   | NEW Commercial Buildings       | 60%                                     | 0%                                                                     | 0.0%                                   |
|                               | Agriculture               | Manure Management                                       | Agriculture                    | 50%                                     | 20%                                                                    | 10.0%                                  |

Based on the greenhouse gas (GHG) reduction options identified above and conservative projections on the level of uptake within Electoral Area “F”, the Official Community Plan has set forth the following objective related to GHG reduction targets.

*Consistent with the Regional Growth Strategy, achieve greenhouse gas emission reduction targets of 15% by 2020 and 26% by 2030 from 2007 levels.*

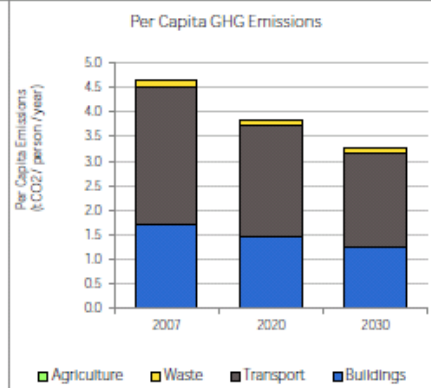
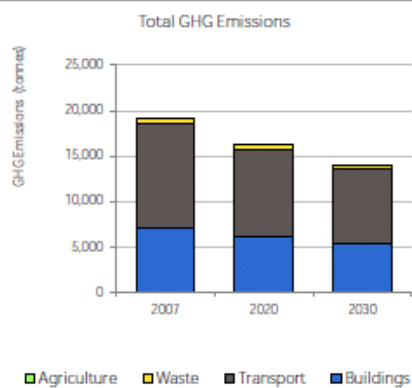
The figure below provides a forecast of GHG emissions in Electoral Area “F” for the years 2020 and 2030 as compared to 2007 levels.

Community Name EA\_F

|            |                            |       |       |
|------------|----------------------------|-------|-------|
| Population | Assumed Growth Rate > 0.2% |       |       |
|            | 2007                       | 2020  | 2030  |
|            | 4,099                      | 4,200 | 4,280 |

|                                          |        |        |        |
|------------------------------------------|--------|--------|--------|
| Reduction Scenario: Estimated Reductions |        |        |        |
|                                          | 2007   | 2020   | 2030   |
| Total GHG Emissions                      | 18,914 | 16,170 | 14,027 |
| Change from 2007                         | -      | -2,744 | -4,887 |
| % Change GHG Emissions Total from 2007   | -      | -15%   | -26%   |

|                                             |     |      |      |
|---------------------------------------------|-----|------|------|
| Per Capita Emissions (t/person)             | 4.6 | 3.8  | 3.3  |
| % Change GHG Emissions Per capita from 2007 | -   | -17% | -29% |



CONSOLIDATED

# Kingfisher Local Area Plan



MMM GROUP



site360

Schedule "B"  
Attached to and forming part of  
ELECTORAL AREA "F" OFFICIAL COMMUNITY PLAN  
BYLAW NO. 2702, 2016  
Dated this 28th day of July, 2016

P. Juniper

Deputy Corporate Officer



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## 1.0 Overview

The purpose of this Local Area Plan is to refine the Electoral Area “F” Official Community Plan with specific policies to the Kingfisher Area. While the existing Official Community Plan covers off many general policies for the Kingfisher Area, the Local Area plan process allows the Kingfisher stakeholders to engage in a consultative process that is specific to their area. The recommendations from the Local Area Plan will be presented to Regional District staff and Board members for appropriate inclusion or modification of the existing Area “F” Official Community Plan.

The Kingfisher/Mabel Lake area is located 37 kilometres east of Enderby in Electoral Area “F” of the Regional District of North Okanagan. Situated at the mouth of the Shuswap River on Mabel Lake, the community is a collection of fulltime, seasonal and recreational residences, commercial, and public properties surrounded by rural and agricultural land uses. During the summer months the character of the community alters dramatically with an influx of people taking advantage of the recreational opportunities in the area.



The Electoral Area “F” Official Community Plan (OCP) outlines broad objectives and policies to guide the form and character of existing and proposed land use development in the area.

In the past fifteen years, three major amendments to the OCP have facilitated significant growth in the area. That growth, along with the associated population growth and increase in day use has led to concerns regarding the current and future capacity to manage the population and infrastructure, the recreational carrying capacity and associated environmental impacts. The increased number of residents (permanent and seasonal) and day users, coupled with the shortage of infrastructure, amenity access points and monitoring, has led to conflicting usage issues both on land (e.g. parking, traffic, trespass, illegal camping, beach users verses boaters) and on water (e.g. lack of moorage, excessive buoys at the river mouth and improper use of boats on the lake and river). Environmental impacts have been noted but not scientifically documented.

The need to develop a comprehensive plan for the area was identified in the 1996 and 2005 Official Community Plans to address the impacts of this growth. The 2005 OCP states:

“The Regional Board recognizes that the sustainability of Recreation Commercial development in Kingfisher and other identified areas of the Plan, has absolute limits defined by physical geography, environmental and social carrying capacity as well as other aspects and it will seek to establish and address such limits through a strategic local area plan which may introduce development containment boundaries, transition and buffer zones between the rural and recreation resort areas of the community, local transportation plans, servicing standards, and open space strategies. Environmentally sensitive areas and important connectivity corridors must also be identified and protected.”

In November 2008 area residents again raised concerns about further development in the area and consistently requested that the local area plan be initiated. On July 8th, 2009, the Regional Board passed a resolution approving a request for proposals to prepare a local area plan based on a previously compiled draft terms of reference. A formal request for proposals was posted and closed November 13, 2009. Site360 Consulting Inc. was the recommended proponent and was formally issued a contract to prepare the local area plan in January 2010. In addition to the stated terms of reference, Site360 included with their work plan;

- ▶ A Community Vision for the plan area based on the results of stakeholder consultation.
- ▶ A timeframe for the plan – both for implementation of specific initiatives and for the future review of the plan in its entirety.
- ▶ An implementation matrix for all new initiatives or actions for existing conditions, there will be a clear outline provided of what needs to be done and by whom.
- ▶ Recommendations for further study to compliment the outcome of the local area plan.
- ▶ Recommended amendments to the Electoral Area “F” OCP beyond adopting the local area plan as an appendix to the OCP.

## 2.0 Kingfisher Profile

### 2.1 Physical Description

The Kingfisher Plan area has been defined as either side of the Shuswap River between “Halfway Hill”, or the Shuswap River Islands Park, to the shores adjacent to the outlet of Mabel Lake into the Shuswap River (See Figure [Plan Outline Area]). There are limited private land holdings, mostly close to the north side of the Shuswap River, with crown lands occupying most of land above the valley bottom. The western portion of the plan area is predominantly rural and agricultural. A significant portion of these lands are within the Agricultural Land Reserve. The goal of the Agricultural Land Reserve and Commission is to preserve agricultural land, to encourage the establishment and maintenance of farms, and to use land in a manner compatible with agricultural purposes. Forage crops such as hay and alfalfa and pasture land for livestock dominate the agricultural uses while the remaining rural lands remain mostly in forest. Most of the area consists of larger land holdings with some rural residential parcels existing closer to the river.

The eastern border of the plan area is Mabel Lake. The lakeshore has been developed as two distinct areas separated by the Shuswap River. The north side is accessed by the Enderby Mabel Lake Road and consists of Mabel Ridge Estates, Mabel Lake Resort and its ancillary developments, the airstrip, river mouth marina, and a handful of private lakeshore cabin lots. Slightly further away from the lake is the closed Kingfisher school and the Kingfisher Hall that is still actively used in the community.

North of Mabel Ridge Estates, there is very little private land on the lakeshore within the plan area.

The west side consists of cabin/seasonal residential lots and the church camp (Camp McKenzie). There is no public road access to the west side although there is a rough road route that would be passable in an emergency back through the Hidden Lake area. This road crosses through private lands and is not available for public use. Regular access is provided by private boats to individual or shared docks. Although there are dedicated roads on the west side, there are very few regular vehicles there. There are a few ATV's and some construction equipment that likely never leaves the west side. The west side does have hydro and telephone service across the Shuswap River.

This limited access makes the pontoon boat the watercraft of choice amongst the west side property owners. There is at least one pontoon boat that serves as a water taxi and garbage collection service.



*Site360 Consulting Inc. was the recommended proponent and was formally a contract to prepare the local area plan in January 2010.*



## 2.2 Census Data

The 2001 Canada Statistics Census (as reported through BC Stats) indicated that there were 195 residents within the Kingfisher census area who indicated it was there principal residence. This was a drop from 1996 when there was a reported population of 226. The 2001 reporting population was pretty evenly split with 51% male and 49% female. Some other summary data from the 2006 census:

170 of the 195 were over the age of 15years old, 30 were over 65 years old. 100% of the respondents owned their own dwelling which had an average value of \$167,252.

Of the reported population, there were none listed as aboriginal, none listed as visible minorities, 27% listed as immigrants and of those immigrants, almost 65% of those were born in Germany.

The top two occupations by population were Educational Services; and, Professional, Scientific and Technical Services. These two categories covered all of the full time work force. There were 60 people listed within the labour force with 100% of them listed as employed.

Unfortunately, BC Stats has not published detailed updates of the 2006 Census but the population count rose to 238.

### 3.0 Current Official Community Plan for Electoral Area “F”

The current OCP for Electoral Area “F” was prepared in 2004 and adopted in 2005. As with many Official Community Plans, there is a lot of background discussion on the overall theme of the OCP and then specific policies within each section. The specific policies are the only portions which have any legal force and effect as part of the OCP bylaw, but the background and discussion materials provide general purpose and intent for the policies.

The OCP for Electoral Area “F” provides a general theme of urban containment and rural preservation. The majority of new permanent residential growth is directed to the City of Enderby where infrastructure and community services are provided. Limited opportunities are identified within the plan area for seasonal residential and comprehensive resort development. Development in rural areas is generally discouraged and preservation of agriculturally viable lands is encouraged. There are few direct references to the Kingfisher area within the OCP but there are many general policies that apply for the purpose of future growth and preservation. The following sections summarize the general intent of the OCP with regard to specific land use categories.

#### 3.1 Rural/Agricultural

The policies listed within Division IV of the OCP generally follow the policies and objectives of the Agricultural Land Commission Act. In summary, non-agricultural development of viable agricultural lands is strongly discouraged. Further policies seek to limit or control non-agricultural development on non-ALR lands in order to minimise impacts to ALR lands. These policies are typical of any OCP where there are ALR lands involved. The ALC has statutory review obligations for an OCP Bylaw and will make sure that these kinds of provision are included before they will “sign off” on the OCP Bylaw.

The ALC’s mission is to preserve agricultural land and to encourage and enable farm businesses throughout British Columbia. Any changes to ALR lands will be reviewed in the context of this mission statement by the ALC and therefore the policies of an OCP must not deviate from the ALC Act nor ALR land designations without prior consultation.

However, the OCP acknowledges that there are conflicting policies with respect to the protection of the environment and the preservation of agricultural activities. When the Riparian Area Regulations were enacted provincially, they imposed province wide standards for environmental protection for all riparian areas adjacent to water bodies. These regulations were also intended to streamline with federal Department of Fisheries and Oceans regulations that protect fish and potential fish habitat.



The reality is that many agricultural areas are found in river valleys, adjacent to wetlands and lakes, and generally in areas where they have a potential influence on drainage courses and ground water. Indeed, many agricultural activities require drainage works to ensure the land is suitable for particular farming activities. The Kingfisher area is typical in this regard in that most of the ALR lands and agricultural activities take place in close proximity to the Shuswap River and its associated tributaries and wetlands.

The 2004 OCP acknowledged that the specific fencing and buffering policies listed in division XI.B of the plan (Development Permit Areas for the protection of the natural environment) were not endorsed by the Ministry of Agriculture and listed specific actions for exemptions and future considerations. It should also be acknowledged that RAR does not apply to agricultural activities. However, that exemption does not exempt agricultural activities from potential offences under the Fisheries Act and DFO.

These are complicated issues that involve several levels of local, provincial and federal governments. The local area plan should promote a common vision for both agriculture and the protection of the environment. It should also provide land owners with simple guidelines to follow in order to ensure that the activities they pursue within their own private lands are consistent with regulations and the vision of the community.

Detailed studies are currently underway for the Shuswap River and Mabel Lake that will create specific mapping, inventory of habitat and quantitative indexing for sensitive habitat areas. The result of these studies will provide the regulatory bodies a clear framework to manage the environmental assets within the plan area. The goal should be to use these studies to also clearly explain new policies and regulations for agricultural activities that not only abide by the various levels of governmental jurisdiction but also strive to meet the vision and objectives of the community.

### 3.2 Parks, Trails and Open Space

The OCP identifies three general levels of park space; user-oriented areas, intermediate areas, and resource-based areas. The OCP also noted that the public input indicated a need for more user-oriented park space within the Kingfisher community. Specifically, it was suggested that a community park for active use (multi-use ball field) was needed as well as improvement to the beach access for swimming and marine activities (primarily boating).



Intermediate parks are generalised as day use parks generally within a one hour drive from home. Intermediate parks for the Kingfisher residents would therefore typically be outside of the plan area. However, given the proximity to Enderby, many of the user-oriented parks within the plan area are used as intermediate area parks by residents from outside of the plan area. This aspect suggests that a higher ratio of user-oriented parks is warranted within the Kingfisher plan area that the permanent population would normally justify.

The Kingfisher plan area also has two Class A Provincial Parks; Skookumchuk Rapids and Shuswap River Islands provincial parks are the resourced based parks within the plan area. There is also access to significant crown land and forestry campsites through the Kingfisher plan area that are used in both summer and the winter (i.e. Hunter's Range, Noisy Creek, Mount Griffen).

It should be noted that there has been little in the way of trail development in the Kingfisher area. There is a small network of trails that has been developed by Mabel Lake Resort that generally provide linkages from the River mouth boat launch and marina back towards the golf course. This leaves most pedestrians to travel on the gravel shoulders of the public roads. During peak times when parking is at a premium, the pedestrians are left to walk on the roadway. The trail is in varying states of improvement and maintenance.



The Kingfisher area has long been recognised as a popular area for outdoor recreation. The Mable Lake Resort has a long history, dating back to 1928, indicating the early acknowledgement that the area provided outdoor experience worthy of tourist travel. The experiences available in the natural surroundings, including the lake, river and mountains surrounding the plan area continue to draw seasonal residents and tourists to the area.

The lake frontage within the plan is the main access point to Mabel Lake. Other access is available through crown land and from the south end of the lake, but these accesses are more rugged and there are no other communities as developed as Kingfisher on the lake. This makes Kingfisher a very busy place at peak times, particularly during the summer and puts a strain on the most popular user-oriented park spaces.



It appears that no significant initiatives have been implemented to address the needs identified by the 2004 OCP specific to the Kingfisher area. There are undeveloped park resources in the area and other potential park resources that can be targeted for future public acquisition. The key piece of land is the crown land lot at the end of Parkway Road. RDNO (through Fortune Parks) is actively pursuing tenure for this parcel which would provide the opportunity to resolve needed off-lake facilities for parking. Other potential public uses could be accommodated on this site if it were correctly developed and managed.

