REGIONAL DISTRICT OF NORTH OKANAGAN
BYLAW NO. 2485, 2011

CONSOLIDATED FOR CONVENIENCE

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.

TEXT AMENDMENTS

Bylaw No.	Adopted	Amendment
2603	September 3, 2014	– To include policies regarding Genetically Engineered Organisms (4.19, 4.20, 4.21)
2690	February 10, 2016	– To include a Regional Context Statement (1.6, 1.7)
2954	May 17, 2023	– Schedule “A” adding text after the third paragraph in Section 1.1 Legislative and Regulatory Context

MAPPING AMENDMENTS

Bylaw No.	Adopted	Amendment
2638	November 5, 2014	– To amend designation of Lot 1, DL 3736, ODYD, Plan KAP59750 and located at 16 Birch Road from NU to SH
2690	February 10, 2016	– To include the Regional Growth Strategy Designation Map (Schedule “E”)
2636	July 20, 2016	– To amend designation of a portion of DL 628, ODYD and located at 1021 Trinity Valley Road from LH/Ag to C
2852	October 21, 2020	– To amend designation of Lot A, DL 4017, ODYD, Plan EPP87548 and located at Emmett Road from NU to CR
2869	January 20, 2021	– To amend designation of Lot A, ODYD, Plan 28787 and located at 150 Albers Road from NU/Ag to SH
2906	February 16, 2022	– To amend designation of NW 1/4 of Sec 22, Twp 57, ODYD and located at 25 Specht from CR and SH
2890	June 15, 2022	– To amend designation of Lot 1, Sec 28, Twp 57, ODYD, Plan EPP18252 from NU to CR

2904	August 17, 2022	– To amend designation of Lot 1, Sec 33, Twp 41, ODYD, Plan EPP69779 and located at 128 Rawlings Lake Road from NU & CR to CR
3011	October 16, 2024	– To amend designation of a portion of Lot A, DL 24, ODYD, Plan 41148 and located at 5280 Hwy 6 from NU to Industrial
3076	May 20, 2026	– To amend designation of a 3 ha portion of the W ½ of the NE ¼ of Sec 28, Twp 57, ODYD, Except Plans 18806, 33317, and EPP76962 and located at 64 Aumond Rd from S.H and C.R to S.H and a 12.37 ha portion from S.H and C.R to C.R
3037	September 23, 2026	– To amend designation of a portion of Lot 2, DL 3736, ODYD, Plan KAP72265, Except Plans KAP88361 & EPP78287 and located at 44 Ladyslipper Rd from Non Urban to Small Holding

CONSOLIDATED FOR CONVENIENCE

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2485

A bylaw of the Regional District of North Okanagan to adopt
an Official Community Plan for Electoral Areas “D” and “E”

WHEREAS pursuant to Section 876 *[Authority to adopt a bylaw]* of the *Local Government Act*, R.S.B.C., 1996, Chapter 323, as amended, and Regulations passed pursuant thereto, 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 877 of the Local Government Act, R.S.B.C.;

AND WHEREAS the said Official Community Plan may include policy and context statements in accordance with Section 878 of the Local Government Act, R.S.B.C.;

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 Areas “D” and “E” Official Community Plan Bylaw No. 2485, 2011*** “.

2. The Official Community Plan Report marked Schedule "A", together with the Official Community Plan Maps marked Schedule "B", “C”, “D” attached hereto and forming part of this Bylaw, are hereby designated as the Official Community Plan for Electoral Areas "D" and “E” of the Regional District of North Okanagan.

3. Bylaw No. 1690 being the ***"Electoral Areas “D” and “E” Official Community Plan Designation Bylaw No. 1690, 2001",*** and all amending bylaws thereto, are hereby repealed.

Read a First Time this 16th day of May, 2011

Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan this 16th day of May, 2011

Read a Second Time this 4th day of February, 2012

Advertised on the 29th day of February, 2012, and

the 2nd day of March, 2012

Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 7th day of March, 2012

Received the approval of the Minister of Community, Sport and Cultural Development pursuant to Section 882 of the *Local Government Act*

this _____ day of _____, 2011

Approval No. N/A

Minister of Community, Sport and Cultural Development

Read a THIRD Time	this	7th	day of	March, 2012
ADOPTED	this	21st	day of	March, 2012

"signatures on file"	"signatures on file"
Chair	Corporate Officer
Patrick Nicol	Trafford Hall

CONSOLIDATED

Regional District of the North Okanagan
Electoral Area ‘D’ (Rural Lumby)
and
Electoral Area ‘E’ (Cherryville)

OFFICIAL COMMUNITY PLAN



Bylaw 2485, 2011 – Schedule ‘A’

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Acknowledgements

The Development of the North Okanagan Electoral Areas 'D' and 'E' Official Community Plan has been a collaborative process, with the general public as vital contributors. Their input throughout the planning process has helped shape the plan. Regional District staff, at all levels, also provided an important role and critical expertise. The following are especially acknowledged:

Electoral Area Directors

- Rick Fairbairn - Electoral Area 'D'
- Eugene Foisy - Electoral Area 'E'

Advisory Planning Commissions - Area 'D' Area 'E'

Regional District of North Okanagan Planning Staff

TRUE Consulting

Preamble

It is recognized that the Plan Area is within the traditional territory of the Okanagan First Nation and the Shuswap First Nation. This plan is without prejudice to and cannot be used to define and/or limit Aboriginal and Treaty Rights and Aboriginal Title of First Nations in British Columbia.



1 INTRODUCTION

1.1 LEGISLATIVE AND REGULATORY CONTEXT

The Province of British Columbia (BC) was divided into Regional Districts in 1965 in order to provide a form of local government for areas that are not part of a municipality (unincorporated areas). This Official Community Plan applies to a portion of the Regional District of North Okanagan (RDNO) covering parts of Electoral Areas 'D' and 'E' as shown on *Figure 1.1*.

The Regional District operates within the context of the legislation of the Province of British Columbia. The *Local Government Act* and the *Community Charter* provide legislation for Community Plans and outline the tools available to local governments to plan and regulate land uses.

This plan builds upon the policies and principles of the OCP adopted by Bylaw 1690, 2001. The planning process started in 2010 and has expanded the OCP policies to ensure consistency with current legislation and to reflect the current community vision.

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.

This Official Community Plan provides a general statement of the policies of the Regional District of North Okanagan about the form and character of land uses and servicing requirements in the plan area. The plan policies will guide decisions to be made by the Regional Board when considering applications for various types of development. The Official Community Plan:

a. expresses a community vision, developed through the planning process;

b. provides an understanding of how the Regional District plans to work co-operatively with other jurisdictions, particularly the City of Vernon; District of Coldstream; Village of Lumby; First Nations; provincial government agencies; developers and community groups;

c. contains statements regarding the Regional District's plans to accommodate future growth and to integrate various land uses such as: residential, commercial, industrial, agricultural, institutional and recreational uses;

d. provides statements regarding options for servicing new areas and levels of servicing that are appropriate for different types and levels of development;

e. recognizes the different growth pressures experienced within the plan area;

f. provides policies relating to the preservation and protection of the natural environment, its ecosystems and biological diversity;

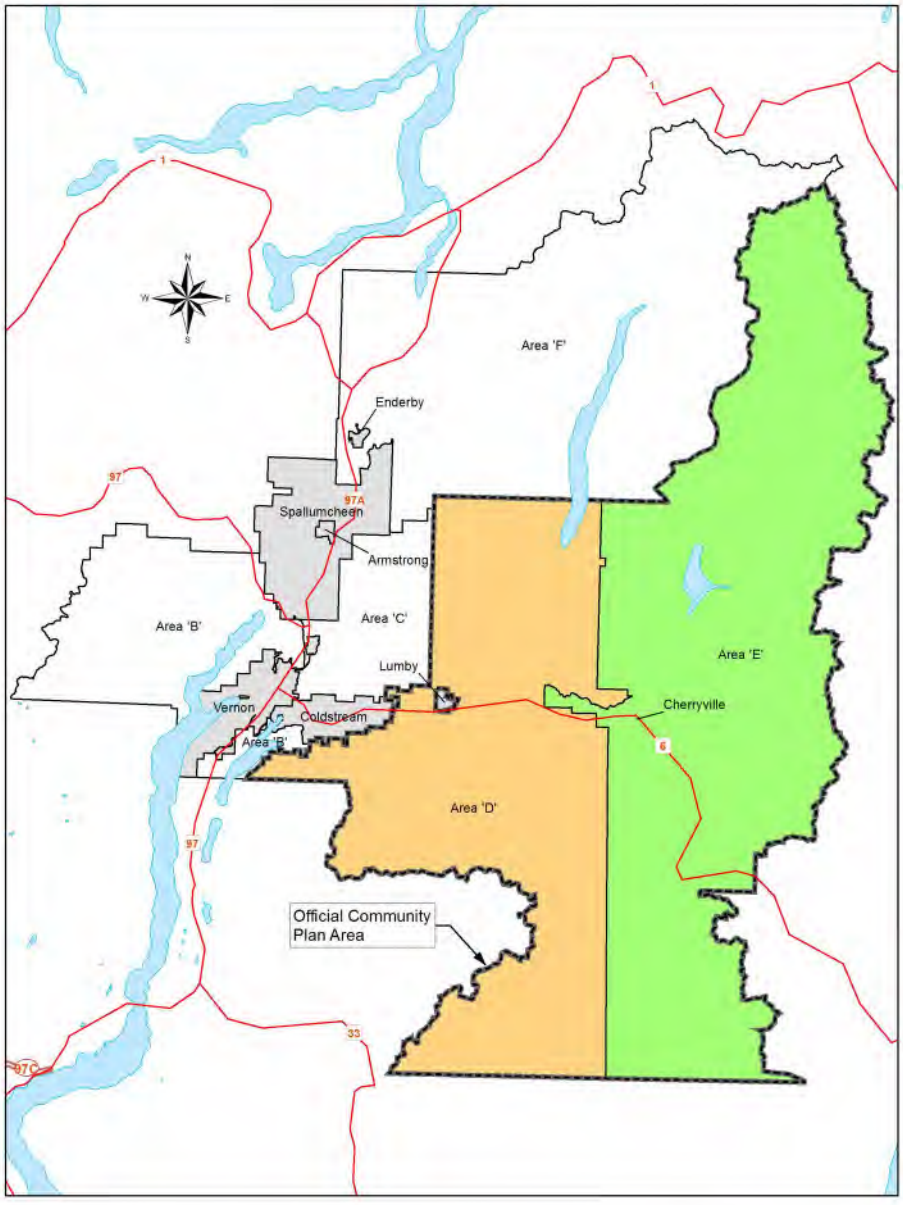
g. provides policies relating to avoiding hazards and promoting safety of humans and security of land improvements;

h. contains policies respecting affordable, rental and special needs housing;

i. contains targets for the reduction of greenhouse gas emissions and actions to achieve identified targets; and

j. other discretionary statements referred to in Section 878 of the *Local Government Act*, in particular a Regional Context Statement, and where appropriate Part 27 of the *Local Government Act* dealing with Heritage Conservation.