The 2004 OCP lists the following specific land resources that should be reserved for public use open space:

- ▶ Resourced based area at Skookumchuk Rapids (including the Class A Provincial Park south of the rapids).
- ▶ The narrow strip of land between the Enderby Mabel Lake Road and the Shuswap River from Lot 4, Plan 20671 west of the Cook Creek recreational area.
- ▶ “The Islands” in Shuswap River – now a Class A provincial park.
- ▶ District Lot 2423 on Mabel Lake – south of the west side development.
- ▶ Development of additional public accesses to the Shuswap River for hand launched recreational uses.
- ▶ Commitment to the development and enhancement of the Shuswap River as a recreational corridor with suitable maintenance and management including river bank stabilisation where necessary to minimise erosion problems.
- ▶ The remainder of District Lots 2415 and 5142 at the mouth of the Shuswap River at Mabel Lake.

The Fortune Area Parks Master Plan is currently underway which will address parks needs within the Kingfisher Area. However, there are specific issues to be addressed at the local area plan level that are discussed in the Recommendations section of this plan.



### 3.3 Transportation

The current OCP addresses the main transportation link to the Kingfisher area as the Enderby Mabel Lake Road. All roads within the plan area are the responsibility of the Ministry of Transportation and Infrastructure (MoTI) and as such, the RDNO can only act in an advisory role to MoTI with respect to road issues. However, the OCP did acknowledge that improvements were warranted on Enderby Mabel Lake Road regarding pedestrian and vehicular traffic safety, and drainage.

The RDNO commissioned traffic counts for Enderby Mabel Lake Road during the summer and early fall of 2009 in advance of the local area plan process. While the exercise indicated a definite increase in traffic during the summer period (July 28 through August 12) compared to the fall period (September 9 through September 24), the traffic volumes are well within the parameters for a two lane rural highway (using TAC guidelines).

For example, the peak hourly traffic count occurred On August 1st between 1:00 PM and 2:00 PM and was 196 vehicles total in both directions. The maximum capacity for a two lane rural highway at sustained speeds above 80 km/h is 920 vehicles per hour in both directions. This is a generalised statement as the capacity numbers would change through various sections due to geometry and other factors that could influence maximum capacity. However, at 21% of maximum capacity under ideal conditions at the maximum peak hour, the general conclusion is that traffic volume is not anywhere close to being a technical constraint.

Despite the fact that overall traffic volumes on Enderby Mabel Lake Road are well within capacity for the engineered design of the road, there are still concerns about pedestrian and cycle safety and the general condition of the road surface.

Local roads within the plan area are fairly limited. Most of them in the western portion of the plan area are either short dead end roads to serve a few rural lots or they are part of the Forestry Service road network. In the eastern portion of the plan area, there are a few local network roads that serve to access Mabel Ridge Estates and some of the rural parcels such as Beatie Road. The OCP does specify that Lusk Lake Road should be connected through to Lusk Lake Road East. This connection is available by a dedicated road right of way but it has not been constructed to date due to grades and third party ownership issues. It would serve to provide linkage from Mabel Ridge Estates and the resort area back to Enderby Mable Lake Road by way of Beatie Road. Currently, the local road network does not provide any looping connectivity such that all traffic must follow the main route of Enderby Mabel Lake Road. Lusk Lake, Beatie, Kingfisher and Stoney Roads are still gravelled surfaced roads. All other local roads east of Kingfisher Creek are paved.

The OCP also identified that improvements were needed to the intersections of Enderby Mabel Lake Road and River mouth Drive and Beatie Road to improve geometric alignments and provision of parking.

The residential development within the Mabel Lake Resort has primarily been developed with private strata roads that generally have one point of access from the public road systems. Therefore, they serve as access for the development within the resort only and do not provide for public vehicular connectivity. There could be connectivity in an emergency situation along the east side of the airstrip utilising private roads within the resort strata development.

In the absence of lands being released from the ALR for further development, there are few opportunities to improve alternate access to Enderby Mabel Lake Road. However, there are improvements to be considered to enhance and promote safe pedestrian and other non-motorised modes of travel. The one option that should be explored is the Forest Service Road to Three Valley Gap. This is a long route but the road is reasonably good in summer conditions. If the east end of Kingfisher had to be evacuated, this would be a potential route out of the valley.

### 3.4 Infrastructure

The predominantly rural nature of the plan area dictates that there is limited community infrastructure available other than in the immediate area of the Mabel Lake Resort. BC Hydro provides electricity and Telus provides telephone service by way of land lines. There is no reliable cellular phone service within the plan area.

The provision of water and sewage disposal is therefore limited to private on site systems for each rural parcel. Water is typically provided by private wells or water licenses from surface sources. Sewage disposal is handled by private onsite septic systems. The OCP has used the lack of services as one of the primary reasons to discourage further development in the rural portions of the plan area but defers regulatory approval for water and sewage disposal to the respective divisions of the Ministry of Environment and Interior Health Authority.

The Mabel Lake portion of the plan area has been historically developed with lakefront lots and the resort development. The development prior to 2000 was facilitated by a similar approach to infrastructure as the rural areas – private water and sewage disposal. In 2001, the golf course expanded and made improvements to the water and sanitary systems.

The community water system consists of a lake intake, two 15 hp domestic pumps and one 25 hp backup pump, all operated and maintained by RDNO. The distribution network fronts 317 residential properties that could be hooked into the system but to date only 247 properties, plus one apartment site, one commercial golf course, one commercial RV Park and the campground are connected to the system. The design of the water system is such that the two 15 hp pumps should provide enough capacity for all domestic requirements and the 25 hp pump is for back-up to be used in the case of a malfunction of one of the 15 hp pumps or during routine maintenance. Typically the pumps will be used in a rotation to extend the overall lifecycle of the pumps.

Recent data from the summer of 2010 indicates that peak demand flows were 27% over the capacity of one 15 hp pump, meaning that both domestic pumps would have been in operation for at least 6 hours per day (during the peak day) to meet demand flows. This indicates that the system still has some design capacity available for growth. However, it is recommended to replace the lake intake with a larger diameter pipe for that portion that was not increased previously in 2001.

As a condition of the golf course and related development at Mabel Lake Resort, a community sewer collection and disposal system was required to be implemented. A Liquid Waste Management Plan was prepared in the late 1990's and the initial collection and disposal system was installed concurrently with the golf course in the early 2000's and subsequently turned over to RDNO. The scope of the Liquid Waste Management Plan was such that the system needed to be designed for growth such that it could eventually accommodate service to Mabel Ridge Estates and the West Side cabins.

The current system is connected to approximately 101 homes that have all been developed by the resort. There are no homes outside of the resort development that have been connected to the community system. The system is currently designed to accept effluent into a community septic tank and then dispose the effluent to ground through disposal field. Individual homes are still required to have a septic tank to capture solids and only deliver effluent (i.e. liquid waste) to the collection and disposal system (STEP system). Based on flow monitoring, the summer peak use is estimated at approximately 23,000 US gallons per day (87 cubic metres) which is well below the maximum limits of the Operational Certificate issued by the Ministry of Environment of 250 cubic metres per day. The off season usage of the system is estimated to be minimal as only homes within the resort lands are currently connected.

The system is designed to be easily expanded to serve all of the north side development (Northside lakefront lots, Mabel Ridge Estates and the Mabel Lake Resort controlled properties) and, with additional efforts, can also serve the west side properties. At a certain threshold, secondary treatment of the effluent will be required to preserve capacity in the field areas. However, based on the data presented in the Liquid Waste Management Plan, the sewer system seems to be operating within the intended parameters. There should be enough capacity within the existing system to provide sewer service to the extent of the original service area included within the Liquid Waste Management Plan. Detailed analysis by a professional engineer would be required before any formal service extension program is initiated. The Northside lakefront lots would likely be the first stage to be added, followed by the Mabel Ridge Estates and then the Westside properties (if feasible).

Ground water sampling was originally conducted in 1996 during the first stages of the Liquid Waste Management Plan and it was found that there were probable impacts to ground water from existing septic systems. Water sampling has been conducted at different times since the original report and there are still results that indicate ongoing impacts to ground water. Some of the water quality issues can be attributed to natural occurrence but the pattern of increasing quality issues as you move closer to the river mouth suggest that a good portion is related to human impacts.

This is a reasonable outcome as none of the residential users closest to the lake have been able to hook up to the community sewer system. It is also a reasonable expectation that these impacts will continue until such time as more of the existing residences can hook into the community system. The Mabel Lake Water system is tested every two weeks and has not recorded any water quality concerns. This is likely due to the fact that the intake is upstream of most of the waterfront developments and existing private septic systems. Many of the waterfront lots still derive their water directly from the lake and therefore, water quality issues in the shore zone area are a great concern for those private users.



### 3.5 Residential / Affordable Housing

The OCP makes a firm commitment that all new residential uses will be serviced by community water and sewer. This leads to the fact that no new residential growth is likely within the Kingfisher plan area unless it is tied into the community sewer and water system available in the vicinity of the resort. Based on the current OCP land use designations, there are additional lands to be developed to accommodate residential units and there are also residential lots that have already been created that are still vacant (i.e. no permanent residential structures constructed). These opportunities are all within the vicinity of the resort, in Mabel Ridge Estates or on the West Side.

Other opportunities for modest growth are found in the rural areas within the plan in the form of potential subdivision within the constraints of the Zoning regulations and the Agricultural Land Reserve. These would be developed to be serviced with on-site water and onsite septic disposal systems.

Given the requirement that RDNO has set for services, the current ALR boundaries and the established development pattern, there is little opportunity to designate additional lands for residential development. However, should ALR lands be released by the ALC that are generally north and west of the existing settlement on the north shore, potential residential policies should be revisited. There are also lands around Lusk Lake that are generally suitable for development and close enough to service with water and sewer. Mabel Ridge Estates could be extended to the north. However, there are no current applications for the release of these lands. There is also the fundamental question of whether residential growth into these areas is consistent with the vision for the community. More detailed analysis of residential growth potential is examined in the Recommendation Section.

The current OCP acknowledges that affordable housing strategies are difficult to implement in rural areas. The Kingfisher plan area is predominantly rural and affordable options are most likely in the form of manufactured or mobile homes. The Zoning Bylaw makes provisions for accommodations on rural parcels predominantly to accommodate on farm workers. The ALC Act similarly limits most additional residential accommodation within the ALR for bona fide farm labour.



Within the Mabel Lake area of the plan, most of the older residential development is situated on lots that are not currently serviced to accommodate secondary suites. However, there would be some potential, particularly within Mabel Ridge Estates to consider allowing secondary suites once sanitary sewer is available. Within the resort development, most of the residential development has been created as second residences or vacation homes. These are not affordable options. Similarly, any of the lots that are located in relative proximity to the lake will be valued for their recreational amenities and would not fall within affordable definitions.

Future development potential in the Parkway Road area could create some smaller multiple dwelling units that could be purpose built for rental to seasonal employees in the form of mixed use development. The need for permanent affordable residential units is difficult to assess as most of the employment generated by the commercial activities is seasonal. Until the community establishes year round employment, it is difficult to justify affordable housing as a community need beyond what is currently possible within the rural context.

### 3.6 Commercial / Resort / Resource

The OCP identifies limited potential for commercial land uses within the Kingfisher Plan area. A potential opportunity exists for the two lots at the intersection of Parkway Road and Enderby Mabel Lake Road with the emphasis on a community commercial establishment.

The resort lands are rezoned for development and have been generally subdivided into all intended lots. It is not anticipated that additional land development will occur within the current resort boundaries although there are a number of vacant lots that have not been built on. The resort cabins on the lakeshore, although they are old, have been maintained and updated to continue their seasonal use. Due to their proximity to Mabel Lake and current environmental restrictions redevelopment of these cabins would be challenging. Similarly, the store, which also serves as administration for the holiday park, is old but well maintained. It is unlikely that redevelopment of these facilities would result in any increase in development density due to current environmental regulations.

Without new lands being released from the ALR, no significant expansion of the resort boundaries is possible. The main area where development potential exists is north of Parkway Road and it has been identified for residential development with some future park needs. There are also two vacant lots south of Parkway Road that have been designated and zoned for general commercial use.

Resources in the area generally refer to forestry and mineral (including gravel) deposits. The OCP identified that the areas with the least limitation to growth of forestry activities are located south of the river and west of the lakeshore – generally behind the west side cabins. The area north of the river and between Kingfisher Creek and Mabel Lake is indicated as the next best potential for forestry growth (there are recently active blocks located north of the kingfisher community).

Generally, the plan area is categorised as having no significant mineral deposits, but is identified as a favourable geological environment. There are a few probable locations for aggregate reserves and given the nature of the river valley and some localised borrow pits, it is expected that small aggregate deposits could be found throughout the plan area.

If any significant resource development occurs, consideration should be given to access and infrastructure required for the resource development in terms of how it may benefit the plan area in the long term, even after the resource has been depleted.



### 3.7 Heritage

The current OCP acknowledges the potential to designate heritage sites and to appoint a Heritage Commission. Neither has occurred since the OCP was prepared. However, the Enderby and District Heritage Commission serve as a review committee for any heritage issues within Electoral Area “F”. The OCP acknowledges that there have been public calls for the Shuswap River to be named a heritage river. The OCP also recognises that there are several identified archaeological sites along the river.

An inventory on archaeological sites was carried out within the plan area. There are approximately thirty one identified sites within the Kingfisher area that contain unique information about First Nation’s history. These sites are protected under the Heritage Conservation Act, and a provincial heritage permit is required before development within an archaeological site may take place.

The Enderby and District Heritage Commission encourages any land owner who wishes to consider heritage designation to contact them. Furthermore, that the Archaeological Branch and Splat sin be consulted regarding the location of archaeological sites, particularly along the river. Splat sin would like to be involved in any discussion regarding the designation of the Shuswap River as a Heritage River.

A list of potential heritage sites, buildings and houses has been provided by the Heritage Commission and are listed in Appendix A.

### 3.8 Environment

The current OCP does not address the broad environment in a specific section. Rather it identifies Special Areas and policies to address these areas over time. Specific to the Kingfisher area, the current OCP identifies;

- ▶ Skookumchuk Rapids
- ▶ Waterfall in Fall Creek
- ▶ The Islands
- ▶ Salmon Enhancement Project
- ▶ The Shuswap River Watershed
- ▶ Various Heritage Buildings and Sites



The OCP identifies policies to protect these features and to recognise them as significant public assets to the area. The OCP further explains that Development Permit areas are established for the following areas: All development/land disturbance within 30 m of a defined watercourse

- ▶ Steep slopes, but only for DL 2415.
- ▶ Floodplain areas for Shuswap River and Mabel Lake (applicable to Kingfisher LAP)
- ▶ Hazardous conditions at Fall Creek (slide area)
- ▶ Wildfire interface areas.
- ▶ Form and character for industrial, commercial and multi-family developments.