Figure 1.1: Plan Area Context



The Official Community Plan uses population data from the 2006 Census of Canada and provides both short-term and long-term directions for the Regional District's future. Updates of the plan are recommended every 5-10 years to evaluate whether or not the plan is still accurate in reflecting community trends, needs and desires.

Finally, the Official Community Plan provides a foundation for financial planning. Specifically, land use and servicing strategies create requirements for the years ahead and this information can be incorporated into the Regional District's financial planning and direct applications for supportive funding.

1.2 COMMUNITY CONSULTATION

Pursuant to Section 879 of the *Local Government Act*, the Official Community Plan process was a consultative exercise with opportunities for public input at several stages. The consultation process included meetings with the relevant Advisory Planning Commissions as well as public information meetings at key points in the planning process. The District has also maintained a web site that contains information on the OCP review process and draft documents. Stages in the planning process are outlined as follows.

Official Community Plan Process



1.3 COMMUNITY VISION

A community vision has been developed as part of the planning process to set direction for the future of the area in a manner that reflects the desires and aspirations of a broad cross-section of interests across the region.

Official Community Plan Vision

"Area 'D' (Rural Lumby) and Area 'E' (Cherryville) are comprised of diverse, distinct and liveable rural areas where people live, learn, work and play in harmony with each other and the natural environment.

We are a unique area within the Regional District and plan to protect and enhance that uniqueness.

We are leaders in fostering social integrity, economic development, and environmental sustainability, where the principles of independence and self-sufficiency are valued.

We are known as an area where the natural environment is carefully managed as both a "natural" area and a "working" environment that will be sustained in this balance for future generations."

1.4 PLANNING PRINCIPLES

Planning principles were developed to articulate key themes and values that emerged from the research and consultation process. These principles are the basis of 'who we are', 'what we believe in' and 'where we would like to go' as a community. The Official Community Plan is guided by these principles.

Principle 1 – *Cultivate Partnerships*	The Regional District will seek out and develop and nurture partnerships with federal, provincial and regional government agencies, First Nations, businesses, non-governmental organizations, community associations, and others to assist in achieving the shared community vision.
Principle 2 – *Citizen Engagement*	The Regional District is committed to providing opportunities for its citizens to engage in meaningful participation in the community decision-making process.
Principle 3 – *Environmental Stewardship*	Ensure the protection, restoration and management of the region's natural and agricultural environments for present and future generations. There are natural environments that are highly valued for their unique and vital ecosystems (including contributing to supply of clean water), scenic beauty, outdoor recreation, and support of a resource based economy. Minimize conflicts by developing and applying clear growth management and land use policies.
Principle 4 – *Natural Resource Conservation*	Support the wise use of energy and material resources by endorsing sustainable design and land and management practices.

Principle 5 – *Local Economic Resilience*	Encourage economic development as a key to prosperity for the entire community through: the designation of employment lands; supporting diversification of employment through business development; providing educational opportunities to residents; and maintaining the integrity of resource lands used for agriculture, forestry and mining.
Principle 6 – *Community Livability*	The Regional District will strive to enable a high quality of life for its residents, where everyone enjoys a safe, vibrant and healthy community and has access to education, jobs, public services, culture, heritage, recreation and the natural environment. This is an area with a strong sense of community.
Principle 7 – *Housing Diversity*	Support a wide range of housing types and tenures that will help ensure that people of all ages, abilities, household types and incomes have a diversity of housing choices and those residents and their families can continue to live in the area. This can in part be achieved by minimizing the costs of developing new lots and housing.
Principle 8 – *Transportation Choice*	Recognizing the transportation challenges associated with the dispersed settlement pattern in the plan area, the Regional District will work with Provincial authorities and support strategies to encourage transit, cycling, pedestrian and other modes of travel that minimize greenhouse gas emissions and ensure safe and efficient movement between communities and settlement areas.
Principle 9 – *Responsible Provision of Services*	Infrastructure will be efficient, scaled appropriately and include suitable sustainable alternatives and technologies. The Regional District will not provide or allow services that are inconsistent with sustainable land management practices.
Principle 10 – *Community Leadership*	The Regional District will provide ongoing leadership through adherence to the Guiding Principles, sustainable land management and the policies contained within the Official Community Plan when making land use decisions.

1.5 THE SUSTAINABILITY LENS

The community has a desire to see the area developed in a manner that is sustainable – environmentally, fiscally, economically and socially – so that children and grandchildren can satisfy their needs in the future and continue to enjoy the opportunities and amenities that the area has to offer. This commitment requires balancing the protection of the environment with the needs of a changing population and economy. The principles, objectives and policies contained within the plan reinforce a commitment to sustainability. Examples of sustainability principles that have been considered as part of the planning process include:

Options to the car are emphasized.

- Enhance connectivity between roads and trails.
- Local services (e.g. Cherryville commercial area, recreation areas) are supported where feasible.

Work in harmony with the natural systems.

- Protect watercourses and environmentally sensitive areas (Development Permits and Building Permits used to trigger reviews and approvals).
- Encourage anti-sprawl land use policies (Lumby is the nearest centre for higher order retail services, regional/urban cultural and recreation services and higher density residential development).

- Understand groundwater and its capacity to support development (set clear conservative subdivision requirements for proof of water).
- Encourage and support the use of clean, alternative and renewable energy sources.
- Consider opportunities to support recycling.
- Support and encourage community forests.
- Encourage water conservation.
- Consideration of wildfire interface areas.
- Direct development away from areas of high natural hazards to areas of no or low natural hazards.
- Support best practices to manage surface water, drainage and groundwater consistent with the principles of sustainability.
- Consider the development of best management practices to protect the supply and quality of water resources.
- Establish a Regional Sustainability Committee.
- Support Environmental Farm Plans for cattle ranches (livestock) on unprotected creeks.

Buildings and infrastructure are greener, smarter and cheaper

- Education on green alternatives
- Discourage sprawl
- Support local agriculture including ALC initiatives to support agricultural diversity (e.g. tourist accommodation where applicable).
- Preserve agricultural land by supporting the retention of land within the Agricultural Land Reserve where ALR lands have suitability and capability for agriculture (e.g. large parcel size, suitable soils and compatible neighbouring land uses).
- Investigate the need for a regional water conservation strategy, aimed at educating residents on water conservation methods and reducing water consumption.

Jobs are close to home

- Better internet service allows residents to work at home and reduce their carbon footprint.
- Land use designations support home occupations.

The spirit of the community is honoured

- Principles of independence and self-sufficiency are valued.
- Respect sacred First Nation sites.
- Value heritage resources.
- Support community driven initiatives (e.g. community recreation and culture)
- Recognize, acknowledge and support the ongoing contributions of voluntary organizations and individual volunteers who improve the communities' well-being.
- Community services will be provided to a rural standard (e.g. community hall, parks, open space, solid waste, fire suppression). Residents will access urban services through neighbouring communities (schools, pools, libraries).
- Ensure a safe community with programs for emergency preparedness.

Everyone has a voice.

- Planning processes engage the public.
- Maintain connections between RDNO and local groups (e.g. APC, Stewardship Groups).

1.6 REGIONAL GROWTH STRATEGY (RGS)

The North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011 was adopted by the Regional District on September 21, 2011. The Regional Growth Strategy provides an integrated strategic policy framework for addressing growth management, compact complete communities, economic development, transportation, other infrastructure, environmental concerns and long term regional sustainability, resilience and prosperity. These policies play three key roles:

1) ***Provide direction for implementing the Regional Growth Strategy;***
2) ***Create a common strategic framework for planning at various levels within the North Okanagan; and,***
3) ***Provide the vision for all levels of government to strive towards.***

Much of the implementation of the Regional Growth Strategy occurs through local planning and actions. The Regional Context Statement identifies the relationship between the OCP and the policies included within the Regional Growth Strategy.

1.7 REGIONAL CONTEXT STATEMENT

The Electoral Areas "D" and "E" 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 and the Regional Growth Strategy.

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 Areas "D" and "E" 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 865 of the Local Government Act, this OCP must be consistent with the RGS. All policies in the Electoral Areas "D" and "E" 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 OCP aligns with the RGS goal of focusing development into Growth Areas by encouraging lots less than 1 ha in size to be located within the Village of Lumby. Official Community Plan policy 5.3.3 indicates supports residential development in the "central" Cherryville area upon receipt of a comprehensive plan or showing servicing details. Such a development would require a community sewer system or equivalent service. The current RGS does not contemplate this type of development in "central" Cherryville but can be considered in the Five-year review to ensure consistency between the plans.

Agriculture and Food Systems

Agricultural lands within Electoral Areas "D" & "E" support extensive agricultural uses which contribute to the rural character of the area. The Agricultural policies of the OCP support a robust and diverse agricultural sector protecting and enhancing farmland by establishing minimum parcel sizes and setbacks to minimize the potential for land use conflicts and support long term agricultural use.