A consolidated Development Permit Map is included as Appendix B and a Floodplain Map, based on provincial floodplain data is included as Appendix C.

### 3.9 Future Land Use / Growth Potential

As mentioned earlier, there is existing capacity for new housing units (both rural and residential) on land that is zoned and/or subdivided but currently vacant. In the fall of 2010 an inventory of vacant lands was carried out based on property improvement values within the plan area. Concerns were raised that this inventory did not accurately reflect the permitted uses within the Mabel Lake Golf and Country Club Comprehensive Development Zone; specifically the allowance of recreational vehicles. On July 6, 2011 RDNO ground-truthed the inventory and made the necessary revisions to ensure the inventory accurately reflects the number of vacant lots in the resort and Mabel Ridge Estates area. It is estimated that throughout the plan area, there is approximately 165 residential dwellings that could be constructed without any further rezoning applications.



Generally there are about 24 potential units within the resort lands (Golf Course Area, Original Airpark and West Airpark) and approximately 42 units to be built on vacant residential lots in Mabel Ridge Estates. There are approx. 14 vacant lots on the West Side and North Beach areas, the remaining units are located in the rural areas on Small Holdings, Country Residential, Non-Urban and Large Holding zoned properties. During the time of this inventory (July 6, 2011) there were approx. 23 lots in Mabel Ridge Estates that had trailers on them; trailers are permitted on these lots for a period not exceeding thirty (30) days in any calendar year on land which is fully serviced with water and sewage disposal facilities.

There are parcels that are currently zoned NU (Non-Urban) within the plan area that are supported by the OCP for rezoning to more intensive uses. These lands are primarily found in the vicinity of Parkway Road and Enderby Mabel Lake Road in the vicinity of the resort. The future land use designation is shown as residential and includes lands north of Parkway Road and a small portion of land between the golf course and Enderby Mabel Lake Road.

The one other area where the future land use designation supports rezoning is north of Lusk Lake along Beatie Road in the vicinity of Stoney Road. The change supported in the OCP would be from NU to CU (Country Urban) residential which would allow 2 Ha (5 acre) lots to be created on the west side of Beatie Road.

In order to create more potential development lands within the plan area, there would have to be a shift in policy by RDNO to promote more SH (Small Holdings) opportunities in rural areas, not in the ALR. This would require a policy shift from discouraging further development of semi-residential lands without the benefit of community sewer and water.

Another way to create more potential development lands in the future is to promote the exclusion of ALR lands in proximity to the north side developments where logical and feasible extensions to community water and sewer are available. This approach would require establishment of protocol or a joint terms of reference with the ALC to determine how broad based exclusions from the ALR might be achieved. It would most likely require a detailed land use planning exercise including long term benefits to agriculture. Broad based community support for such a land use planning exercise would need to be demonstrated, through a mechanism deemed appropriate by the Regional Board, before it were to occur. The potential for an examination of ALR lands is discussed further in Section 7.

The final option would be to consider a large scale expansion of the Kingfisher community to the north and east of Mabel Ridge Estates where the terrain is challenging but manageable and the lands are not in the ALR. These options will be examined further in the Recommendations section.

## 4.0 Public Consultation

### 4.1 Public Meetings

Site360 and RDNO have hosted four public meetings at the Kingfisher Hall. The first meeting was held on May 12th between 4:00 and 8:00 PM. This meeting was intended to introduce the stakeholders to the process and the consultant. Encouragement was provided for the public to use email as the preferred method of contact but fax numbers and mailing addresses were also provided. The evening was well attended with 98 individuals signed in and an additional 25-30 people who did not sign in for an estimated total attendance of 125.

Comment sheets were provided for participants to fill out and leave behind or send in to either Site360 or RDNO at a later date. The consultants made a presentation followed by a participatory discussion of the issues that were brought up by audience members. These issues were recorded on flip charts.



The second meeting was held on June 16th at the same venue between 6:00 and 8:00 PM. For this meeting, the consultant compiled a summary of the issues that had been identified by the public through various correspondence and presented them on ten display boards. The consultants reviewed the summary issues with the audience and engaged in some discussion on each issue. Some clarification and sub-headings were added to the display boards and then each participant was provided five coloured dot stickers. It was explained that this was not a vote but it was a method for the participants in attendance to signal to the consultant what the priority issues were. Forty-two individuals signed in to the meeting but 53 people participated in placing the stickers. Total estimated attendance was approximately 60 people.

A third and a fourth public meeting was held on August 4th with an afternoon session from 1:00 to 3:00 PM and an evening session from 6:00 to 8:00 PM. The format for these meetings was similar to the second public meeting as the intent for these meetings was to capture seasonal residents who were not able to attend previous meetings. The consultant reviewed the issues presented on the display boards and engaged the attendees in a group discussion about the issues. Furthermore, a blank flipchart was provided for attendees to write down their ideas for vision statements for the plan area. Signed in attendance for the afternoon session was 73 and 54 for the evening session. While there were not necessarily any significant new issues brought up, earlier themes were expanded and participation by the audience in the discussion period was generally thorough.

## 4.2 Written Correspondence

Throughout the process to date, stakeholders have been encouraged to send comments to the consultant by email, regular mail or fax. All correspondence has been retained and provided to RDNO. An issues identification paper was prepared following the second public meeting which summarized the issues and their weighted response based on the individual submissions and then again on the feedback during the public meetings.

To date, Site360 is in receipt of the following;

| Letters and Emails | Completed Comment Forms | Form Letter Submissions |
|--------------------|-------------------------|-------------------------|
| 87                 | 27                      | 552                     |

The 552 form letters are unaudited.

A form letter campaign was initiated by the owners/developers of the resort. The form letter asked petitioners to sign in support of a general statement;

“That the Mabel Lake Community should be allowed to grow as a ‘Resort Community’ as envisioned by the Regional District with the approval of the golf course in 2001.”

The form letter also included nine specific issues that were promoted as the focus of the new planning program (Local Area Plan):

- Expansion of sewer and water services to all property owners who request these improvements.
- Develop local environmental policies for the foreshore of Mabel Lake (Riparian Area Policies).
- Obtain ownership and expand the upper river mouth parking lot area.
- Develop a long range trail network system.
- Open some existing public access points to Dolly Varden Beach.
- Develop policies for the proposed commercial hub near the golf course clubhouse.
- Confirm that Mabel Lake is a “resort community” and provide long range land use policy strategy.
- Develop a tourism policy for the whole area from Shuswap Falls to Mabel Lake.
- Open new land to encourage new commercial and recreational opportunities for Mabel Lake.

The form letter was signed by a total of 552 individuals: 361 who are categorized as resident/property owners east of and including Club Kingfisher RV Resort and 189 who are categorized as guests of owners.

By comparing the written submissions (including the items raised by the petition) versus the comments (and sticker “voting”) at the public meetings, the consultant was able to derive a wealth of discrete issues from the 1 submissions and also gauge the group sentiment from the public meetings.



#### 4.3 Issue Identification

Prior to the public meeting on June 16th, Site360 compiled a list of general topics that summarized the input received to date. Many of the stakeholders who responded provided extensive detail with their input and all written correspondence has been retained and copied to RDNO for reference into this plan. The general topics were elaborated on during the presentation and discussion sessions. The consultant did not reveal the distribution of areas of concern prior to or during the June 16th session in order to try and get a comparison between the input received from individuals and the input received during the June 16th meeting. The following table indicates the general topics and summarizes the distribution of concerns received directly by the consultant and the distribution received during the public meetings.

|    | General Topic                                                                                                                             | Distribution Prior to June 16 Meeting | Distribution At June 16 Meeting | Total Distribution of Comments | Distribution at August 4 Meeting |
|----|-------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------|--------------------------------|----------------------------------|
| 1  | Policing: traffic/speeding, unlicensed vehicles, summer parties                                                                           | 5.7%                                  | 6.0%                            | 4.6%                           | 4.7%                             |
| 2a | Noise/Pollution: seasonal peak use                                                                                                        | 4.4%                                  | 0.3%                            | 3.7%                           |                                  |
| 2b | Growth: Development of Complete Community, Affordable Housing, Servicing for vacant lots                                                  |                                       |                                 | 2.8%                           | 4.3%                             |
| 3  | Fire Safety: emergency planning, summer congestion                                                                                        | 6.9%                                  | 3.4%                            | 6.9%                           | 8.9%                             |
| 4  | Over Population, Crowding and Growth: public amenities, building/bylaw enforcement, generally carrying capacity of the area               | 4.4%                                  | 40.8%                           | 6.0%                           | 24.3%                            |
| 5  | Parking: lack of parking for summer visitors, lack of parking for Westside residents and guests                                           | 13.9%                                 | 7.2%                            | 12.5%                          | <b>11.6%</b>                     |
| 6  | Traffic: general congestion in vicinity to lake/campground, Enderby-Mabel Lake Road                                                       | 13.8%                                 | 13.6%                           | 13.4%                          | <b>10.6%</b>                     |
| 7  | Parks: trails, public parks, public beach, sidewalks/multi-use trails, public washrooms                                                   | 11.9%                                 | 10.2%                           | 13.2%                          | <b>9.0%</b>                      |
| 8  | Water Quality: lakefront and riverfront, groundwater, fish habitat                                                                        | 5.7%                                  | 6.4%                            | 6.9%                           | <b>9.6%</b>                      |
| 9  | Boating: congestion at ramps, proliferation of buoys, storage (trailer) parking                                                           | 23.3%                                 | 7.5%                            | 20.3%                          | <b>8.4%</b>                      |
| 10 | Sewage Disposal: extension of sanitary sewer service, capacity of community system, capacity of private fields, monitoring of groundwater | 10.0%                                 | 4.6%                            | 9.7%                           | <b>8.6%</b>                      |
|    | <b>TOTALS</b>                                                                                                                             | <b>100.0%</b>                         | <b>100.0%</b>                   | <b>100.0%</b>                  | <b>100.0%</b>                    |

## **Analysis**

When reading the detailed emails and letters, it is clear that the majority of the specific issues that have been raised are in some way related to growth. However, what is interesting is that a very low percentage (6.0%) of the individual submissions suggested that the area had reached or exceeded capacity while the group response at the public meeting clearly indicated this was the prime concern (40.8% and 24.3% responding to this category at the respective public meetings).

It is apparent that the issues of concern can also be divided into two broad categories; (i) physical and evident issues, and (ii) perceived or suspected issues. Examples of the physical and evident issues are issues such as the proliferation of buoys and parking congestion. Examples of the perceived or suspected issues are issues such as ground water quality and capacity and function of the community sewer system.

Physical and evident issues are easier to quantify and qualify as they are visible and the cause and effects are usually relatively easy to interpret. Perceived or suspected issues typically need to be quantified and qualified through additional study to either validate them as physical and evident issues or to dismiss them as being non-issues.

The majority of the issues identified to date are physical and evident issues. They could be mitigated by effective management and/or capital expenditure. There will be a few perceived or suspected issues which will require additional study and data gathering and will therefore not be fully addressed by this planning process.

#### 4.4 Issues Arising from Public Input

It is impossible to capture all of the specific statements into general categories but the majority of the individual submissions did fall into a few generalized themes.

##### “Friends of Mabel Lake” Petition

The only group petition that was submitted was by the resort owners/developers and that petition has already been summarized above. It generally indicates that the people who have bought into the resort development or those who patronize it, are generally happy with the way the resort has developed and would like to make sure that it continues to be successful. One of the aspects of success, as stated by the petition, is the ability for growth of similar land uses into new lands, not already developed. The group submission seeks to have the area generally east of the Club Kingfisher RV park to be recognised as a Resort Community in order to further support recreational businesses and developments.

While the Terms of Reference for this Local Area Plan did not include specific land use expansion into ALR lands, it is important to acknowledge that there seems to be a desire by some of the owners, residents and guests within the Mabel Lake Resort lands to continue to apply investment, construction and capacity to expand the resort land use component in Kingfisher. It is also important to acknowledge that six out of the nine stated items in the petition conform with the recommendations of the plan. This plan recommends that a land use based planning exercise is needed in the area, specifically in the vicinity of Mabel Lake. If growth of the resort land use is to occur, it must be done in a planned and logical way to ensure that the majority of the items raised by the petition are addressed concurrently with any expansion plans.

The individual submissions covered multiple issues, summarised as follows.

##### **Seasonal Use of Community Amenities**

Seasonal use is prevalent in the area closest to the lake and is expanding westward through the recent development of two new RV resorts. Public use of the river is also extending from the west to impact areas along the river. Community amenities such as public parking, boat launches, boat moorage facilities, retail (i.e. convenience store), public beach access, trails and park space are all impacted by the seasonal influx of non-resident owners, visitors and permanent residents who also use these amenities on a seasonal basis. The discussion through the public meetings indicated that this seasonal peak use was the contributing factor to the sense that the area had reached or exceeded the carrying capacity.

Some of the impacts are the result of the lack of any management of the public resources, some public resources are inappropriately located in conflicting locations and some are simply undersized for the peak use. Further review of existing underutilised resources in the community is a key component to fully understand the capacity for the seasonal peak use. The Parks Master plan currently underway should identify existing public land resources that are under-improved or not improved at all for public use.



### Existing Development Potential

There have been a lot of comments regarding new or further development of the area. There is an existing inventory of lots that are vacant or under developed based on the current land use regulations (currently estimated at approximately 165 lots). Discussion about future growth needs to recognise how much future growth is already de facto approved by way of existing lot and zoned land inventory. There also needs to be a better community understanding of what can be done with these lands in terms of services, maximum buildable areas and current environmental regulations. The plan area has a relatively small land base with respect to non-rural (i.e. less than 1 hectare lots) development potential. A detailed inventory and clear set of criteria for development on all lots less than 1 hectare and all lots that allow for multi-family, commercial or tourist commercial should be prepared. This would help evaluate the current capacity that the community should expect without any changes in the OCP or other planning policy documents. There needs to be a clear understanding of what the approved but undeveloped land potential holds in terms of additional buildings and population growth before any future growth and development models can be examined.

It should be noted that this discussion about existing vacant lots is intended to point out that there is future demand on infrastructure and amenities that will occur as these lots are used more frequently or when permanent buildings are constructed. It is not intended that this is a reflection on demand for such lots. It is recognized that while these lots may be vacant in terms of permanent construction, they are mostly being utilized as vacation properties already, and there could very well be a demand for more such lots in the vicinity of Mabel Lake.

### **Community Infrastructure**

There are reports that were prepared when the community sanitary sewer system was implemented by Mabel Lake Resort and RDNO that describe how the system can be expanded to serve a broader segment of the lakeside and near lake community. However, it does not seem as if there has been a clear mandate by the community nor the local government since that time to see the expansion of the system, despite efforts by both parties. There are also perceived issues with the capacity, both current and future, of the system as well as the quality of the effluent and the effectiveness of the ground disposal system. Reporting and monitoring of the system is required and has likely been done over the years. If the broader community is to have faith and confidence in the sewer system, this reporting should be made more readily available to the community. Until there is a more complete buy in to the system, it will be difficult to get a majority of support for expansion. Similarly, the local government will have options for expansion of the system and they will have tools to mandate connection. These issues or challenges need to be discussed with the community within the design limits of the system to see if a strategy can be developed and championed by the community.