Water Stewardship

The OCP supports the RGS goal of managing water sustainability so all reasonable needs, including agriculture, are met in a balanced manner. The communities are opposed to inter-basin transfers of water. Electoral Areas "D" and "E" recognize the value of water, supporting policies within the OCP include: public education on water supply and water testing; encouraging water conservation for all land uses and implementation of new technologies to reduce water use; and collaboration with the province to ensure data collected by local water stewardship groups and through the development review process contributes to better stewardship of water resources over the long term.

Environment and Natural Lands

Electoral Areas "D" and "E" contain a diversity of natural features such as lakes, streams, hills, valleys, canyons, mature forests with large stems, alpine areas and open space which are home to various species such as raptors, owls, songbirds and amphibians. Many of the natural features are in a delicate balance that may be disturbed by pollution and development. The plan area contains significant natural features that help define the community and its landscapes including: Mabel Lake, Shuswap River, Cherry Creek, Ferry Creek and their tributaries, Sugar Lake, Echo Lake, Rawlings Lake, Kettle River, Upper Shuswap as well as Monashee Park, Camel's Hump and Shuswap Falls. 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: Environmentally sensitive areas; Watercourse and riparian areas; Wildlife; Floodplains & Alluvial Fans; Wildfire policies; Tree retention and tree expansion policies; Energy and Conservation Policies; and Climate Change Policies.

Economic Development

The RGS promotes a regional approach to economic development and encourages a sustainable, resilient and diverse economy. The Electoral Areas "D" and "E" OCP supports the RGS goal of economic diversity to create a sustainable future with various policies including:

- ***fostering a wood culture -ensuring a livelihood for area residents.***
- ***recognizing the importance of communication connectivity for businesses and families in rural areas.***
- ***supporting initiatives to promote local food production and sale of produce and other local food products.***
- ***promoting tourism development.***
- ***incubating local business- machine shops and manufacturers, wildcrafting, herbal products, farmer's markets, home based businesses and home occupations.***

- ***supporting annual sporting and artistic events and festivals as important economic benefits to the community.***

Transportation and Infrastructure

The RGS supports integrated regional transportation planning as well as managing regional transportation corridors. There is also a commitment to create effective, efficient and sustainable transportation infrastructure. The Electoral Areas "D" and "E" OCP acknowledges Highway 6 as the main highway corridor within the plan area. Over the years efforts have been made to plan a transportation network with efficient linkages between and within the rural areas. The Canadian National Railway line from Coldstream to Lumby has been designated as a transportation corridor. The OCP is supportive of the development of a Bicycle and Trail Network Plan which would consider crossovers between the road and trail network and opportunities for alternative transportation modes including: bicycle and ATV routes, trails, a Handi-dart, school bus rides; community van, carpool and car co-operatives.

Housing

Housing choice and affordability was identified as one of the most significant challenges facing the communities of the North Okanagan during the public consultation process for the RGS. 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 Areas "D" and "E" OCP secondary suites and manufactured homes have been identified as a form of affordable housing within the rural areas. The OCP does acknowledge that social housing and affordable housing projects benefit from being in close proximity to an urban location (e.g. Lumby). The OCP also recognizes that the Electoral Area Zoning Bylaw supports a second dwelling in some zones for family members as a strategy to support aging in place with the ultimate goal of providing additional housing opportunities for seniors.

Governance and Service Delivery

The RGS strives to support regional governance based upon a foundation of regional cooperation while pursuing efficient, effective and fiscally responsible service delivery. Residents within Electoral Areas "D" and "E" have indicated support for community participation in local government initiatives and regional collaboration however these communities are proud of their independence and self-sufficiency.

Energy and Emissions

Beginning in 2007, the province of British Columbia moved forward with a number of actions designed to encourage energy efficiency and reduce emissions of Green House Gases. The Local Government Act requires that the Regional Growth Strategy include a GHG target and actions. The RGS has committed to a GHG emissions reduction of 15% by 2020 and 25% by 2030 from 2007 GHG emission levels. The Electoral Areas "D" and "E" OCP supports the regional target and has committed to a 25% reduction in community emissions by 2030 from 2007 GHG emission levels. Strategies and Actions have been identified including promoting pedestrian and cycling facilities; supporting provincial and federal programs to encourage energy retrofits; reduction of landfill waste; support for Smart Growth planning principles as applicable to rural areas and protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water.

1.8 ACRONYMS

The following Acronyms are used throughout the report.

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
APC	Advisory Planning Commission
DFO	Department of Fisheries & Oceans
HADD	Harmful Alteration, Disruption or Destruction
HLDPA	Hazardous Lands Development Permit Area
LEED	Leadership in Energy & Environmental Design
LGA	Local Government Act
LHA	Local Health Area
MOE	Ministry of Environment
MOTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
OSLRMP	Okanagan Shuswap Land & Resource Management Plan
QEP	Qualified Environmental Professional
RAR	Riparian Areas Regulation
RCMP	Royal Canadian Mounted Police
RDNO	Regional District of North Okanagan
RDPA	Riparian Development Permit Area
SEI	Sensitive Ecosystem Inventory
SLIPP	Shuswap Lake Integrated Planning Process
SPEA	Streamside Protection & Enhancement Area
SRWSP	Shuswap River Watershed Sustainability Plan
TRIM	Terrain Resource Inventory Mapping

1.9 RELATED DOCUMENTS & JURISDICTIONS

Key RDNO Policy Documents and Studies

- RDNO, Transportation Options for Rural Residents Study, 2009, prepared by Stantec Consultants
- RDNO Zoning Bylaw No. 1888, 2003
- Labour Force Supply and Demand Forecast: 2006 – 2031, Regional District of North Okanagan, prepared by Peak Solutions Consulting, 2010
- White Valley Parks, Recreation and Culture Master Plan, Regional District of North Okanagan, prepared by Yates, Thorn, & Associates, 2010

General Provincial and Federal Legislation and Policy Documents

- *Local Government Act* and Community Charter
- Bill 27, *Local Government (Green Communities) Statutes Amendment Act*, 2008
- The British Columbia Climate Action Charter, which commits local governments to taking action on climate change, including planning liveable, sustainable communities, encouraging green developments and transit-oriented developments, pedestrian and cycling facilities, and implementing innovation infrastructure technologies
- *Agriculture Land Commission Act*

Other Resources

- A Guide to Green Choices: Ideas and Practical Advice for Land Use Decisions in BC
- Develop with Care: Environmental Guidelines for Urban and Rural Land Development in BC
- Resources from Waste: A Guide to Integrated Resource Recovery
- Smart Growth
- Green Bylaws Toolkit for Conserving Sensitive Ecosystems and Green Infrastructure
- The Dock Primer, The Shore Primer, Land Development Guidelines for the Protection of Aquatic Habitat (DFO) (and other documents on the DFO website)
- Environmental Guidelines for Urban and Rural Land Development in BC, Ministry of Environment, 2006
- Planning for the Future; Age-friendly & Disability-friendly Official Community Plans, Rebekah Mahaffey
- Protect our Forests and Rangeland, BC Government Brochure

Where the RDNO does not have jurisdiction, the OCP may only state broad goals related to the topic. The following regulatory bodies have jurisdiction on certain matters and have been consulted in the OCP preparation process:

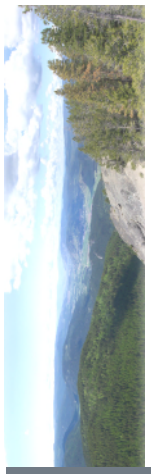
- Agricultural Land Commission,
- Fisheries and Oceans Canada,
- Interior Health Authority/Ministry of Health,
- Ministry of Agriculture,
- Ministry of Community, Sport and Cultural Development
- Ministry of Energy and Mines,

- Ministry of Environment,
- Ministry of Forests, Lands, and Natural Resource Operations,
- Ministry of Transportation and Infrastructure,
- Ministry of Jobs, Tourism and Innovation,
- School District No. 22, and
- First Nations – Okanagan Indian Band and Splatsin (Spallumcheen) Indian Band.

The *Growth Strategies Act* and the *Local Government Act* provide mechanisms to link local community plans with regional plans. At the time this OCP was written, the RNDO had not yet adopted its Regional Growth Strategy.







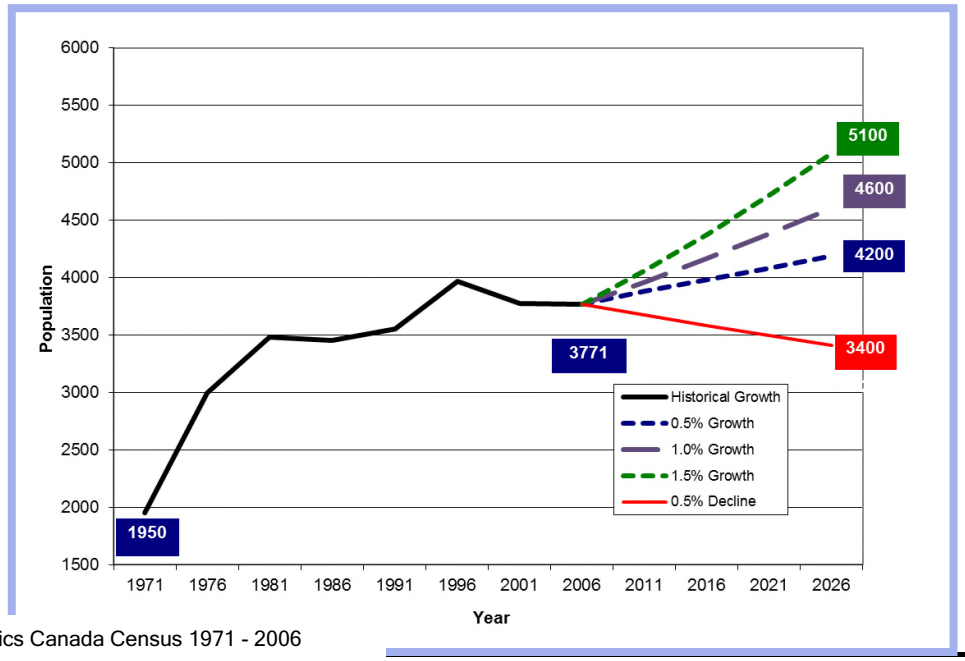
2 PLAN CONTEXT

2.1 DEMOGRAPHICS AND GROWTH TRENDS

The most comprehensive statistical profile of the plan area is collected by Statistics Canada every 5 years. The most recent census was done in 2006. As shown in *Figure 1.1*, Electoral Areas 'D' and 'E' cover a larger geographic area than the plan area; however the census data is representative because most of the population resides within the plan area boundary.

Population growth trends are summarized in *Figure 2.1*. Statistics Canada reports a combined 2006 population for the two Electoral Areas of 3771. This reflects a 5% decline from 1996 when the census reported 3,969 persons in the 2 Electoral Areas. This population decline contrasts the +5.2% growth rate for the whole of BC in the same period. Reasons attributed to the population decline include: an aging population; smaller household size; fewer job opportunities in the resource sector resulting in an exodus from the area of young families; and potentially, changes in the Census Canada reporting system that affect data comparability across years.

Figure 2.1: Growth Trends



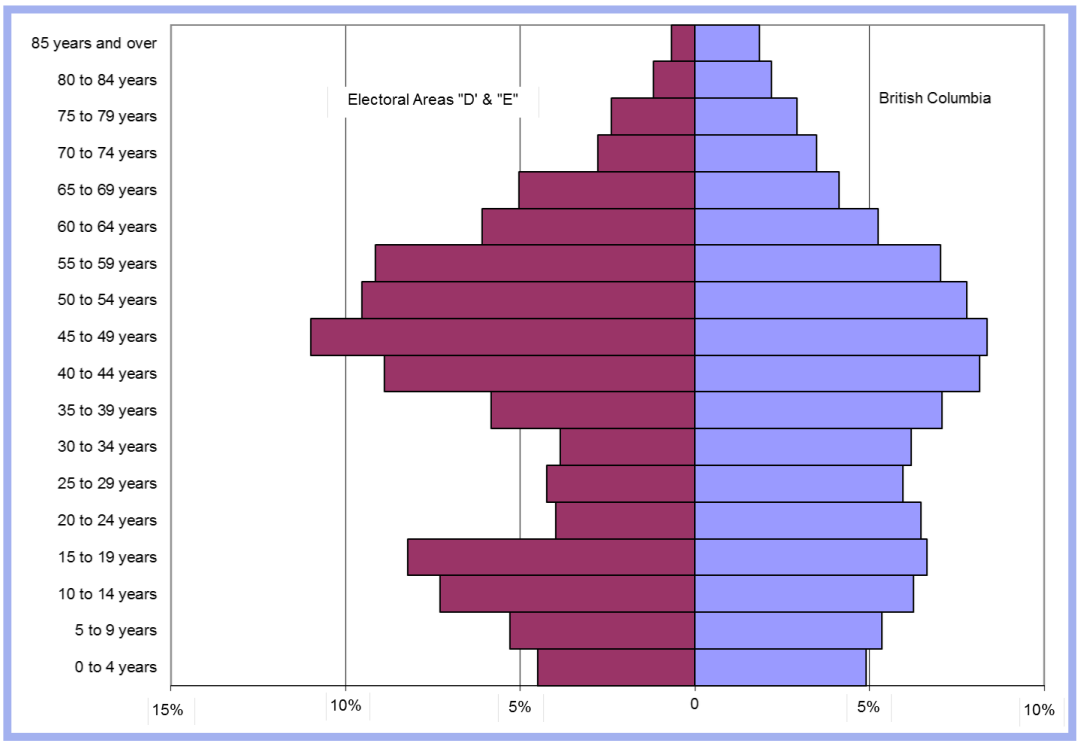
Source: Statistics Canada Census 1971 - 2006

Figure 2.2 provides an overview of the current population and shows an area where: "family" household size is similar to the provincial average; most families are married or common-law families; and, there is a low mobility rate (persons moving). It is significant that there are a high percentage of households with two adults and no children. Likely these are households that have raised their children and are remaining in the family home.

Figure 2.2: Population Overview, 2006

Population Characteristics	ELECTORAL AREA		
	D	E	BC
Private occupied dwellings	1110	365	
Census families	920	270	
Census families with children at home	790	240	
Persons (avg.) in census families	2.8	2.8	2.9
Children at home under 18 years	665	180	
Population	2837	934	
Lived at same address 1 year ago (non movers)	2465	840	
Median Age	43.4	44.9	40.8

Figure 2.3: Population Profile



Source: Statistics Canada Census, 2006

Figure 2.3 reveals the following demographic characteristics:

- higher than average number of teens
- fewer people 20 to 44 years
- higher than average numbers of older adults 45 – 64

Although many of the area's households still contain children, the aging of the population generally means a trend towards smaller household sizes. Over time (5 – 10 years) this may be followed by some household downsizing and/or a demand for new services to support the changing household demographic (e.g. home support services for seniors).

2.2 HOUSING

The 2006 Census data for RDNO, Electoral Areas 'D' and 'E' indicate the following general trends related to housing.

- Total number of private dwellings—1654
- Total number of owned dwellings—1315
- Total number of rented dwellings—170
- Number of dwellings constructed before 1986—945 (64%) (in BC as a whole – 62%)
- Number of dwellings constructed after 1986—540 (36%)
- Dwellings requiring major repair as a % of total occupied private dwellings—Area 'D' 14.8%; Area 'E' 5.5% (7.4% in BC as a whole)
- Average value of owned dwelling – Area 'D' $328,952; Area 'E' $254,292 ($418,703 for BC as a whole)
- Average number of rooms per dwelling—Area 'D' 7.2 rooms; Area 'E' 5.9 rooms (6.4 rooms in BC as a whole)

Housing	Electoral Area		BC
	D	E	
Single detached housing as a % of total occupied dwellings	89.7%		49.2%
Median Monthly Payments			
• Rented dwelling	$501	$527	$752
• Owner-occupied dwellings	$617	$358	$876

Source: Statistics Canada Census, 2006

It is significant that the area contains a very high percentage of single family homes and that in Cherryville, particularly; this housing is affordable relative to provincial averages. Although this area does not have a large supply of rental housing, this housing is more affordable than in BC as a whole. It is also evident that the bulk of the housing was built before the mid 1980's.

2.3 DEVELOPMENT INVENTORY AND OPPORTUNITIES

Figure 2.5 identifies vacant lots with land use designations that support future development based on the existing OCP land use designations and the 2010 BC Assessment data. For the purpose of this inventory, vacant lots are lots where the assessed value for building improvements is zero. The inventory does not include vacant lots in the ALR because these lands are used for agriculture (e.g. Richlands) and are generally unavailable for residential development. As shown in *Figure 2.5*, the majority of vacant land with development potential is located in areas designated for Country Residential use (>2 ha). This supply can meet the most optimistic growth rate of 1.5% over 10 years, (230 units at 2.8 persons per unit).

Figure 2.5: Existing Development Opportunities

Development Area	*Land Use Designation*	*Existing Units (est.)*	*Potential Subdivision (est. units)*	*Total*
• McInnes Road/ Rawlings Lake Road	Country Residential	80	130	210
• Cherryville: Aumond Road/ Sugar Lake Road	Country Residential & Small Holdings	100	60	160
• Lumby: Lady Slipper Road/ Birch Road	Country Residential & Small Holdings	40	20	60
• Lumby: Hurt Road/Mabel Lake Road	Country Residential & Small Holdings	80	10	90
Total		300	220	520

Figure 2.6 summarizes building permit activity in the plan area as an estimate of current development activity. The building data incudes all types of construction (e.g. renovations, accessory buildings and non-residential uses) and there are often multiple permits for a single property. The data, therefore over represents development activity and our projection for optimistic growth conditions (23 units/year at 1.5% growth).

Figure 2.6: Recent Building Permits (BP) and Authorizations to Construct (AC)[1]

Year Received	*2009*		*2008*		*2007*	
Application	AC	BP	AC	BP	AC	BP
Area D	10	14	13	17	13	25
Area E	7	0	8	2	10	5
Total	17	14	21	19	23	30
	31		40		53	

[1] Includes all permits and authorizations including construction, renovations, accessory buildings, etc. over $25,000.

2.4 HEALTH AND SOCIO-ECONOMIC INDICATORS

Figure 2.7 demonstrates that while average household incomes are generally lower in the plan area than provincially, low income households (e.g. failing to meet housing affordability criteria) are proportionally less frequent in Area 'E' (6.7%) than in British Columbia as a whole (13.1%)(*Figure 2.8*). It is likely that less expensive housing and lower operating costs are contributing to more affordable living conditions.

Figure 2.7: Income (2005) (Median after tax income – all private households)