The community water system has not been a significant topic of discussion to date but it also deserves the same kind of disclosure on monitoring and capacity. Both of these infrastructure systems are demand driven. The community can have a significant impact on how effective and efficient these systems are, how capacity can be preserved through demand management and how both individual and community sustainable practises can influence the need for infrastructure in the future. However, if the community is not aware of anything beyond the tap or the toilet, they will not establish any sense of ownership in the systems.

### **Environment**

Concerns about the environment are evident as a thread in almost every piece of correspondence. The issues range from protection of surrounding mountains and forest by way of provincial park dedication to concerns over groundwater quality. The plan, as per the terms of reference, addresses best practises for development, Riparian Areas Regulations and

Development Permit Guidelines. However, the main issue of identifying carrying capacity of the environment to accommodate future growth and peak season use needs some baseline work that will also require future monitoring and analysis.

There is no doubt that human activity leaves a footprint on the environment. The question for Kingfisher is how big should the footprint be? There needs to be a fixed set of data collection that can be used as a “yardstick” for the environmental health of the community. It need not be complex but it should be a consistent set of tests that are done on an annual or semi-annual basis and made available to the community. The primary issue, based on feedback so far, should be water quality in the lake and in the ground. There are provincial standards that the data can be compared to, and over time, they can see what is happening to their local environment.



Similar to the issue with the infrastructure, awareness in the community needs to be established based on physical evidence rather than perception or suspicion. Kingfisher is a relatively isolated area and is near the top of an elaborate water basin. If the community desires to take extensive measures on their collective environmental impact, they can likely do so without a lot of impact from neighbouring communities.

The environmental issue in general will cross over to all other issues. It is impossible to develop a local area plan without addressing the environment in all other divisions of policy.

### **Valley Specific Issues**

The most specific issue that has come up with respect to the river valley portion of this community has been a few opinions about the ALR. It does not seem that further exclusion from the ALR is desired by the valley residents nor have they expressed any need for changes in land use. They are concerned about river use by the public and general traffic issues. There have also been a few comments made about affordable housing options within the more rural parts of the plan area and the recent RV parks created west of the Kingfisher Road. In the later correspondence, issues regarding home based economic opportunities in the rural area were mentioned a few times. Current ALC and Zoning policies already make provisions for bed and breakfasts, farm tourism and farm accommodation that should be adequate for rural opportunities. However, the Zoning Bylaw should be reviewed to ensure that all opportunities that are afforded by the ALC Policies are also accommodated by zoning regulations.

Although many of the issues seem to be focused around the lakeside of the plan area, these issues seem to be consistent across the participants to date. It seems to indicate that the Valley residents are also concerned about issues at the lake as they see it as a community resource.

## 5.0 Other Area Plans

### 5.1 Enderby and Area “F” Services Parks Master Plan

The Parks Master Plan is currently in its fourth draft and is not available for thorough evaluation in the context of the Kingfisher LAP. However, the master plan is structured on defining existing park resources in the community and determining short term and long term strategies for acquisition and park development. The draft plan acknowledges a few specific acquisitions and improvements within the Kingfisher LAP boundaries to acknowledge existing use patterns by the public and for future trail opportunities.

The focus of the Parks Master Plan within the plan area is on the river and does not suggest any new beach access for Mabel Lake nor does it acknowledge the extent of existing land resources for potential park and public use. It does acknowledge that the acquisition of the crown land above the current river mouth boat launch would benefit the operational aspect of the boat launch and related parking.

### 5.2 Lower Shuswap River Inventory and Mapping

The Lower Shuswap River Inventory and Mapping is a detailed report that studies the Shuswap River from Mara Lake to Mabel Lake and includes the Mabel Lake shoreline. The study examines habitat values of the River and shore zones and creates an inventory of habitat values. This study will provide a detailed baseline inventory that RDNO can use to fine tune Environmental Development Permit standards and related land use policies.

- ▶ A review of the current draft that is available to the public indicates that most of the Shuswap River through the plan area is important salmon spawning grounds. The report provides four sets of mapping that inventories;
  - ▶ Land Use, Bank Erosion, Bank and Channel Modifications
  - ▶ Significant Habitat areas/features for Fish and Wildlife
  - ▶ Instream and Riparian Vegetation
  - ▶ Retrospective Account of Riparian Communities, Condition and Channel Migration

The last set of mapping does not include data for the plan area. The combined inventory is intended to be the baseline information for the Shuswap River within the study area. Further work will be based on the inventory to form a ranked index of the environmental condition along the length of the river. Once this is complete, the data should be used to evaluate Environmental Development Permit applications within the study area. Furthermore, the combined data will be a benchmark for further studies to evaluate longer term impacts to this part of the ecosystem.

### 5.3 Community Wildland Fire Protection Plan

The Community Wildland Fire Protection Plan was presented to RDNO Board in August 2010 for information and recommendation. The report generally outlines strategies to mitigate the effects of interface wildfires and to increase preparedness for and monitoring of interface wildfire hazards. The report identifies the developed area at the east end of the plan area as a High Interface Fire Hazard Zone, with the remaining portions of the plan area ranked as Moderate to Low. The report covers the entire RDNO and includes the recommendation for a district wide Wildland Fire Protection Committee to be formed and to examine specific areas in more detail. Other general recommendations for the district include education and awareness campaigns, “FireSmart” demonstrations and overall monitoring of Pine Beetle affected forests.

The report also focuses on a few recommendations specific to the Kingfisher LAP area:

- ▶ Establish and maintain 10 m (where feasible) vegetation clearance from the edge of the Enderby-Mabel Lake Road.
- ▶ Prepare a community survey of water sources available for firefighting purposes.
- ▶ Establish a 20-35 m open fuel break to the north and east of Dolly Varden Road.
- ▶ All road easements within the Kingfisher community should be cleared of vegetation where interface issues exist.
- ▶ Further efforts to establish a Regional Volunteer Fire Service, for at least six months of the year.
- ▶ A major FireSmart campaign including demonstration projects on volunteer’s property.

The report was accepted by the Regional Board for information and endorsed the following recommendations:

- ▶ Incorporate wildland fire mitigation goals into Regional Planning
- ▶ Establish prescription, pilot and treatment projects for hazard mitigation in Mara, Shuswap Falls, Kingfisher, Cherryville, and the Keddleston/Jackpine Road locations.

- ▶ Refine RDNO hazard and emergency mapping to include water sources, firebreaks, areas requiring treatment and those that have been treated.
- ▶ Continue with liaison and education of residents.

Liaise with BC Hydro, Ministries of Parks, Forests and Highways as well as large tract property owners to maintain hazard free transportation corridors.

## 6.0 Local Area Plan Recommendations & Policies

### 6.1 General

First of all, the Kingfisher Community should be praised for their level of involvement with the Local Area Plan process. There was a very high participation rate at the public meetings and with the number of individual written and form letter submissions. There were times when emotions ran high, but the community members continued to be respectful of RDNO staff, the consultant and their fellow citizens. Thank you.



The main issue that evolved was that of the carrying capacity of the area in terms of social, environmental, and physical characteristics and impacts. This is a subjective question to answer, but to be clear, it is primarily an issue during the peak times between the May long weekend and Labour Day. What may seem like overcrowding to the Kingfisher community could be interpreted much differently in any larger centre. Many of the people who come to the area during the peak times are indeed from larger cities and therefore do not perceive that there is any kind of an overcrowding issue.

However, those who are permanent residents or long time seasonal residents view the peak use time much differently. They relate to how things use to be when they first started coming to the area. There is little doubt that the number of people coming to the Kingfisher area and the lake head in particular has grown over the years and will likely continue to grow in the future. This change in small communities that enjoy spectacular outdoor amenities, particularly in the summer, is nothing new. Places like Sorrento, Celista, and Anglemont on Shuswap Lake; Osoyoos in the Okanagan and Christina Lake in the Kootenay Boundary area have all experienced similar growth trends, albeit at different scales. The Kingfisher community will, over time, face the same challenges as those other communities and will have to revisit community issues.

There were a lot of comments made by the public that indicated they were frustrated by the process of the local area plan – that they had done this all before and didn't see any results. They certainly did not want to go through this process again! The goal of this process was to provide some current recommendations based on our involvement with the community over the last eight months. It is also to provide a long term vision for the community that can be re-visited from time to time as the needs and desires of the stakeholders may change in the future.

The long term vision can also assist RDNO to prepare for future needs of the community.

#### 6.1.1 Vision Statement

The main point is that a Local Area Plan is a guide. It is not static and it does not last forever. The recommendations and policies made here are the best advice for the current conditions and current vision for the future. Based on the input received and the participation at the public meetings, the following paragraph represents the collection of visions presented by the community:

The Kingfisher Community will remain an area known for its pristine environment, strong environmental values vibrant community spirit and natural beauty. These attributes will continue to draw new residents and visitors to the area as they have throughout the history of Kingfisher. The community needs to ensure that a balance is achieved between the existing rural lifestyle and the growing recreational and residential pressures. Actions are required to ensure that none of the attributes that make the community a great place are lost to the pressures of growth. Principles of sustainability need to be applied with regard to infrastructure, public amenities, access to natural resources, future land uses and impacts on the environment.



## 6.2 Environmental Issues

### 6.2.1 Monitor Water

Water monitoring is currently done on a relatively ad hoc basis, other than the regulatory requirements for the Mabel Lake Water System. The Westside residents association has been doing annual testing and has been able to increase the number of samples due to funding of the testing by Interior Health Authority. The Lower Shuswap River Inventory and Mapping study will provide an excellent baseline study for aquatic and riparian habitat values but will not necessarily include water quality testing. RDNO should offer to be the keeper of records collected to date and should be the catalyst to make sure regular water testing, at least annually, from a set number of sites is provided to IHA. Furthermore, the results of this testing should be made available through the RDNO website or coordinated through the Kingfisher Hall society for availability to the community.

Policy 6.2.1: Continue to work with the Ministry of Environment and local stewardship groups on water quality monitoring within the Shuswap River Watershed.

### 6.2.2 Use SHIM and FIM to Supplement DP Process

The results of the Lower Shuswap River Inventory and Mapping study will include a detailed inventory mapping of Sensitive Habitat Inventory and Mapping (SHIM) and Foreshore Inventory and Mapping (FIM). The mapping and inventory will include an evaluation that will indicate where the most sensitive or valuable habitat exists within the Lower Shuswap River system, called an Aquatic Habitat Index (AHI). This index should be used to guide developments that seek to change habitat values within 30 m of any inventoried watercourse as well as guide the application process for in-water facilities such as boat launches, hand launches and marina facilities. Once the report is finalized, the collated mapping of

SHIM, FIM and AHI should form the basis of the Development Permit Requirements where development is proposed within 30 m of a watercourse.

Policy 6.2.2: Incorporate the Lower Shuswap River Inventory and Mapping data into the RDNO mapping system and planning regulations so planners can use this data when processing development, rezoning and official community plan amendment applications.

### 6.2.3 Consult on Riparian Areas Regulation

Consult Ministry of Forests, Lands and Natural Resource Operations and Department of Fisheries and Oceans with respect to North shore cabins and the implications of Riparian Areas Regulation. The north shore cabins are some of the oldest improvements on private land within the plan area. They are also the most challenging lots with respect to the location of the road, the lake boundary and topography. It is likely that the application of standard Riparian Areas regulations (RAR) would introduce site design and development challenges on these lots should they seek redevelopment. However, RAR is limited in its approach to the overall environmental decisions that need to be made when evaluating development plans adjacent to the lake. RAR only addresses riparian habitat potential and does not look at existing conditions. The Department of Fisheries and Oceans may look at these situations differently and be willing to look at conditions that may provide improvements to the natural environment, rather than only looking at the potential to restore habitat values.

This issue is also applicable to the Westside properties but they generally have better topographic conditions. The reason to use the north shore cabins as a trial area is that they have the potential to be serviced by sanitary sewer in the very near future and therefore there is a greater likelihood of re-development (i.e. new construction) that would trigger RAR analysis.

Policy 6.2.3: Continue to work with the Ministry of Forests, Lands and Natural Resource Operations and the Department of Fisheries and Oceans Canada on processing Development applications that require a variance to the Streamside Protection and Enhancement Area to ensure that the riparian areas within the plan area are minimally disturbed and or improved.

### 6.2.4 Commence Sewer Collection Extension

The RDNO has relied on survey analysis as the basis for decisions on whether to extend sanitary sewer collection systems in the past. Based on the community input, there is interest in extending the sewer collection

system for Mable Ridge Estates, the north shore cabins and other ancillary lands on the north shore that were contemplated to be serviced by the Kingfisher Liquid Waste Management Plan. RDNO should proceed with a plan to extend the collection system and;

- ▶ Make all new construction contingent on connecting to the system wherever it has been installed.
- ▶ Make all new construction provide “dry services” in areas where future collection service is planned;

And also consider:

- ▶ Explore incentives for voluntary connection.
- ▶ Look at providing economical financing for those who do not need immediate service.

It would also be prudent to consider a 20 year capital plan to extend a sewer collection system to the Westside. Although Westside residents have previously indicated that they did not want sewer service, it is not responsible to think that even seasonal use can continue on individual septic system forever. The Westside should be hooked into the community system in due course. Water quality readings at specific locations have shown the presence of coliforms and other traces that are most likely human caused and increase as you get closer to the river outlet, both on the north shore, and on the Westside. These quality issues will not likely be resolved until there is a community sewer system in place that services all lakefront and near lakefront properties.

There were abundant questions about the existing community sewer system and its capacity and efficiency. In reviewing the past technical analysis and current monitoring records, it is clear that the system is functioning well below capacity. There can be improvements in the quality measurements and reporting, and, similar to the water quality analysis mentioned above, these records should be easily accessible by the public. There were limited comments received regarding odour issues from the existing system and about future treatment options. It should be noted that the current system is a STEP (Septic Tank Effluent Pump) system with no secondary treatment provided at this time. The Kingfisher Liquid Waste Management Plan and the current Operational Certificate (draft at the time of writing) both require treatment facilities to be added as connectivity to the system increases. If there are any shortfalls in the existing system, they can be rectified and the overall analysis is that the facility’s attributes are well suited for significant expansion.

Policy 6.2.4: Continue to encourage residential connection to the community sewer within the plan area.

### 6.2.5 Identify Potential Marina Site

There are challenges accommodating all of the boat moorage during peak times in the summer. Random moorage buoys end up proliferating the outlet area of the lake. Shallow water and exposure to the wind also create hazardous conditions during storm events. RDNO could promote the ability to create a water license area appropriate for an additional marina facility. The current marina at Mabel Lake Resort is reserved for resort patrons and the River mouth Marina is well patronized. The regulatory process to establish a new marina is significant but can be streamlined if the environmental information is current. The SHIM, FIM and AHI information would help to analyze either expansion potential or a new location for marina facilities. RDNO can explore the potential to obtain the water license (or License of Occupation) and then offer it as a partnership to an operator in the community. Some public services could also be secured as part of the partnership.



Policy 6.2.5: Use SHIM, FIM and AHI data to identify potential new marina or expanded marina site.

#### 6.2.6 Prohibit House Boats

The public stakeholders made it clear that there was a desire to prohibit houseboats or other watercraft that had the potential to impact Mabel Lake with grey or black water discharge. As there is quite limited access to Mabel Lake, the ability to control the launching of large scale watercraft should be within the local government's grasp. This may require zoning bylaws to cover the lake area but this is possible to achieve.

Policy 6.2.6: The RDNO will explore its options for prohibiting houseboats on Mabel Lake through the Shuswap River Watershed Sustainability Planning Process,

#### 6.2.7 Provision for Future Water System Upgrades

There is a community water system in place that services approximately 246 residences, 60 apartment units, the golf course, the campground at the Holiday Park and the RV park at Club Kingfisher. There are approximately 71 residences that could be connected to the system (and are paying an annual fee for the ability) but are currently not taking water from the system. RDNO should be planning to add services to west side and north-east water front properties to assure water quality and supply are closely monitored.

Policy 6.2.7: Continue to plan for water system expansion and upgrades as the community requests connection.

#### 6.2.8 Survey High Water Mark

As mentioned earlier, the North shore cabins are likely the ones that will face the greatest challenge in meeting RAR provisions. RDNO should consider commissioning a survey from the end of the lots on Simard Road through to the boat launch at the river mouth that would establish the legal high water mark. This would be a starting point for analysis for all subsequent RAR applications. It may also lead to a long term strategy for acquisition of properties that should not be re-developed.

Policy 6.2.8: The RDNO will work with the Ministry of Forests, Lands and Natural Resource Operations to identify the high water mark along the "North Shore" of Mabel Lake to begin to determine the Streamside Protection and Enhancement area and its impact on the re-development potential of this area.

### 6.3 Peak Season Use / Management

#### 6.3.1 Work with the Ministry of Forests, Lands and Natural Resource Operations and Splatshin to ensure DL 2415 can be utilized for Marine Use Related Parking.

DL 2415 is found at the west end of Parkway Road and is situated above the river mouth boat launch. It is currently about half cleared and half forested and there is some evidence that it has been used as an ad hoc playfield in the past. The site is now mostly used as parking for vehicles and boat trailers during the busier times of the summer. There is neither organization nor any monitoring of the site. RDNO (through Fortune Parks) has been in negotiations with the crown to gain control of the site either through a crown grant or through a license of occupation. In early 2012 the Ministry of Forests, Lands and Natural Resource Operations indicated that Splatshin has strength of claim on the subject parcel. Ethnographic and historic accounts of aboriginal adaptations of the area describe a semi-sedentary settlement pattern, with winter residency in semi-permanent riverine villages. The lands within DL 2415 have been identified as part of a semi-permanent village site.

For the past forty years the use of this site has been integral to addressing capacity of marine use during the summer months. There is potential to clear more of the site and to formalize a gravel parking lot for vehicles and boat trailers. The RDNO recognizes the significance of the land to Splatshin and respects their strength of claim. However, the community of Kingfisher relies on this parcel of land to accommodate peak season use and RDNO will continue to support the facilitation of a parking facility on this lot. Parking could be managed during the summer by way of pre-paid passes or daily rates. Any other opportunities to create a management presence on site should be investigated and pursued for the months of May, June, July and August.

Policy 6.3.1: Work with the community, Ministry of Forests, Lands and Natural Resource Operations and Splatshin to ensure parking is made available for vehicles and boat trailers on DL 2415.



### 6.3.2 Review Public Boat Launch

There were several aspects to the operation of the marina at the river mouth raised by the public. RDNO is not a party to the license of occupation or water license for this marina, but it is in the interest of RDNO to make sure that it operates at the highest level possible. There needs to be a better public dock section for temporary moorage while patrons are either parking their vehicles or retrieving them. Currently, many boats pull up on the adjacent swimming beach when there is no more room at the public dock. Some other comments were that if the river mouth marina allowed slips to be shared by more than one tenant, there would be more efficient utilization of the slips.

Policy 6.3.2: Review public boat launch at river mouth and work with the marina lease holder to improve a public dock function and to try to achieve practices that would maximize utility while not compromising revenues.

### 6.3.3 Develop Road Cross Section

Develop a road cross section with MoTI for a Resort standard that includes a trail/sidewalk on at least one side, specified parking bays and minimum travel lanes with traffic calming.

This standard should be applied to Mabel Lake Road between Mabel Ridge Estates and Kingfisher Hall and also to River mouth Drive. Implementation would have to be phased as funding could be secured and the standard could be modified to include temporary pull outs near the resort store and Large Road boat launch. The standard design would improve parking efficiency, pedestrian safety and can be used for traffic calming.

Policy 6.3.3: Work with the Ministry of Transportation to identify opportunities to implement road improvements along Mabel Lake Rd.

### 6.3.4 Review Options for Public Launch and Moorage

Large Road is a public road that accesses the resort boat launch and marina. The resort effectively manages their facilities but the opportunity for public facilities at this location remains. Any consideration would have to be done in conjunction with the resort management to ensure safety and effective design.

Policy 6.3.4: Explore opportunities to provide a public launch and moorage site at the end of Large Road.

### 6.3.5 a Establish “Community Code of Conduct”

The public comments indicated that during summer months, when visitors and seasonal owners frequent the area, many basic traffic rules are ignored. Due to the fact that RCMP are not likely to establish any kind of permanent presence in the community, there should be a “Community Code of Conduct” that is promoted throughout the Mabel lake area. Some examples of activities that are inappropriate are:

- ▶ Unlicensed vehicles on the road
- ▶ Underage drivers
- ▶ Speeding through congested areas
- ▶ Parties on the beach and the ancillary anti-social behaviour, littering, broken glass
- ▶ Excessive noise past 11 PM

Policy 6.3.5 a: Work with the RCMP Safe Communities Coordinator and members of the community to create a Community Code of Conduct.

### 6.3.5 b Establish an “Environmental Code of Conduct”

During the Lower Shuswap River Inventory and Mapping study it was noted that a number of infractions of the Water Act and Fisheries Act had occurred along the river’s shore (including: importation of sediments, construction of groynes and beach grooming). The creation of an Environmental Code of Conduct could provide an excellent opportunity to address environmental issues within the area and provide information on the:

BC Water Act  
 BC Fish Protection Act  
 DFO Working Near Water in BC and Yukon  
 RDNO and Riparian Areas Regulation

Policy 6.3.5 b: Work with local Stewardship Groups and the community in creating an Environmental Code of Conduct.

### 6.3.6 Establish Community Patrol

Private patrols (non-commissioned) have been effective in the urban context to provide assistance to people for such things as a safe walk to your car, providing tourist assistance, assistance by-law and police officers. In a seasonal resort context, they can remind patrons of the Community Code of Conduct and provide assistance to visitors. Given the scope of the peak use, it is probably only viable for a few weeks and weekends throughout the summer and would rely on a volunteer organization that could potentially be trained through the safe communities program (RCMP).

Policy 6.3.6: Work with the RCMP Safe Communities Coordinator and members of the community to establish a Community Patrol.

### 6.3.7 Encourage Trail Development Through Fortune Parks Master Plan

There are a few trails established near the lake that connect the river mouth area with Mabel Lake Road and there is a rough trail established to make a loop around the golf course. However, the standards of these trails vary greatly and there is no common understanding of who the trails are for. A medium range goal should be to establish a trail standard and trail signage to be developed separately from the roadway that would extend from the bridge over Kingfisher Creek to the Holiday Centre.

Policy 6.3.7: Work with the Enderby Area F Services Commission and stakeholders to encourage trail development as outlined in the Fortune Parks Master Plan

## 6.4 Infrastructure

### 6.4.1 Expand Sewer Collection System

As mentioned in section 6.2.3, there is fundamental environmental reasoning to provide sewer service to as many properties as feasible over the long term. Furthermore, there are likely many properties that are either currently challenged to prove out their own septic system or will be in the future as replacement systems are required.

Policy: See 6.2.4 Continue to encourage residential connection to the community sewer within the plan area.

### 6.4.2 Reserve Long Term Potential for Westside Users

It is not apparent that the Westside properties currently need sanitary sewer and they certainly have not expressed a desire for service. However, given that the current community system has been studied and deemed feasible to expand to serve the Westside, it should be a long term capital planning item.

Policy 6.4.2: Continue to plan for sewer system expansion.

### 6.4.3 Examine Solution for Westside Septic Pump-outs

The Westside is land locked and therefore has no current ability for septic tank pump out vehicles to access and maintain those septic tanks. Regulatory issues prevent this occurring from a barge.

Policy 6.4.3: Work with the Westside community association, Interior Health Authority and Ministry of Forests, Lands and Natural Resource Operations to establish a protocol for water based septic pump-out services.

#### 6.4.4 Plan for Water System Upgrades

As per 6.2.7, the community water system should be planned to service any new construction and all existing development within a feasible catchment area. The current service area includes as far west as Club Kingfisher. When the sanitary sewer is planned to cross the river and provide service to the Westside, it would be appropriate to extend a water main across the river at the same time.

Recent data from peak use in the summer of 2010 indicates that the water system still has some room for growth. In order to ensure community water will continue to be available for existing and future development, it will be necessary to upgrade the lake intake which will require regulatory approvals from the Ministry of Environment. RDNO should initiate discussions with the Ministry now regarding improvements to the lake intake.

Policy: See 6.2.7 Continue to plan for water system expansion and upgrades as the community requests connection.

#### 6.4.5 Initiate Water Demand Management

The community water system is currently functioning within capacity during peak periods in the summer and well below capacity outside of peak times. Many municipalities have successfully stretched existing capacity of their water systems by reducing demand and especially peak demand with simple but effective education program (e.g. WaterSmart in Kelowna). Educational programs can be followed up with measures such as implementing water meters which allow consumption to be charged at unit rates rather than flat rates. These kinds of initiatives can extend the capacity of the system by reducing demand. However, if the service area is to be expanded, physical plant upgrades will still likely be required over the longer term.

Policy 6.4.5: Promote water conservation within the plan area and explore demand management strategies as capacity of the current system decreases.

#### 6.4.6 Prepare Road Standards Plan

The existing main road through the plan area is Enderby-Mabel Lake Road. It terminates at the entry to Mabel Ridge Estates (at Dolly Varden Road). It is recommended that the design standard change at the Kingfisher Creek Bridge and extend to the terminus at Dolly Varden Road. The new design standard should allow for formalized parking on both sides of the road and a sidewalk or pedestrian route on at least one side. Such a design standard should be able to be accommodated within a standard 20 m road right of way, subject to requirements to include cut and fill sections.

This standard would also warrant a posted speed limit of 50 km/h and can include traffic calming measures. Implementation for this standard will need to be phased in gradually and where triggered by development applications. It is recommended that the implementation start at Large Road or the eastern end of Enderby- Mabel Lake Road and progress to the west. Phasing and timing will be dependent on funding ability from MoTI and RDNO.

Policy 6.4.6: Work with the Ministry of Transportation to prepare a road standards plan for the core area to ensure that roads are going to be upgraded to a standard appropriate for the current use.

#### 6.4.7 Prepare Long-Term Road Improvements Plan

West of Kingfisher Creek, Enderby-Mabel lake Road should be reviewed for opportunities for pull outs to allow slower vehicles to get off the road and allow traffic to pass. Opportunities will be limited but should be focused near steeper hills or after sections where posted speeds are reduced. Additional review should be focused on locations where significant attractions exist in order to accommodate minor pavement tapers to allow safe turning movement on and off the main road.

Policy 6.4.7: Work with the Ministry of Transportation to prepare a long term plan for improvements along Enderby-Mabel Lake Road including turning tapers for major attractions, pull outs at scenic and other strategic areas.

#### 6.4.8 Construct Emergency Access Link

Dedicated road allowance exists between Lusk Lake Road and Lusk Lake Road East. There is an existing pedestrian pathway constructed through this area as part of the trail system that goes around the golf course. This is a potential area for a link to be established as an alternate exit from the north shore and Mabel Ridge Estates to Beatie Road in the event of an

emergency where the main road is blocked east of Beatie Road. Construction to a permanent road standard would require significant re-grading but an emergency access only, could likely be established with relatively minor alterations. The emergency access route would be closed to regular traffic by use of a gate or other means that could be opened in an emergency situation.

Policy 6.4.8 Explore the opportunity, with the Ministry of Transportation, to provide an emergency access route via Lusk Lake Road and Lusk Lake Road East to Beatie Road for north shore and Mabel Ridge Estates residents.

## 6.5 Emergency Planning

### 6.5.1 Improve Public Awareness of Emergency Response Plan

There does not seem to be a specific emergency plan for the Kingfisher area; however, there is an Area “F” emergency response plan that has identified safe zones, helispots and staging areas within the plan area. The Area “F” Emergency Response Maps should be made available to the community and be the subject of a public awareness campaign. An area specific emergency plan would be beneficial for the community but funding from senior levels of government would first need to be secured.

The existing Emergency Response Plan Map for the Kingfisher Plan Area is included in Appendix B.

Policy 6.5.1: The RDNO will continue to educate the public on the Area “F” Emergency Response Plan and explore the feasibility of creating an area specific Emergency Response Plan for Kingfisher.

### 6.5.2 Promote FireSmart Education and Awareness

The RDNO is currently in talks with the Ministry of Forest and Range and has hired a consultant to undertake the first steps in identifying prescription for all electoral areas in the North Okanagan. Once these prescriptions have been identified, prioritized and funded there will be an opportunity to invite community members to see the different treatments and how they could apply similar fire mitigation techniques on their lands

Policy 6.5.2 Continue to provide education and demonstrations (when appropriate) to the public on Fire Smart principles and techniques.

### 6.5.3 Explore Potential for Open Fuel Breaks

The Wildland Fire Protection Plan recommends open fuel breaks in the Kingfisher area to be established north and east of Mabel Ridge Estates. Although it does not specify an open fuel break for the west side subdivision, it does identify that the west side subdivision is a High Interface Fire Hazard Zone. Given that the west side is water access only, it would seem logical to suggest an open fuel break to the west of the established lots.

Policy 6.5.3: Evaluate the feasibility for open fuel breaks along the properties on the west side, which is currently designated as a High Interface Fire Hazard Zone.

#### 6.5.4 Explore Fire Protection Service Options

The Wildland Fire Protection Plan also recommends that a volunteer fire station be established and equipped with basic equipment to suppress fire incidents. RDNO will explore protection services options identified by the Ministry of Public Safety and Solicitor General in the “Establishing and Operating a Fire Department” document. A volunteer fire station can also become a significant community service organization beyond providing fire protection services.

Policy 6.5.4: The RDNO will continue to explore fire protection service options for the Kingfisher community.