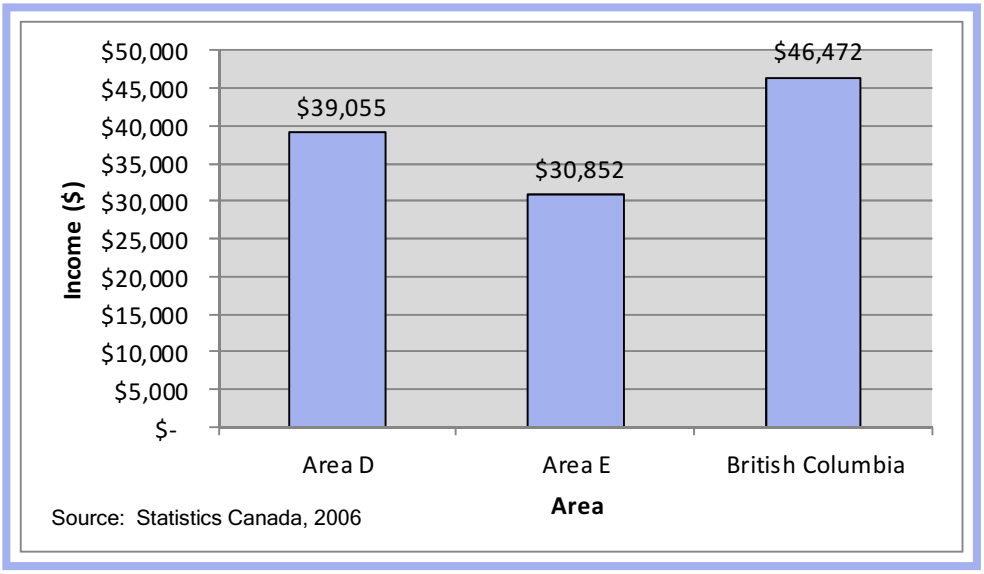
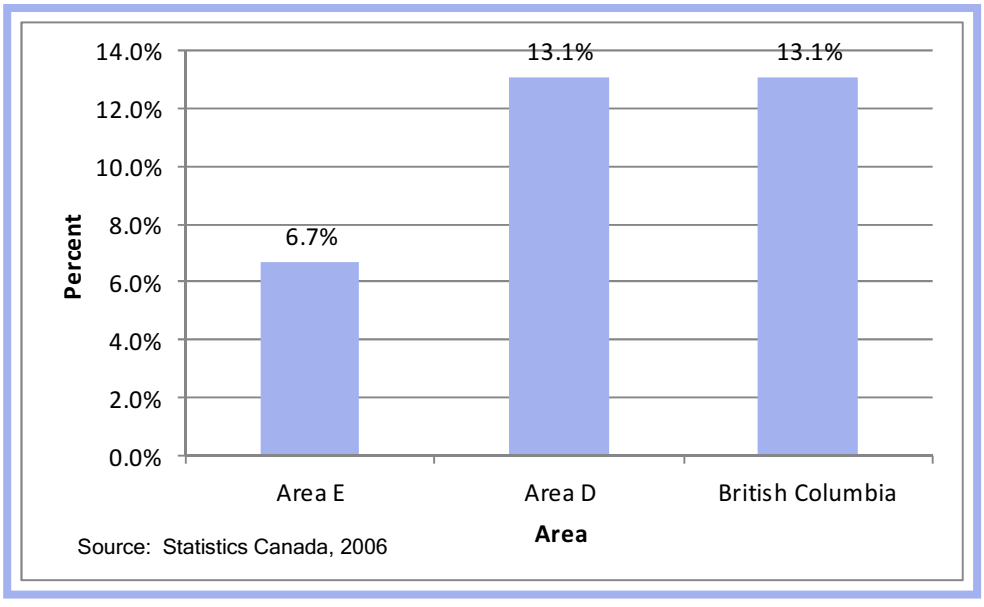


Figure 2.8: Housing Affordability (% of households in low income positions after tax)



The two largest employment sectors in Area 'D' and 'E' are agriculture/resources and services. The resource sectors have been negatively impacted by global recessions in the past three years and changes in the structure of the forest industry. The community is interested in strategies to raise employment opportunities in the plan area.

2.5 FIRST NATION COMMUNITIES

There are no reserves within or adjacent to the plan area. The two nearest neighbouring reserves belong to the Okanagan Indian Band and the Splatsin (Spallumcheen) Indian Band.

The Okanagan and Splatsin Bands have lived on the lands in their traditional territory for thousands of years. Both Bands maintain traditional spiritual and practical interest in the crown lands within the plan area and have an interest in the planning process and policies.

2.6 PLANNING CONSIDERATIONS

The review of the plan area identifies several trends and conditions to be considered in planning for the future.

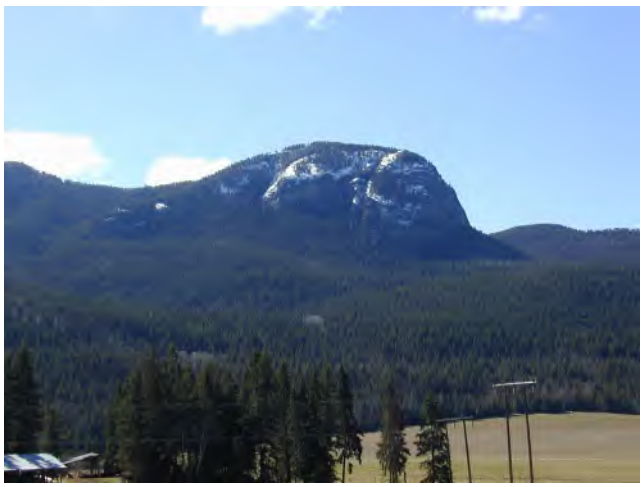
- There will be fewer young people and many will continue to leave the area to find work or to further their education.
- There is a loss of job opportunities in traditional resource sectors.
- Older workers will be retiring, and their well-paying senior positions may not remain
- The proportion of seniors will continue to rise but older seniors have not traditionally stayed in this area. New opportunities for specialized housing and services are necessary to keep seniors.
- Housing is affordable for existing residents but it may not be affordable for new home purchasers.
- The area will continue to be a good place to raise children, but a 'family friendly' community requires good access to education. There has been a recent increase in young (0-4 years) but this will not offset the declining number of older teenaged students.
- Regional projections anticipate that in-migration to the Okanagan region will be the largest driver of growth. Most of this growth is projected for the urban areas (Vernon, Lumby, Coldstream and Electoral Areas 'B' & 'C'). There may also be potential for baby boomer migration to impact the growth of rural areas, particularly in the demand for rural hobby farm style housing.
- An increase of home based business may provide local employment and drive a demand for more local support services.

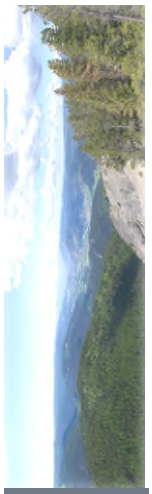
Over the last 10 years there have been many important local, regional, provincial and global changes that affect the way we plan our communities:

- Global awareness of climate change and potential local impacts.
- Fewer births than deaths throughout the western world with the result that the population is rapidly aging.

- Large scale recession and pull-back in the markets.
- Heightened awareness of the importance of "sustainability", in all forms—financial, social, economic, physical where many residents have chosen to live a life of "voluntary simplicity" where "simple living is not about a life of poverty, but a life of purpose. By embracing an existence characterized by ecological awareness, frugal consumption and personal growth, we can change our lives."[1]
- Legislative changes in BC that give local governments more tools and more responsibilities (including planning for energy, water conservation and Green House Gas reduction).
- Changes in the role that resource industries play in the local economy.
- Changes in the level of services available (e.g. water supply) and changes in the level of servicing expected.
- Increased challenges for lower income households in the region, manifesting itself particularly in the cost of housing, both rental and ownership.

[1] Mother Earth News – October/November 2010; Voluntary Simplicity: Outwardly Simple, Inwardly Rich.





3 ENVIRONMENT

3.1 CONTEXT

Electoral Areas 'D' and 'E' encompass the rural areas surrounding Lumby and Cherryville in the middle Shuswap River Watershed. These two electoral areas take in Sugar Lake, the Shuswap River valley as it courses south, west and north into Mabel Lake (and includes the south end of the lake). These areas have a strong rural character focusing on agricultural and forestry sectors, as well as tourism and the recreation opportunities afforded by mountains, lakes, rivers and pastoral settings.

The area is geographically diverse with flat-bottomed river valleys, steep hillsides, forest lands, lands with high agricultural capability, and lands with low capability. There are also broad expanses of land at higher elevations such as Trinity Valley and Richlands.

There are several physical factors that limit options for community development. Steep hillsides and floodplain areas severely restrict areas where community growth can safely be accommodated. Also, it should be noted that regulatory factors such as the Agricultural Land Reserve place further limits on where the community can provide housing and other developments that are essential for the community.

The Community Plan area contains a diversity of natural features such as lakes, streams, hills, valleys, forests and open space within a small area. These features exemplify the interesting and unique landscape of this part of the Regional District. The biogeoclimatic zones start with Interior Douglas Fir forests on the valley bottoms and go through several transitions as elevations increase. Forest types include Cedar-Hemlock, Montane Spruce, Englemann Spruce / sub-alpine fir and even alpine tundra on the top of several mountains. These diverse natural conditions are strong factors for attracting people to the area.

Many of the natural features are in a delicate balance that may be easily disturbed by pollution, and unsightly development. Natural features may be retained by ensuring thoughtful development. The plan area contains several significant natural features that not only are important landmarks; they help define the community and its landscapes.

Rawlings Lake

The lake and surrounding marsh are very prolific for waterfowl production. On the Canada Land Inventory, this area is rated as Class 1, the highest rating.

The lake and marsh should be protected by retaining the zoning in large parcels.

Camel's Hump

Camel's Hump is a prominent mountain east of Lumby which resembles a camel's hump, and which is often climbed by hikers and climbers. Access to it is from Creighton Valley Road, and logging roads.

There continues to be interest in public access to the top of this mountain. In the future, the RDNO may want to work with the province to pursue an adaptive management approach that can respond to potential user conflicts.

Shuswap Falls

The falls are unique in the Okanagan as the whole Shuswap River drops 21 metres over a series of falls. Although some of the flow goes through the penstocks to create electricity, at periods of high water or generator shutdown there is a large flow over the falls.

The falls are a natural feature, but in 1929 a dam was constructed to raise the water level, and penstocks and a generating station were installed to provide electrical power for Lumby and Vernon. Prior to that time, fish may have been able to ascend the falls, but now the dam prohibits that movement.

The falls are accessible from a day use park and observation platform provided for and maintained by B.C. Hydro. In addition, Hydro provides a canoe launching area and portage around the falls. The penstocks and generating station are not accessible to the public, although they are a rare example of small-scale hydroelectric power development that was common in the early part of this century.

RDNO requires developers to consider flood hazards and provide appropriate building setbacks and elevations. Developers may be required to assess flood hazard potential as part of their development application process.

In 2007, the British Columbia Climate Action Charter was introduced creating a partnership between the Province and local governments to reduce greenhouse gas (GHG) emissions and positively affect climate change. The Regional District of North Okanagan became a signatory of the Climate Action Charter.

In 2008, Bill 27, *The Local Government* (Green Communities) *Statutes Act*, was introduced by the Province mandating all local governments to include GHG reduction targets, policies and actions in all Official Community Plans and Rural Land Use Bylaws committing local governments to influence the reduction of community-wide emissions through various planning tools.