#### 6.5.5 Seek Provincial Commitment to Maintain Emergency Egress

Many participants in the Local Area plan process pointed out that there is no alternate road access out of the community. There is a network of well maintained Forest Service Roads in the surrounding area. Specifically, the Kingfisher Main – Noisy Creek does provide a physical link out of the valley to the north all the way to Three Valley Gap. This is a long route but it does provide an alternate route should there be a catastrophic event that severed the Enderby-Mabel Lake Road route west of the Brant’s Hand Launch site. There may be other Forest Service road links available as temporary bypasses. RDNO should work with the Ministry of Forests, Lands and Natural Resource Operations to ensure that valuable linkages are not decommissioned when no longer needed for resource based activities.

Policy 6.5.5: Work with the Ministry of Forests, Lands and Natural Resource Operations to ensure alternative exit routes and forest service roads out of the Kingfisher community are not decommissioned.

## 6.6 Future Land Use

The public comments during the consultation period were dominated by the impacts of seasonal use at the lake. This is an understandable reaction as the area has undergone a significant transformation in the last ten years with the development of the golf course and the introduction of new residential forms of development. It is easy to attribute the increased volume of people to the growth of development. The recommendations of this Local Area Plan are therefore more heavily weighted on changes that would result in better facilities to handle the influx of population in the peak summer months and on “management” strategies to accommodate the pressures of this recent growth. There was relatively little discussion on specific land use changes outside of the application by the resort ownership group and area residents to release lands from the ALR north and west of the current golf course. As discussed in Section 4.3, the majority of the individual submissions did not indicate that there should not be any further growth in the area, rather, that growth should be conditional on relevant issues being addressed.

After the public consultation periods and the completion of the first draft of the Local Area Plan, a group of land owners with lands in the ALR did have the block exclusion application re-considered by the Agricultural Land Commission. This appeal to the ALC involved several ALR properties between Rohan Peters Road and Lusk Lake. The ALC did approve one of the parcels immediately west of Kingfisher Creek for removal (exclusion) from the ALR. While the Terms of Reference for the Local Area Plan did not include specific analysis for lands to be considered for removal from the ALR, this decision by the ALC late in the planning process cannot be overlooked. By virtue of its exclusion, it is anticipated there will be future (if not immediate) pressure by the land owner to change the land use for this property to facilitate additional resort or residential resort uses. It is recommended that if an application is made on this specific property, that it be examined in terms of the relevant recommendations and policies of this Local Area Plan before any decision on future land use is made.

On this basis, and considering the timing of the ALC decision for the property to be excluded from the ALR, we are not recommending any specific changes to the future land use designations currently found in the OCP. The plan does recommend one new designation as discussed in Section 6.6.2. There is existing development potential that is supported by the current OCP and this potential should be allowed. However, the full recommendations of this plan must be considered to establish appropriate and reasonable developer contributions that should be secured at the time of development approvals.

### 6.6.1 Preserve Current Official Community Plan

The reality is that without further and significant exclusion of lands from the ALR, there are not enough developable lands to consider for future development that will enable the area to develop into a more sustainable and complete community. Lands currently designated for development are consistent with the vision and concept of the golf course and a small resort community. There could be the potential for significant future growth east of Kingfisher Creek in the longer term future, including additional resort oriented developments. However, such decisions should be made based on establishing a permanent and complete community. The recent exclusion of the lands west of Kingfisher Creek from the ALR is an indication that this next level of planning should perhaps occur in the short term (1-5 years) rather than the longer time frame. Any additional lands designated for development must take into account the principles of sustainability and work towards the creation of a complete community with servicing designed to minimize impacts on the natural environment.

Policy 6.6.1: No broad changes to current Official Community Plan designations to increase land base for development over current scenario are recommended until a detailed land use planning exercise occurs. It is recognized that this could occur through an application driven process. The RDNO will review applications on their own merits and will be given careful consideration in relation to relevant policies outlined in the Electoral Area F OCP and Kingfisher Local Area Plan.

### 6.6.2 Consider Commercial/Industrial Land for Dry Land Marine Facility

The one specific land use change that warrants further study would be to accommodate a dry land marine facility. Such a facility would accommodate dry land boat storage and a system to allow rapid launch and retrieval of boats from Mabel Lake. A general location on the north side of Enderby-Mabel Lake Road, west of the Rivermouth Drive / Beatie Road intersection is recommended for this designation. Similar facilities have been successfully developed where there are limited access points and limited on lake marine facilities such as at Sicamous and Kelowna. Ideally, a new boat launch area would be constructed to be dedicated to this operation but it can operate in conjunction with a public launch facility. Further investigation is warranted to determine if an additional launch area could be accommodated on the river, recognizing that there are environmental concerns to be addressed. This would be a private enterprise solution to relieve pressure not only on the existing boat launches but also on storage. There are challenges to creating additional marina spaces on the lake and the proliferation of private moorage buoys is creating hazards and detracting from the enjoyment of the foreshore.

## Policy 6.6.2: Explore opportunities for a Dry Land Marine Facility

### 6.6.3 Prepare Guidelines for Infill Construction and Re-Construction

Informal observation of the existing development on the waterfront leads to the conclusion that many cabins that are currently located on waterfront lots would not comply with current environmental setback regulations if they were to be re-constructed. The biggest hurdle would be compliance with the Riparian Areas Regulations (RAR) as this regulation only looks at potential habitat conservation and restoration and does not take into account the existing situation with respect to making incremental improvements. While it is not likely that RAR would be waived for the waterfront lots, there may be potential to work with Department of Fisheries and Oceans (federal) and Ministry of Forests, Lands and Natural Resource Operations (provincial) to develop a protocol that outlines what kind of improvements can be made while providing incremental benefits to the environment including riparian habitat and water quality. Both government agencies are engaged in other studies in the area and are familiar with future challenges. For non-waterfront lots, there are still many vacant lots that are being used seasonally with travel trailers and other non-permanent structures. These lots will be considered for permanent construction over time. As indicated in 6.2.4, consideration should be given to building regulations to ensure that dry sanitary sewer service is included in any new construction that is within the future service area anticipated by the Liquid Waste Management Plan. Similarly, domestic water systems should include a future connection to community water if it is within the service area.

See Policy 6.2.8

Policy 6.6.3: Work with the community and landowners to develop guidelines for infill construction and re-construction of waterfront and vacant lots in the plan area.

### 6.6.4 Acknowledge Growth

Acknowledge that growth will be led by the recreational/seasonal stakeholders but that permanent residency will grow proportionately. Over the long term, permanent residency will be established to a greater extent as seasonal investment in the community continues.

The Kingfisher area has demonstrated a historical draw as a recreational destination. This will continue to be a primary source of growth pressure into the future. Analogies have already been made to other small communities that have slowly transformed from a purely recreational community to one where permanent residency has grown to a year round

component. It is not considered to be sustainable for the long term if all new growth is only considered for seasonal use. Recreational housing and businesses can be accommodated within a plan for a full time community, but it means that key land uses and infrastructure must be considered and protected for a complete community.

Policy 6.6.4: Acknowledge growth and work towards achieving a balance between recreational/seasonal development and the principles of smart growth / complete communities.



## 6.7 Rural/Agricultural Policies

The current policy direction has been to limit rural growth in the plan area, focusing on the desire to limit private water and septic installations. There is no compelling reason to change that direction. Furthermore, many of the rural lands are within the ALR and will be retained for their agricultural potential.

### 6.7.1 Review Zoning Bylaw No. 1888, 2003 Section 301

Review Zoning Bylaw No. 1888, 2003 Section 301 which is currently more restrictive than ALR policies which allow secondary housing units, farm accommodation, farm tourism activities and recreational uses on rural lands provided that these activities will not impact the rural and agricultural nature of the area.

The Agricultural Land Reserve Act, its regulations and policies include provision for individuals to pursue limited non-farm uses. The rural stakeholders commented that they would like to see additional opportunities for them to earn an income from their land but they do not feel that there are appropriate avenues for them to follow. RDNO should clarify how the various policies of the ALC apply to the Kingfisher area and they could produce a short bulletin on what opportunities are available through application to the ALC and are provided within the rural zoning categories within the plan area.

Policy 6.7.1: Review Zoning Bylaw No.1888, 2003 Section 301 in relation to uses permitted in the ALR.

### 6.7.2 Support Recreational Opportunities on ALR and Rural Lands

There are likely many recreational activities that could be accommodated on rural parcels that do not require extensive or permanent construction activities. Provided a land owner can demonstrate that there are no long term impacts to their land or neighbouring rural parcels, RDNO should be supportive of non-farm use applications to the ALC for recreation based business opportunities within the rural areas of the plan. Some examples might be a zip-line operation, cycling and hiking tours, horseback riding, limited bed and breakfast operations, eco-tours, etc.

Policy 6.7.2: Support recreational opportunities in the plan area that do not negatively impact lands within the ALR and Rural Areas.



### 6.7.3 Adhere to Septic Disposal and Domestic Water Provisions

The current regulations for new domestic water sources and onsite septic systems provide current best practices for safe operation of these private utility services. Any changes to provincial or federal policies should be implemented without hesitation in order to provide the best protection possible to the rural residents of the plan area.

Policy 6.7.3: Continue to require stringent adherence to septic disposal and domestic water provision for all new rural construction and subdivisions.

## 6.8 Residential Policies

### 6.8.1 Require Dry Service Connections for Residential Construction

All new residential construction that is within the future sewer service area as identified by the Liquid Waste Management Plan should provide a dry service connection so that when community sewer is available to them, connection can be made easily. Similarly, RDNO should examine the community water system and map out a future service area so that long term community water can be made available to residences. Any new construction within the future service area should be required to make provision for future connection to the system.

Rural parcels that fall outside of future service areas for community water and sewer would be exempt from this policy.

Policy 6.8.1: All residential construction (new, infill, re-construction) should be required to provide dry service connections for the eventual sanitary sewer connections.

### 6.8.2 Consider Secondary Suites

Where residential development is connected to sanitary sewer, opportunities for secondary suites for rentals should be considered. The goal is to provide some housing alternatives within the community.

It is acknowledged that there may not be a demonstrated need for permanent rental housing within the plan area due to the seasonal nature of employment opportunities. However, this will likely change over the long term. Secondary suites can provide an affordable option for those seeking alternative housing within the plan area. Where community water and sewer are available, RDNO should investigate zoning regulations that provide for secondary suites on residential parcels.

Policy 6.8.2: Review Zoning Bylaw No.1888, 2003 and examine the potential for secondary suites in the Residential zoned areas of Kingfisher.

### 6.8.3 Consider Residential Construction as Permanent Residency

Past policies and regulations have acknowledged that most residential construction is intended to be used for only a limited period in any given year. These policies may have provided for reduced servicing standards and/or construction requirements. It is recommended that all new construction be reviewed as permanent accommodation in order to ensure that it will be compatible with the community as it builds a more permanent population.

Policy 6.8.3: All new residential construction, except on the Westside should be considered as permanent residency for the purposes of zoning and construction requirements.

## 6.9 Commercial Policies

### 6.9.1 Support Commercial Land Use at Parkway Road

The current OCP designates two parcels of land near parkway Road and Enderby-Mabel Lake Road as general commercial land use. The parcels are also currently zoned C-1: General Commercial which provides for a broad range of general commercial uses on the main floor with opportunities for accommodation above. It is recognized that there may be a limited market for general commercial currently; however, these lands provide a good centralized location for general commercial in the future. The current general commercial business is located at the store near the Holiday Park. It is envisioned that the current store would continue to cater to the convenience necessities of those attending the Holiday park and the beach related functions and that the Parkway Road site would cater to general commercial activities that support the resort development and the broader Kingfisher community.

Should the long term vision discussed in Section 7 be adopted as a long term plan for the area, there may be potential for the Parkway Road commercial lands to be re-designated for commercial accommodation. However, this opportunity will not exist unless additional lands are designated for long term neighbourhood commercial use.

**Policy 6.9.1:** Continue to support the inclusion of general commercial land use at Parkway Road to provide a commercial alternative to the Holiday Park Store.

### 6.9.2 Establish Water Lot/License for Marine Use

The limited lakefront available for public use has been discussed in previous sections. One of the resulting impacts is that there are limited marine facilities on the lake within the Plan area. Large Road is a public road that accesses the private marina and boat launch at the resort. RDNO should investigate the potential to create an additional water lot or aquatic lease area for additional marine facilities. RDNO could then make the lease available to private operators in exchange for improved public use facilities such as an improved boat launch and short term moorage. Any investigation into this possibility would need to be coordinated with review of the community water system as the lake intake is also located in the same general area.

**Policy 6.9.2:** Explore opportunities for an additional marina site which includes public elements and water lot license for marine use.

## 6.10 Parkland and Open Space Recommendations

The current draft Parks Master Plan focuses on improvements to the existing river access points.

The current draft of the Fortune Parks Master Parks Plan for Area “F” focuses most of the recommended actions for the Kingfisher Area on improving the access points to the Shuswap River. While these access points are important for public enjoyment of the Shuswap River, they were not the priority issues relayed through the stakeholder meetings and input for the Kingfisher LAP. There are existing river access points developed at Dales, Cooke Creek and Brant’s Hand launch sites.

### 6.10.1 Utilize All Public Land Resources

No plans have been made to increase access to Mabel Lake in the current draft Parks Master Plan. Initiatives should be directed at fully utilizing all public land resources on both Mabel Lake and the Shuswap River. At minimum, this should include clear demarcation of public road access points.

The stakeholder input identified access to the lake for the public as the priority for park and open space needs. In reviewing the legal composite plans, there appear to be several road end access points that have not been cleared or marked for public access. It is recommended that these existing assets be recognized and be cleared and marked with signage for simple pedestrian access to the water. Long term plans should be made to acquire additional public land on the foreshore to Mabel Lake.

Policy 6.10.1: Work with the Enderby Area F Services Commission to initiate a program to clear and improve public access points to the water in the plan area.

### 6.10.2 Develop Long Term Acquisition Plan

In conjunction with the RAR mapping exercise to identify the high water mark on the north shore, a long term acquisition plan should be developed to acquire those lots that will be difficult or impossible to redevelop for residential use, providing they can be used by the public for access to the lake.

In conjunction with 6.2.8, RDNO should identify the properties that are considered the most difficult to meet current and future environmental guidelines for residential development and add those to a long term acquisition strategy for public use. The criteria for inclusion should include an analysis of whether there is potential to add them to contiguous

public lands and whether they are suitable for public access. This process should be done in conjunction with a review of the specific policies for the Kingfisher Area found in the Area F Parks Master Plan.

Policy 6.10.2: Consider acquiring lands identified in the Enderby & Area F Services Parks Master Plan through development acquisitions or through other opportunities if they arise.

#### 6.10.3 Implement Programs for Public Asset Management

Most of the seasonal peak issues are derived from a lack of management presence at the lake. RDNO should examine potential partners in the community to implement programs that would result in effective management of public assets during the summer and a revenue stream to off-set wages.

Partners in Parks is a template that has been used in other communities where park land assets are made available for limited commercial use in order to provide a community service.

Policy 6.10.3: Explore opportunities for public asset management.

#### 6.10.4 Acknowledge Potential Provincial Marine Parks

The OCP acknowledges a potential future provincial park south of the west side development. This would likely be restricted to boat access only. There could be additional potential for marine based park land to the north of the existing development area on Mabel Lake. Two provincial parks already exist on the Shuswap River at Skookumchuck Rapids and The Islands.

Policy 6.10.4: Work with the Ministry of Environment on potential future provincial park dedications.

#### 6.10.5 Develop Trail System

As mentioned in 6.3.7, the general area could benefit from a dedicated trail system. Short term focus should be on the area east of Kingfisher Creek where seasonal crowding and traffic congestion is most prevalent. However, a more complete trail system should enter the long term planning horizon that extends further to the west. It is unlikely that Enderby-Mabel lake Road will ever be more than a rural two lane highway. Therefore, RDNO should discuss with MoTI what potential there is for a separate trail to be located within the road right of way.

Policy 6.10.5: There is a great potential to develop a trail system with connectivity throughout the Kingfisher area, at least east of Rohan-Peters Road. Options for a trail separated from the road should be explored west of Rohan-Peters Road with the MoTI.

#### 6.10.6 Acquire Ball Field

Other than improved access to the Shuswap River, the Draft Parks Master Plan identifies the acquisition of the ball field property west of Kingfisher Creek as the major parkland acquisition for the plan area. This acquisition would provide for programmable active recreation space for the community and also formalize public access to the Skookumchuck Rapids. Although this land has been used ad hoc by the community, it is still private land and should be owned by the local government if the public use is to continue.

Policy 6.10.6: Work with the Enderby Area F Services Commission to acquire the Ball field as identified in the Enderby & Area F Services Parks Master Plan.

### 6.11 Heritage Policies

The Enderby and District Heritage Commission is a commission of the City of Enderby and the RDNO and was contacted to provide input regarding heritage resources for the Kingfisher area. The commission is prepared to assist any property owners who feel that they have a heritage resource and are seeking some form of protection. The society has also provided a list of resources in the plan area that is listed in Appendix “A” it is recommended that RDNO continue to use the commission to assist with the voluntary protection of heritage assets within the plan area.

The commission is also an advocate to designate the entire Shuswap River as a Heritage River. There are likely several implications and opportunities that go with a Heritage River designation that are beyond the scope of this plan. RDNO is encouraged to study the implications and opportunities of this action in conjunction with the Enderby and District Heritage commission. Furthermore, all initiatives regarding heritage management should include consultation with Splatins, including an inventory of any additional sites protected under the Heritage Conservation Act.

Policy 6.11: Work with the Enderby and District Heritage Commission, Archaeological Branch and Splatins to facilitate the identification, protection and conservation of heritage resources, including historical buildings, archaeological sites and historic trails. preserve and promote the value of heritage sites within the plan area.

Policy 6.12: Where development will impact a known archaeological site as identified by the Province of BC under the Heritage Conservation Act, the RDNO will direct the developer/applicant to contact the BC Archaeological Branch for instruction on how to proceed before any approvals are granted.

Policy 6.13: The RDNO will endeavor to maintain and up-date their internal mapping database, based upon the RAAD (Remote Access to Archaeological data) mapping system, to ensure archaeological sites are identified early on in the planning and development process as we have been discouraged by the province to include this information in public mapping.

Policy 6.14: The RDNO encourages all lake front property owners to undertake a proactive joint archaeological assessment of the lakefront lots.

## 7.0 Future Community Planning

The focus of this local area plan has been on addressing existing issues that have been the result of growth. If these issues can be addressed, the community could start to look at what an expanded village and residential community might look like. We heard comments about wanting sustainable growth and to have a complete community. We also acknowledge the desire by Mabel Lake Resort owners and residents that they would like to see opportunities for expansion of resort facilities. The community's observations are that the current area is a mix of rural and seasonal recreational residences with rural agricultural activities more predominant in the river valley and western portions of the plan area. Commercial recreational activities are also found closer to the Mabel Lake portion of the plan area. This mix of land uses forms the Kingfisher community.

The community and RDNO have many recommendations to consider with this Local Area Plan. When looking at future growth and development within the plan area the relevant policies outlined in this plan should be addressed. There will be a point where a more detailed planning exercise for the village area may serve as a catalyst to address some of the recommendations. The timing of this initiative is left to the community and RDNO to best decide. The recent decision by the ALC to exclude a portion of property west of Kingfisher Creek should be considered when deciding if and when a land use planning study should commence. Any future land use planning exercise must include close collaboration with the ALC to ensure that issues regarding agriculture are adequately addressed. It is also imperative that there is broad based community support to look to the lands in the ALR if that is to accommodate the future growth of the community. The Regional Board would need to determine what mechanism is deemed appropriate for establishing the level of community support for such a land use planning exercise.

## 8.0 Conclusion

We are experiencing a change in what creates great communities. The industrial approach of needing a large factory or industry to support the town is proving to be less important with the advent of communication technologies and the information age. People are creative and they will find ways to be employed in remote areas by connection through the internet. Kingfisher could grow into an area with a vibrant village core and capitalize on all of the natural attributes it has today, but it needs to address some current shortcomings first and set a solid plan for the future. The useable land base within the plan area is too limited to allow a random progression from where the community is at today and still preserve the sensitive environment that makes this place special.

## 9.0 Summary of Local Area Plan Recommendations

The following matrix summarizes the recommendations of the Local Area Plan. It also provides for targeted time frames and jurisdictional responsibilities to act on each recommendation. The Current time frame is considered between the adoption of the plan and five years from then; the Medium time frame is considered between five and ten years from adoption of the plan, and the Long time frame is beyond ten years from adoption of the plan. The table also includes suggested implications if the recommendations are not acted on by the appropriate jurisdiction. It is recommended that RDNO commit to reviewing this summary as part of any regular review of OCP policy within Electoral Area “F” in the future. It also provides the community a list of opportunities that they may want to assist RDNO prioritize based on available resources and funding.



|                                       |                                              | Jurisdiction                        | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years) | Is this a key recommendation<br>for improving carrying<br>capacity?                                  | Implications if not<br>acted on                                                                                                                                       |
|---------------------------------------|----------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>6.2 ..... Environmental Issues</b> |                                              |                                     |                                                                                         |                                                                                                      |                                                                                                                                                                       |
| 6.2.1                                 | Monitor Water                                | IHA, RDNO, MoE,<br>Community        | C                                                                                       | No – but it is important to<br>assist with planning and<br>implementation of water<br>infrastructure | Future decisions on<br>water and sewer<br>infrastructure will be<br>made on incomplete<br>information. Trend<br>analysis on water<br>quality will not be<br>complete. |
| 6.2.2                                 | Use SHIM and FIM to<br>Supplement DP Process | RDNO                                | C                                                                                       | No                                                                                                   | Decisions regarding<br>protection of<br>environment will not be<br>made on the best<br>knowledge available                                                            |
| 6.2.3                                 | Consult on Riparian Areas<br>Regulation      | RDNO, DFO, MoE                      | C                                                                                       | No                                                                                                   | Uncertainty for<br>lakefront property<br>owners regarding<br>future improvements<br>including consent to<br>infrastructure<br>improvements.                           |
| 6.2.4                                 | Commence Sewer<br>Collection Extension       | RDNO, MoE                           | C – Northside<br>L – Westside                                                           | Yes                                                                                                  | Continued impacts<br>from private septic<br>systems on water<br>quality.                                                                                              |
| 6.2.5                                 | Identify Potential Marina<br>Site            | RDNO, MoE, DFO, Front<br>Counter BC | C – feasibility<br>M - implementation                                                   | Yes – for peak use periods                                                                           | Continued proliferation<br>of buoys, summer<br>congestion at boat<br>ramps and parking<br>area, potential marine<br>and road safety issues                            |

|                                               |                                                                           | Jurisdiction           | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years) | Is this a key recommendation<br>for improving carrying<br>capacity?                   | Implications if not<br>acted on                                                                                                                 |
|-----------------------------------------------|---------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.2.6                                         | Prohibit House Boats                                                      | RDNO                   | C                                                                                       | No – but is a factor for water<br>quality over the long term                          | Introduction of<br>houseboats to Mabel<br>Lake. More difficult to<br>regulate once they are<br>established. Potential<br>water quality impacts. |
| 6.2.7                                         | Provision for Future Water<br>System Upgrades                             | RDNO, MoE, IHA         | C – feasibility, demand<br>management<br>M – Capital Planning,<br>implementation        | Yes – water system is already<br>functioning above design<br>capacity at peak periods | Shortfall in capacity,<br>failure to protect safe<br>and reliable water<br>supply to service area                                               |
| 6.2.8                                         | Survey High Water Mark                                                    | RDNO, MoE              | C                                                                                       | No                                                                                    | See 6.2.3                                                                                                                                       |
| <b>6.3 ..... Peak Season Use / Management</b> |                                                                           |                        |                                                                                         |                                                                                       |                                                                                                                                                 |
| 6.3.1                                         | Collaborate with relevant<br>agencies to facilitate<br>parking on DL 2415 | Fortune Parks, RDNO    | C                                                                                       | Yes                                                                                   | Continued parking<br>issues during peak<br>periods, will limit<br>capacity of current<br>boat launch site                                       |
| 6.3.2                                         | Review Public Boat<br>Launch                                              | RDNO                   | C – negotiated<br>improvements<br>L – Crown license<br>renewal                          | No                                                                                    | Missed opportunity to<br>create more efficient<br>use of existing facilities<br>through partnership                                             |
| 6.3.3                                         | Develop Road Cross<br>Section                                             | RDNO, MoTI             | C – feasibility, capital<br>planning<br>M - staged<br>implementation                    | Yes                                                                                   | Continues ad hoc<br>parking solutions,<br>public safety issues                                                                                  |
| 6.3.4                                         | Review Options for Public<br>Launch and Moorage                           | RDNO, Front Counter BC | C - feasibility                                                                         | No                                                                                    | Solutions to improve<br>marine related<br>capacity will have to<br>be found at existing or<br>alternate sites                                   |

|                                 |                                                                        | Jurisdiction                            | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years)                                         | Is this a key recommendation<br>for improving carrying<br>capacity? | Implications if not<br>acted on                                                                                                            |
|---------------------------------|------------------------------------------------------------------------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| 6.3.5 a                         | Establish "Community<br>Code of Conduct"                               | Community, RCMP                         | C                                                                                                                               | No                                                                  | Missed opportunity to<br>have community<br>based solution for<br>improving social<br>behavior and<br>awareness of<br>environmental issues. |
| 6.3.5 b                         | Establish "Environmental<br>Code of Conduct"                           | Community                               | C                                                                                                                               | No                                                                  |                                                                                                                                            |
| 6.3.6                           | Establish Community<br>Patrol                                          | Community, RCMP                         | C – feasibility for peak<br>period only                                                                                         | No                                                                  | Missed opportunity for<br>community based<br>solution for public<br>safety                                                                 |
| 6.3.7                           | Encourage Trail<br>Development through<br>Fortune Parks Master<br>Plan | Fortune Parks, RDNO,<br>Community, MoTI | C – planning and<br>implementation through<br>development<br>M - implementation                                                 | Yes                                                                 | Pedestrian linkages<br>are important to<br>reduce traffic issues<br>and to increase<br>pedestrian safety                                   |
| <b>6.4 ..... Infrastructure</b> |                                                                        |                                         |                                                                                                                                 |                                                                     |                                                                                                                                            |
| 6.4.1                           | Expand Sewer Collection<br>System                                      | RDNO, MoE, IHA,<br>Community            | C – planning, community<br>consent, and potential<br>initial phases of<br>implementation<br>M – implementation for<br>Northside | Yes                                                                 | Continued potential<br>impacts to ground<br>water, lack of options<br>for property owners                                                  |
| 6.4.2                           | Reserve Long Term<br>Potential for Westside<br>Users                   | RDNO, MoE, IHA,<br>Community            | M – Capital Planning<br>L – Implementation                                                                                      | Yes – but only in the longer<br>term                                | Continued potential<br>impact to water quality,<br>missed opportunity for<br>long range<br>sustainability planning                         |
| 6.4.3                           | Examine Solution for<br>Westside Septic Pump-<br>outs                  | RDNO, MoE, IHA,<br>Community            | C – feasibility                                                                                                                 | Yes                                                                 | Septic system failures<br>with no current viable<br>solution                                                                               |

|                                     |                                                     | Jurisdiction         | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years) | Is this a key recommendation<br>for improving carrying<br>capacity? | Implications if not<br>acted on                                                                              |
|-------------------------------------|-----------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 6.4.4                               | Plan for Water System Upgrades                      | RDNO, MoE, IHA       | C – planning, feasibility                                                               | Yes                                                                 | Water system will continue to function above capacity at peak periods, no opportunity to expand service area |
| 6.4.5                               | Initiate Water Demand Management                    | RDNO, Community      | C                                                                                       | Yes                                                                 | Missed opportunity to extend functional capacity of existing water system                                    |
| 6.4.6                               | Prepare Road Standards Plan                         | RDNO, MoTI           | C – planning and feasibility                                                            | Yes                                                                 | See 6.3.3                                                                                                    |
| 6.4.7                               | Prepare Long-Term Road Improvements Plan            | RDNO, MoTI           | C – planning                                                                            | No – but is a perception of safety issue                            | Leaves all road issues to the sole discretion of MoTI                                                        |
| 6.4.8                               | Construct Emergency Access Link                     | MoTI, RDNO           | C – planning, design                                                                    | Yes                                                                 | No alternate emergency access routes (loops) to Enderby-Mabel lake Road                                      |
| <b>6.5 ..... Emergency Planning</b> |                                                     |                      |                                                                                         |                                                                     |                                                                                                              |
| 6.5.1                               | Improve Public Awareness of Emergency Response Plan | RDNO                 | C                                                                                       | No                                                                  | Lack of community awareness of Emergency Planning                                                            |
| 6.5.2                               | Promote Fire Smart Education and Awareness          | RDNO, MFR, Community | C                                                                                       | No                                                                  | Missed opportunity for community involvement in wildfire hazard mitigation                                   |
| 6.5.3                               | Explore Potential for Open Fuel Breaks              | RDNO, MFR            | C - feasibility                                                                         | No                                                                  | No improvement to broad based community wildfire hazard mitigation                                           |