The RDNO has reviewed regional target options and has concluded that a conservative regional target of 25% by 2020 is realistic, with potential to achieve a more aggressive target of 33%. Locally, based on pre-policy research, it was determined that Area D could achieve a 17% reduction and Area E a 21% reduction thereby supporting the 25% as conservative and achievable for this area.

3.2 ENVIRONMENTALLY SENSITIVE AREAS POLICIES



3.2.1 Limited mapping is presently available to record environmentally sensitive areas in the plan area. The RDNO supports efforts to prepare a Sensitive Ecosystem Inventory (SEI) for the plan area and recognizes that the community wishes to be involved in this process. Sensitive environments may include:

a. lands with ecological significance as habitat for plants and animals that are rare or endangered species (blue listed species mapped on Schedule C);
b. habitat that supports a cluster of rare species or great biodiversity
c. land that is distinctive from surrounding areas that do not have the same characteristics of 'sensitivity';
d. land that is easily damaged or erodible (e.g. grasslands);
e. wetlands or areas within a specified distance of a wetland (see riparian area policies); and,
f. lands that have limited resiliency to disturbances or demonstrate slow rates of natural recovery after disturbance.

3.2.2 Where appropriate, the Regional District may use one or more of the following tools to direct development away from Environmentally Sensitive Areas:

a. Development Permit Areas;
b. covenants registered under section 219 of the *Land Title Act*;
c. bare land strata to allow flexibility in conserving the feature or area;
d. density bonus transfer or density averaging, to the developable portion of the site;
e. development variance permits to vary conditions other than use or density; and/or
f. voluntary stewardship such as contracts, leases or trusts to protect the feature or area.

3.2.3 For Commercial and Industrial Development OCP Amendment Applications and/or Rezoning Applications, the RDNO may request a detailed Environmental Review of environmentally sensitive areas consistent with the regulations of the LGA 920.1(1) and as specified in a Development Approval Information Bylaw if adopted by the RDNO. The objective of the Environmental Review is to aid the RDNO when making decisions about the impacts of development on sensitive ecosystems.

3.2.4 Areas of major importance to wildlife as inventoried on Schedule C should be protected by retaining the parcels as large lots Large Holdings or Non-Urban designations.

3.2.5 Support the efforts of community organizations dedicated to preserving the natural areas of the North Okanagan for the enjoyment of present and future generations.

3.2.6 The Regional District considers that the Shuswap River Watershed, including Sugar Lake, Mabel Lake, the Shuswap River, and other watercourses and water bodies shown on Schedule C are environmentally sensitive to development. Disturbances caused by development in these areas can have long lasting and negative effects on the ecosystem if development is not managed properly.

3.3 WATERCOURSES AND RIPARIAN AREAS POLICIES



In 2010 the Regional District launched the Shuswap River Watershed Sustainability Plan (SRWSP) and process. The goal is to work with rural residents, community citizens, local organizations, municipal, provincial & federal governments, first nations and non-governmental agencies to achieve the sustainable management of the watershed. One of the main objectives is to protect and manage the quality and quantity of water within the watershed to ensure long-term preservation of the water resource. To reinforce this objective, the community has indicated they are opposed to the sale of any water as a commodity, and oppose any inter-basin transfers of water. The SRWSP planning process will complement and integrate with the goals and objectives of the Shuswap Lake Integrated Planning Process (SLIPP). A number of the following policies will be addressed in the planning process.

3.3.1 Encourage federal and provincial agencies to continue monitoring issues of environmental importance, particularly water quality in local watercourses.

3.3.2 Programs that enhance the fish capability of watercourses should be encouraged, including installation of fish ladders at BC Hydro's Shuswap Falls facility.

3.3.3 Co-operate with senior governments to provide a coordinated strategy for the stewardship of watercourses to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs recognizing the framework of the Provincial Riparian Areas Regulation. The Regional District designates all watercourses as part of the Riparian Development Permit Area. Schedule C identifies known watercourses in the plan area using the Provincial TRIM 1:20,000 map but may not include all watercourse locations. Accordingly, the Regional District may require additional technical research as part of the approval process. Given the lack of comprehensive watercourse data, it is recommended that in situations where a property owner maintains that development is outside of a watercourse area, the Regional District may require confirmation from a Qualified Environmental Professional (QEP) that the proposed development is not within a riparian watercourse area.

3.4 WILDLIFE POLICIES

3.4.1 Work co-operatively with the Federal and Provincial government agencies to protect wildlife and wildlife habitat.

3.4.2 Consider developing a Bear Aware Strategy to minimize the potential of bear/human interactions.

3.4.3 Require the connectivity and movement of threatened and endangered species be considered as part of neighbourhood planning projects and OCP Amendment applications or rezoning applications. This process will assess opportunities to use such tools as the transfer of density, density bonusing, land trusts, covenants, parkland

dedication or development agreements to conserve corridors of "sensitive ecosystems".

3.4.4 Work with relevant agencies, including the Ministry of Environment and the RCMP to develop a "no shooting" strategy in populated areas of Cherryville.

3.5 FLOODPLAINS & ALLUVIAL FANS POLICIES

3.5.1 When mobile homes or buildings to be used for habitation, business, the storage of goods damageable by floodwaters or materials that can pollute watercourses, are to be located or constructed in any area subject to flooding, such buildings or mobile homes shall be flood proofed in accordance with the flood proofing requirements of the relevant governing agency. These requirements shall be contained in the appropriate implementing bylaws.

3.5.2 Alluvial fans and the floodplains of the Shuswap River, Bessette Creek and Duteau Creek and as shown on Schedule C are considered Hazardous Lands Development Permit Areas and are subject to the guidelines established in the Development Permit Section of this Plan (Section 12.3).

3.6 WILDFIRE POLICIES

3.6.1 The Regional District will, in co-operation with the appropriate agencies, continue to work towards developing strategies and procedures to prevent interface fires. The RDNO will encourage proactive stand treatments to reduce fire hazards on Crown land adjacent to rural interface areas.

3.6.2 It is recognized that all areas within the OCP plan area are generally susceptible to wildfire risks and development should be consistent with provincial Best Practices for reducing risk of loss from wildfires.

3.6.3 Work with the Ministry of Forests, Lands and Natural Resource Operations to establish wildfire risk mapping for the plan area and subsequently evaluating and approving new developments in areas where fire hazard is high.

a. Prior to undertaking any subdivision or land use development that will create four or more parcels or dwelling units within a high wildfire hazard area, the landowner will provide the Regional District with a Wildfire Hazard Assessment Report for the proposed development, prepared by a Registered Professional Forester registered in BC or an equivalent quality professional. The Wildfire Hazard Assessment Report shall: assess the current wildfire hazard, assess conditions on the site and neighbouring lands, evaluate the proposed development for wildfire susceptibility, and provide Fire Smart wildfire hazard mitigation recommendations to reduce the hazard of wildfire for the land and buildings to moderate or lower. The recommendations of the Wildfire Hazard Assessment Report shall be implemented during development and written into a restrictive covenant to be registered on a property title advising the property owner of the ongoing responsibility to manage their land and buildings in accordance with the recommendations of the Wildfire Hazard Assessment Report.

b. For any subdivision or land use development that will create fewer than four parcels or dwelling units in a high wildfire hazard area, and for any subdivision or land use development in a moderate wildfire hazard area, the property owner should register a standard restrictive covenant on the property title outlining specific wildfire mitigation practices for building construction and land management that the landowners should implement over the long term to reduce wildfire hazard in their development.

3.6.4 Continue to work on education related to Fire Smart and appropriate codes of conduct related to wildfire in rural areas.

3.6.5 Encourage new construction using “Fire Smart” principles, balanced with interests in maintaining rural character.

3.6.6 Encourage harvesting of health-damaged trees and replanting of infected or damaged forest areas.

3.6.7 Work with community and other government groups to ensure evacuation plans are prepared and implemented and kept up to date.

3.7 TREE RETENTION AND TREE EXPANSION POLICIES

3.7.1 Encourage, where possible, developers to retain and expand natural tree cover when developing their properties while being consistent with policies above. Tree retention and expansion is particularly encouraged along road frontages, natural watercourses and areas that are visually significant or where riparian areas can be enhanced.

3.8 HAZARDOUS CONDITIONS POLICIES

3.8.1 Hazardous conditions of concern to the Regional District and addressed through the Development Permit Area process are:

a. floodplains; and,
b. alluvial fans

3.8.2 A Hazardous Lands Development Permit may be required prior to subdivision or building permit applications.

a. A rezoning application may require an overall assessment of the site for development suitability (from conditions both on and off the site) prepared by a professional engineer and geoscientist licensed in BC specializing in geotechnical issues. Further detailed information may be required as a result of the assessment.
b. A subdivision application may require a detailed Hazard Report (from conditions both on and off the site) specifying ways to reduce that hazard to a safe level and prepared by a professional engineer or geoscientist licensed in BC specializing in geotechnical assessment. The professional engineer will be required to determine an adequate level of safety given the type of hazard and the land use proposed. Completion of works that reduce the hazard may be required prior to subdivision approval depending upon the content of the report.

3.8.3 Responding to the referral of an application for Crown Land tenure, the Regional District may request a detailed Hazard Report for the site itself and the effect upon development in areas neighbouring the site.

3.9 ENERGY AND CONSERVATION POLICIES

3.9.1 Encourage collaboration with other levels of government and utilities to address energy and emissions management and promote best practices in energy efficiency.

3.9.2 Endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.

3.9.3 Encourage planning, design and construction strategies to minimize greenhouse gas emissions.

3.9.4 Encourage developers through education to follow best practices in sustainable development – seeking out leading edge technologies.

3.9.5 Consider creating incentives for responsible development practices by creating an incentive for green building policy that exchanges developer investment in green technology for density bonusing, modified development standards or other appropriate mechanisms. As a performance benchmark the Regional District may choose to adopt the Leadership in Energy & Environmental Design (LEED) standards.

3.9.6 Explore strategies to increase recycling options in areas not serviced by the blue bag.

3.9.7 New developments and redevelopments of property should consider the "Environmental Best Management Practices for Urban and Rural Land Development" (Ministry of Environment) and "Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia" where applicable.