|                                              |                                                                       | Jurisdiction                                                | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years) | Is this a key recommendation<br>for improving carrying<br>capacity? | Implications if not<br>acted on                                                                                                        |
|----------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 6.5.4                                        | Explore Fire Protection<br>Service Options                            | RDNO, Ministry of Public<br>Safety and Solicitor<br>General | C – feasibility                                                                         | Yes                                                                 | No reduction in fire<br>risks, missed<br>opportunity for<br>community based<br>volunteer organization                                  |
| 6.5.5                                        | Seek Provincial<br>Commitment to Maintain<br>Emergency Egress         | RDNO, MFR                                                   | C                                                                                       | Yes – but only in Medium and<br>Long term                           | Potential loss of<br>alternate route out of<br>the east end of the<br>community                                                        |
| <b>6.6 ..... Future Land Use</b>             |                                                                       |                                                             |                                                                                         |                                                                     |                                                                                                                                        |
| 6.6.1                                        | Preserve Current Official<br>Community Plan                           | RDNO                                                        | C                                                                                       | Yes                                                                 | Does not require<br>action                                                                                                             |
| 6.6.2                                        | Consider<br>Commercial/Industrial<br>Land for Marine Facility         | RDNO                                                        | C                                                                                       | Yes                                                                 | Missed alternative to<br>marine based facilities<br>to increase boating<br>capacity and efficiency<br>of exiting boating<br>facilities |
| 6.6.3                                        | Prepare Guidelines for<br>Infill Construction and Re-<br>Construction | RDNO, MoE, DFO                                              | C                                                                                       | Yes                                                                 | No clear direction on<br>future development<br>standards, particularly<br>on waterfront lots                                           |
| 6.6.4                                        | Acknowledge Growth                                                    | RDNO, Community                                             | C                                                                                       | Yes                                                                 | Ad hoc planning                                                                                                                        |
| <b>6.7 ..... Rural/Agricultural Policies</b> |                                                                       |                                                             |                                                                                         |                                                                     |                                                                                                                                        |
| 6.7.1                                        | Review Zoning Bylaw No.<br>1888, 2003 Section 301                     | RDNO                                                        | C                                                                                       | No                                                                  | Missed opportunities<br>for rural land holdings                                                                                        |
| 6.7.2                                        | Support Recreational<br>Opportunities on ALR and<br>Rural Lands       | RDNO, ALC                                                   | C                                                                                       | Yes                                                                 | Missed opportunity to<br>diversify recreation<br>industry, promote eco-<br>tourism                                                     |

|                                                           |                                                                    | Jurisdiction                             | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years) | Is this a key recommendation<br>for improving carrying<br>capacity? | Implications if not<br>acted on                                                             |
|-----------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 6.7.3                                                     | Adhere to Septic Disposal<br>and Domestic Water<br>Provisions      | RDNO                                     | C                                                                                       | Yes                                                                 | Effective growth<br>management tool,<br>sustainable<br>development practice<br>will be lost |
| <b>6.8 ..... Residential Policies</b>                     |                                                                    |                                          |                                                                                         |                                                                     |                                                                                             |
| 6.8.1                                                     | Require Dry Service<br>Connections for<br>Residential Construction | RDNO                                     | C                                                                                       | Yes                                                                 | Commitment to future<br>conversion to<br>community sewer is<br>weakened                     |
| 6.8.2                                                     | Consider Secondary<br>Suites                                       | RDNO                                     | C                                                                                       | No                                                                  | Potential housing<br>alternative will be<br>missed                                          |
| 6.8.3                                                     | Consider Residential<br>Construction as<br>Permanent Residency     | RDNO                                     | C                                                                                       | Yes                                                                 | Potential for reduced<br>servicing standards<br>will hamper future<br>sustainability        |
| <b>6.9 ..... Commercial Policies</b>                      |                                                                    |                                          |                                                                                         |                                                                     |                                                                                             |
| 6.9.1                                                     | Support Commercial Land<br>Use at Parkway Road                     | RDNO                                     | C                                                                                       | Yes                                                                 | No action required.                                                                         |
| 6.9.2                                                     | Establish Water<br>Lot/License for Marine<br>Use                   | RDNO, Front Counter BC                   | C - feasibility                                                                         | No                                                                  | See 6.3.4                                                                                   |
| <b>6.10 ..... Parkland and Open Space Recommendations</b> |                                                                    |                                          |                                                                                         |                                                                     |                                                                                             |
| 6.10.1                                                    | Utilize All Public Land<br>Resources                               | Fortune Parks, RDNO,<br>Front Counter BC | C – planning<br>M – implementation                                                      | Yes                                                                 | Missed use of existing<br>resource                                                          |
| 6.10.2                                                    | Develop Long Term<br>Acquisition Plan                              | Fortune Parks, RDNO                      | C – planning, feasibility<br>M/L – implementation                                       | Yes                                                                 | Continues peak period<br>pressure on existing<br>resources                                  |

|                                     |                                                                                                                                                                           | Jurisdiction                               | Time Frame:<br>Current (now-5 years),<br>Medium (5-10 years),<br>Long (beyond 10 years) | Is this a key recommendation<br>for improving carrying<br>capacity? | Implications if not<br>acted on                                                                                           |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 6.10.3                              | Implement Programs for<br>Public Asset Management                                                                                                                         | Fortune Parks, RDNO,<br>Community          | C – planning                                                                            | Yes                                                                 | Existing and future<br>resources/assets will<br>not be used in the<br>most efficient way                                  |
| 6.10.4                              | Acknowledge Potential<br>Provincial Marine Parks                                                                                                                          | Fortune parks, BC Parks                    | M/L                                                                                     | No                                                                  | Future provincial park<br>strategies will not be<br>developed.                                                            |
| 6.10.5                              | Develop Trail System                                                                                                                                                      | Fortune Parks, RDNO,<br>Community          | C                                                                                       | Yes                                                                 | Missed opportunity to<br>establish trail<br>requirements through<br>development,<br>community projects                    |
| 6.10.6                              | Acquire Ball Field                                                                                                                                                        | Fortune parks, RDNO                        | C                                                                                       | Yes                                                                 | Missed opportunity to<br>capitalize on<br>community recreation<br>opportunity and private<br>property owners good<br>will |
| <b>6.11 ..... Heritage Policies</b> |                                                                                                                                                                           |                                            |                                                                                         |                                                                     |                                                                                                                           |
| 6.11-<br>6.14                       | Continue to work with the<br>Enderby and District<br>Museum Commission,<br>Archaeological Branch<br>and Splatins to manage<br>heritage resources within<br>the plan area. | RDNO, City of Enderby,<br>MFLNRO, Splatins | C                                                                                       | No                                                                  | No effective heritage<br>resource management                                                                              |

## Appendix A: Heritage Resources

*Kingfisher / Rachel Fae*



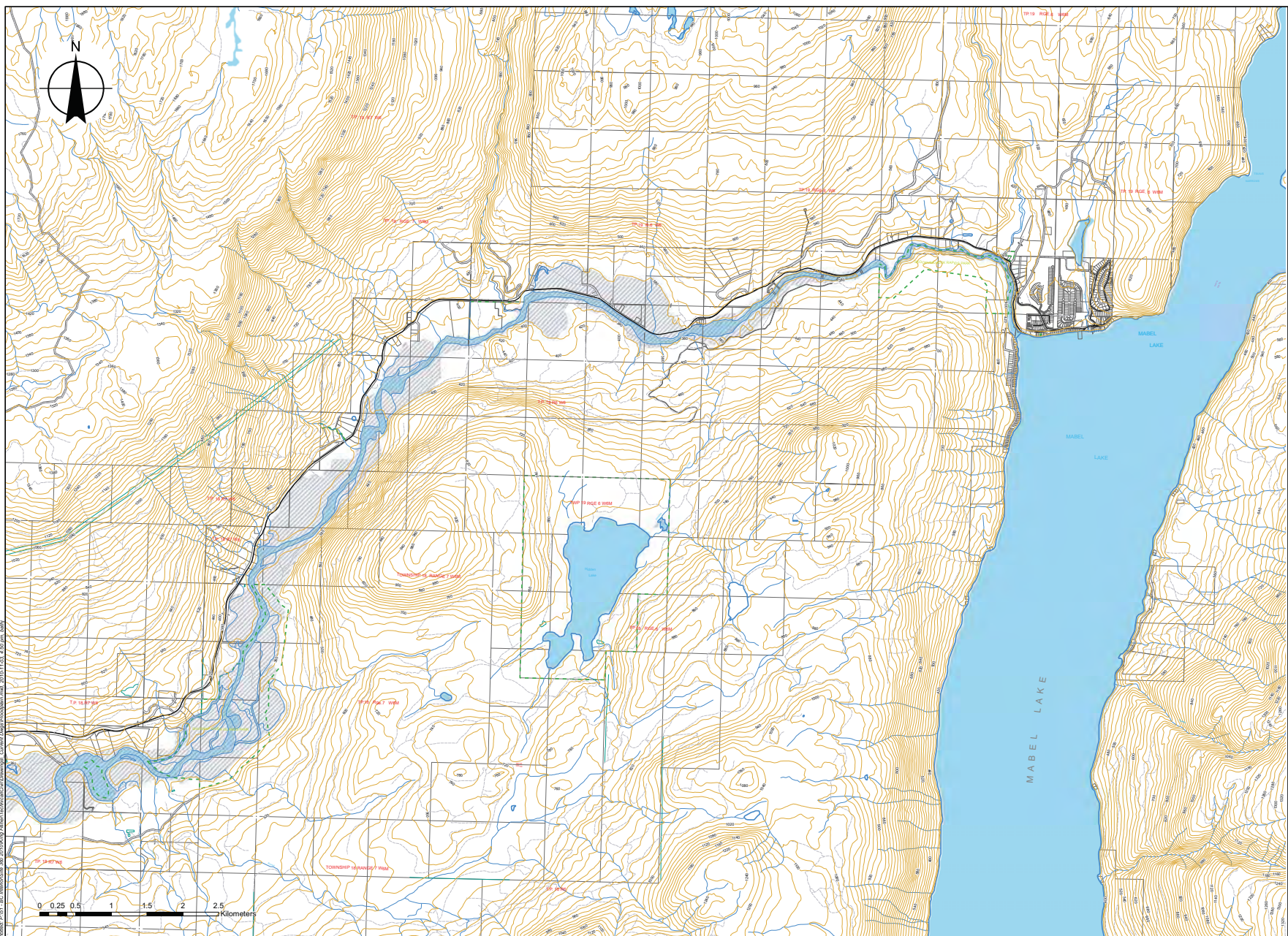
## Appendix B: Development Permit Areas Map

*Kingfisher / Rachel Fae*



## Appendix C: Floodplain Mapping

*Kingfisher / Rachel Fae*



**Legend**

- Contours
- Gravel Road
- Local Road (paved)
- Major Road (paved)
- International Boundary
- Regional Boundary
- Reserve Boundary
- Park Boundary
- Cadastral
- 200 Year Floodplain
- Lakes

|                                                                                                                                                    |            |             |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|-----|
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| A                                                                                                                                                  | 2010-09-01 | PRELIMINARY | JRB |
| revision                                                                                                                                           |            |             |     |
| source: <b>ISSUED FOR REVIEW</b><br>drawn by: JRB<br>designed by: AB<br>checked by: AB<br>approved by: AB<br>scale: 1:25,000      date: 2010-11-02 |            |             |     |



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NORTH OKANAGAN REGIONAL DISTRICT

**KINGFISHER  
AREA SECTOR PLAN  
MABEL LAKE, BC**

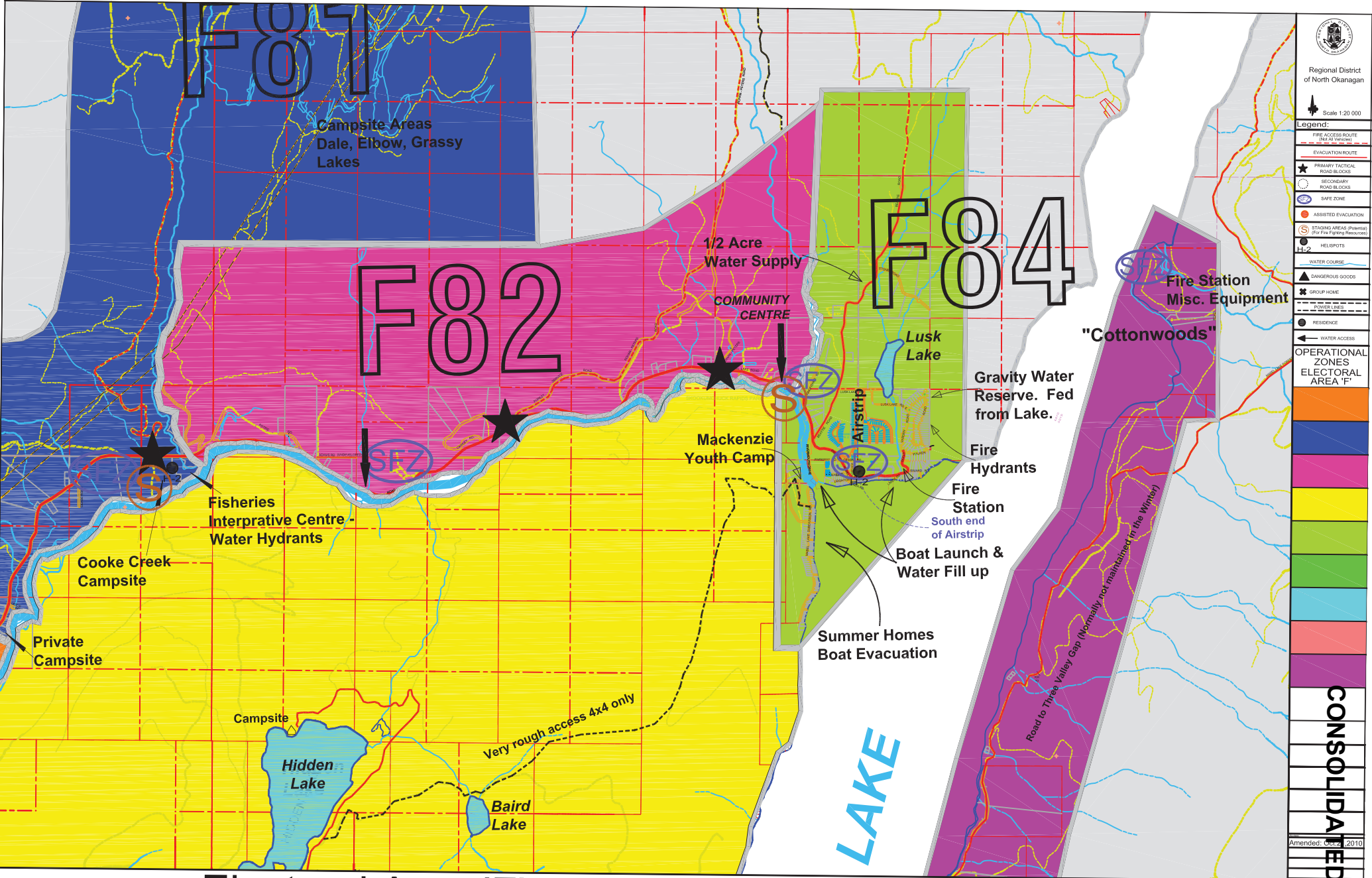
SHUSWAP RIVER  
FLOOD PLAIN MAPPING  
200 YEAR LEVEL

|             |              |
|-------------|--------------|
| project no. | 5110-006-00  |
| file name   | SITEMAP.mxd  |
| sheet no.   |              |
| drawing no. | revision no. |
| C001        | A            |

# CONSOLIDATED

## Appendix D: Emergency Response Plan Mapping

*Kingfisher / Rachel Fae*



# Electoral Area 'F' Emergency Response Map

ENDERBY MABEL LAKE



Prepared by: RDNO  
July 7, 2004

Amended: Oct 2010

CONSOLIDATED