3.9.8 Encourage and support initiatives to upgrade wood-burning appliances through the woodstove exchange program.

3.10 CLIMATE CHANGE POLICIES

3.10.1 Bill 27, the *Local Government Act*, was amended in 2008 to require local government to integrate targets, policies and strategies for greenhouse gas emissions into their Official Community Plans by May 2010.

> *562.01 An official development plan under section 562 must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the Council proposed with respect to achieving those targets.*

GHG emission targets will be consistent with the overall target of the Regional District, more particularly, reducing GHG emissions by 25% by the year 2030. Strategies that will support GHG reductions include:

a. promoting pedestrian and cycling facilities and routes as alternative transportation options;
b. encouraging home-based businesses and encouraging changes in travel patterns;
c. support provincial and federal programs to encourage energy retrofits;
d. support the agricultural sector in developing ways to manage and recover energy;
e. encourage the reduction of landfill waste;
f. supporting local food security through local agricultural uses and food processing and by encouraging community gardens farmers markets to create more food independence;
g. creating partnerships with local environmental groups to promote and support energy conservation and climate change initiatives within the Regional District;
h. a pilot transit project that would support rural residents(e.g. Cherryville) traveling to Vernon for work or services;
i. supporting Smart Growth planning principles as applicable to rural areas; and
j. protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water, with no net loss of forest land.

3.10.2 As a signatory to the Climate Action Charter, the Regional District will take steps to address and support the goals of the Charter, including becoming carbon neutral in respect of its corporate operations by 2012.

3.10.3 The Regional District recognizes the need to take a region-wide approach to energy and emissions planning and may complete a Climate Action Plan and may include targets, policies and actions in the Regional Growth Strategy.

3.10.4 Adopt a “lead by example” approach to energy and emissions planning and will commit to setting corporate targets, by:

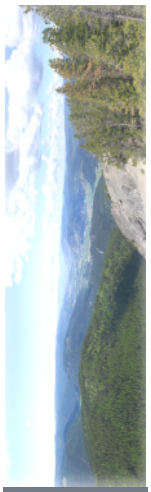
a. seeking funding support for measuring the Regional District’s carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint, and,
b. identifying best carbon reduction opportunities and setting specific reduction targets.

3.10.5 Incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.

3.10.6 Determine which provincially funded initiatives that target the reduction of greenhouse gas emissions are available to the Regional District.

3.10.7 The Regional District will explore new economically feasible policies, strategies and initiatives – passing bylaws when needed, that aim to reduce greenhouse gas emissions and build environmentally sustainable communities.





4

AGRICULTURAL & RESOURCE USE

4.1 INTRODUCTION

The natural resource sector has traditionally been the basis for jobs and economic development in the plan area. Forestry, particularly logging and forest production have been a significant source of employment and income. The Regional District does not have direct management responsibility of forest resources but can have a role in working with the province and to support initiatives that help to maintain jobs while protecting resources for future generations.

The plan area contains a significant amount of land that is designated for Agricultural Use and is within the Agricultural Land Reserve. These lands typically support land extensive agricultural uses such as forage and livestock production and contribute to the rural character of the area. These lands continue to be under pressure for rural residential development however, there is also increasing recognition of their role in contributing to a more sustainable future.

4.2 AGRICULTURE POLICIES

4.2.1 Agricultural lands are designated on Schedules B, B1 & B2 and are within the ALR and the *Agricultural Land Commission Act* will take precedence.

4.2.2 Lands designated Agricultural and within the ALR are intended to be used for agricultural purposes and associated uses as allowed by the Agricultural Land Commission and the Regional District. All uses and subdivision of Agricultural Land Reserve land, shall be in accordance with the *Agricultural Land Commission Act*, regulations thereto or Orders and Policies of the Commission.

4.2.3 The minimum parcel size for Agricultural lands shall be 30.5 ha. Large parcel sizes and setbacks are encouraged and supported through the Zoning Bylaw regulations to minimize the potential for land use conflicts and to support long term agricultural use consistent with *Agricultural Land Commission Act* objectives.

4.2.4 Support the Agricultural Land Commission in its efforts to protect and enhance farmland. Where land is in the ALR, minimum parcel sizes shall apply only when the land is:

a. excluded from the ALR; or
b. approved for subdivision within the ALR pursuant to the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission; or
c. exempted by the *Agricultural Land Commission Act*, regulations thereto, or orders of the Commission.

4.2.5 Agricultural Industrial land uses that support local farm production should be encouraged. This type of agricultural use shall process or manufacture agricultural products, shall not be intrusive nor offensive to the surrounding area, shall be located sensitively to avoid high capability soils and shall not contaminate ground or surface water

4.2.6 Agricultural Industrial uses may be permitted on lands designated as Agricultural providing these uses are in compliance with the *Agricultural Land Commission Act* and the *Regional District Zoning Bylaw*, decisions of the Agricultural Land Commission and standards of the Ministry of Agriculture.

4.2.7 The Land Reserve Boundaries underwent a comprehensive review through the 2001 OCP process and the revised boundaries are reflected on Schedule B, B1 & B2. Having successfully completed this review, the RDNO is unlikely to advance additional requests for exclusions. If an exclusion application is advanced, the application will need to be supported by a soil analysis conducted by a professional agrologist or a soil scientist, concluding that the land is physically incapable of supporting agriculture as evaluated. Additionally it must be demonstrated that there are no negative impacts on agriculture. This information is to be provided at the expense of the landowner.

4.2.8 The rural character of Electoral Areas 'D' and 'E' shall be maintained to encourage the establishment of the widest range of agricultural activities. Support of programs which have a positive effect on agricultural activities such as noxious weed control, dog control, and routing of major roads and utilities to avoid farm severance's, shall be considered.

4.2.9 Where a non-Agricultural property is adjacent to a property which is in the ALR and a Subdivision or Development Permit application has been received for the non-Agricultural property, an appropriate buffer strip will be established on the non-Agricultural property following the "Landscape Buffer Specifications" published by the Agricultural Land Commission.

4.2.10 The Regional District will strongly encourage the Ministry of Agriculture and the Ministry of Forests, Lands and Natural Resource Operations to work with area ranchers to improve range land management practices with a goal to improve water quality.

4.2.11 Notwithstanding the minimum parcel size required under the present bylaw (30.5 ha), the Zoning Bylaw may indicate a future minimum lot area for these subdivisions based on other land development considerations (e.g. 1.0 ha to support onsite septic disposal systems). The Zoning Bylaw may make provisions for smaller lots with the approval of the ALC for such purposes as roads.

4.2.12 Support ALC policies regarding agri-tourism businesses. An amendment to the Zoning Bylaw is recommended to ensure consistency between different RDNO areas.

4.2.13 Support the Province's general policy of integrated multiple use land management such as grazing and timber management recognizing that the subdivision of lands is not supported for these separate uses.

4.2.14 Minimize conflicts between agricultural and other land uses (e.g. residential/recreational) through the use of:

a. agricultural setbacks as specified in Schedule G, Division 16, Zoning Bylaw 1888;
b. supporting public access restrictions where appropriate;
c. minimum distance setbacks for intensive agricultural operations;
d. fencing requirements and landscape buffers;
e. covenants that are registered with new rural subdivisions that recognize existing neighbouring agricultural use, as applicable:
f. continued liaison with Provincial Ministries and Crown agencies in the planning, disposition, and management of Crown lands; and
g. compliance with the *Farm Practices Protection Act* (FPPA).

4.2.15 Encourage all farming operations to comply with provincial regulations particularly as set out in the *Environmental Management Act*. Farming operations should include best management practices, beneficial biosecurity practices, good agricultural practices and compliance with all regulations and guidelines as administered by the province.

4.2.16 Recognize the importance of local food production, processing, distribution and sale of locally grown products. Efforts to improve the local agricultural economy may include:

a. strategically locating a farmers market;
b. initiatives to increase agricultural awareness;
c. development of community gardens;
d. density bonusing for projects providing opportunities for local food production (e.g., community gardens or greenhouses); and
e. 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.

4.2.17 Encourage strategies that will see large agricultural land holdings retained and parcels consolidated and operated as single agricultural operations rather than broken up as individual land tenures with multiple ownership.

4.2.18 Wherever possible, future major roads, utility or communication corridors should be directed away from and around land within the ALR.

For the purpose of Policies 4.2.19, 4.2.20, 4.2.21, the following definitions will apply:

Genetically Modified: An organism, such as a plant, animal or bacterium, is considered genetically modified if its genetic material has been altered through any method, including conventional breeding.

Genetically Engineered: An organism is considered genetically engineered if it was genetically modified using techniques that permit the direct transfer or removal of genes in that organism. Such techniques are also called recombinant DNA or rDNA techniques.

~~4.2.19 Support local agriculture through favourable consideration of proposals that enhance local agriculture through the strengthening of beneficial agricultural practices, support of local food systems, and the expansion of local markets and agri-tourism. The community supports the production of organic agricultural farming practices.~~

4.2.19 Support local agriculture through favourable consideration of proposals that enhance local agriculture through the strengthening of beneficial agricultural practices, support of local food systems, and the expansion of local markets and agri-tourism. The community supports sustainable, traditional and organic agricultural practices in Electoral Areas "D" and "E".

4.2.20 The residents of Electoral Areas "D" (Rural Lumby) and "E" (Cherryville) do not support the introduction, use, cultivation or propagation of genetically engineered (GE) organisms and encourage Electoral Areas "D" and "E" agricultural producers to adopt a GE free policy for locally grown agricultural products.

***4.2.21 Electoral Areas "D" and "E" encourages senior governments to require the labeling of all products intended for human consumption*.**

4.3 RESOURCE POLICIES

4.3.1 Lands designated for Resource Use on Schedule B, B1 and B2 are the large areas of crown land and undeveloped areas bordering the settled community area.

4.3.2 Subdivision of these areas is discouraged to minimize rural sprawl and to avoid land use conflicts between aggregate or forestry and residential uses.

4.3.3 The Regional District will work with the relevant provincial agencies to ensure that local community interests are considered as part of the future decision making process relating to these lands. Interests can include such topics as recreation and watershed concerns.

4.3.4 The minimum parcel size for Resource lands including lands for Forestry uses shall be 30.5 ha. Large parcel sizes and setbacks are encouraged to support large scale resource activities (e.g. rangeland, woodlots) and to minimize land use conflicts. Minimum parcel sizes are regulated through the Zoning Bylaw.

4.3.5 The Regional District recognizes that the OCP area falls within the Okanagan Shuswap Land & Resource Management Plan (OSLRMP) and that future crown resource land use decisions will follow the recommendations of the OSLRMP.

4.4 FORESTRY POLICIES

4.4.1 Provincial forests within the Resource designation shall be encouraged to be managed in accordance with economic, environmental and social objectives identified in this Plan and the objectives and strategies of the Okanagan Shuswap Land and Resource Management Plan (OSLRMP).

4.4.2 Lands within the Community Plan area having potential for forest use and wood lot licences should be maintained in large parcels.

4.4.3 New and existing Community Forests and other forestry tenures are a permitted use under the Resource designation. Community Stewardship Groups are supported and potential action items for these groups include:

a. working with the province to develop water quality monitoring programs.
b. implementing an education program to raise awareness of the impacts of actions on water quality;
c. identifying riparian areas in need of protection; and
d. conducting a hydrological mapping exercise to identify potential impacts of logging on the water supply.

4.4.4 Recognize the significant role of independent operators within the local forestry industry. In many cases their operations will be home-based industries. The Regional District will give favourable considerations to new initiatives were operators can successfully mitigate impacts on neighbouring rural properties.

4.4.5 Support the establishment of Community Forests in cooperation with the Ministry of Forests, Lands and Natural Resource Operations that are based on sustainable local forest practices and enhance the local forest industry (e.g. new jobs, better use of resources) for the long term benefit of the community.

4.4.6 The Regional District will work with the Ministry of Forests, Lands and Natural Resource Operations and other stakeholders in the forest industry to protect the forest land base and promote sustainable forest operations while balancing recreation and other interests. Activities should reference the Okanagan Shuswap Land & Resource Management Plan.

4.4.7 Support public education efforts concerning the value of local agricultural production, forestry, composting, and water conservation.

4.4.8 Forestry uses shall implement Best Management Practices including practices that preserve critical watersheds and view sheds and mitigate erosion.

4.4.9 Recognize the role of Woodlot Licences as a technique for managing small parcels of crown land together with private holdings, for forestry purposes. The RDNO may assist the community in working with relevant provincial agencies through term tenure management where there are community interests on crown lands (e.g. trails).

4.5 SAND, GRAVEL AND OTHER MINERAL EXTRACTION POLICIES

4.5.1 Land covering areas of high mineral and aggregate potential shall be retained in large parcels (Resource, Non-Urban and Large Holding Zones) to allow for extraction with minimum conflicts.

4.5.2 Extraction of mineral resources shall be followed by reclamation.

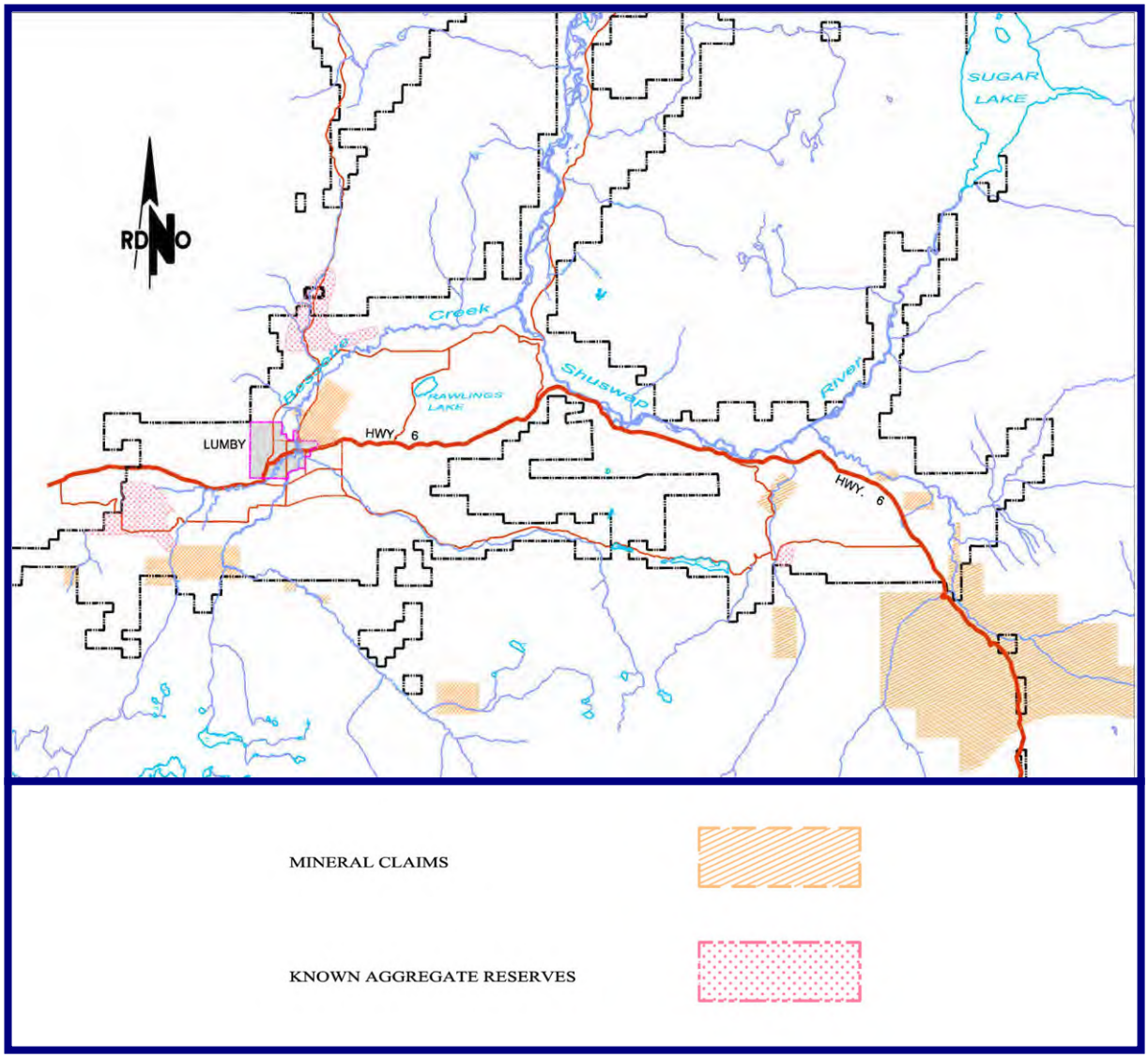
4.5.3 The Regional District recognizes that certain properties within the plan area as shown on *Figure 4.1*, including areas on Trinity Valley Road and along the boundary of the District of Coldstream have aggregate potential. The Regional District will have due regard for these resource values when considering land development proposals within the general vicinity of these deposits.

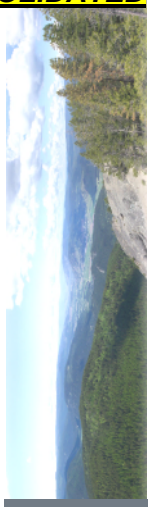
4.5.4 The Ministry of Energy and Mines encourages the Regional District to undertake an evaluation of aggregate resources including supply and demand. *Figure 4.1* is based on partial information. More areas than shown probably have a high aggregate potential.

4.5.5 All mineral exploration and mining activities will continue to be subject to the *Mines Act*, *Mineral Tenure Act* and associated regulations. The Regional District recognizes that the Ministry of Energy and Mines is the primary agency responsible for managing mining activities on Crown and private lands.

4.5.6 Sand and gravel extraction and processing may be permitted on large lots (Resource, Non-Urban, Large Holdings) subject to consistency with Zoning Bylaw regulations. New uses will require a site specific amendment application and will need to demonstrate that proposed activities can be conducted in a manner that limits impacts on neighbouring properties, including: control of hours of operation; dust control; screening; access; traffic circulation and site reclamation.

Figure 4.1 Aggregate Deposits and Mineral Claims





5

RURAL, RURAL RESIDENTIAL, & RESIDENTIAL

5.1 RURAL LAND USE POLICIES

5.1.1 Low density Rural lands are those used for, or having a potential for resource extraction and that are not suitable for intensive development because of limitations. These limitations include but are not limited to, elevation, slope, water, accessibility, distance to community services, disruption of existing resource or agricultural uses, or interference with watershed conservation and are designated in the locations shown on Schedules B, B1 and B2 as Large Holdings (LH) and Non-Urban (NU).

5.1.2 The minimum parcel size for low density Rural use shall be appropriate to the use, but in no case shall the minimum parcel size be less than that of the Non-Urban zone (7.2 ha) except in those cases where subdivision of a smaller lot is permitted by virtue of a road severance under the provisions of the Regional District Zoning Bylaw or Section 946 of the *Local Government Act*.

5.2 RURAL RESIDENTIAL POLICIES

5.2.1 Rural Residential lands are intended to provide an alternate to urban living with lots 1.0 hectare or larger. These lots emphasize an attachment to the lands and utilization for rural and agricultural uses, but with lesser services and greater distances to community facilities and shopping. Lands that may be suitable for rezoning to accommodate Rural Residential land use (subject to policies of this section) are shown on Schedules B, B1 and B2 as Country Residential (CR) and Small Holdings (SH). The minimum parcel size for CR is 2 ha and for SH is 1 ha.

5.2.2 Rural residential lands should conform to the following requirements:

a. outside the Agricultural Land Reserve;
b. not in an area with excessive slopes;
c. not in an area that has high capacity for other uses such as gravel extraction, mining, or forest development;
d. not subject to flooding or in an area with a high water table; and
e. not subject to excessive expenditures for services such as roads, electric power and school bussing;

f. contains suitable building sites;
g. contains sewage disposal areas;
h. contains adequate water supplies as specified in the Subdivision Servicing Bylaw;
i. does not destroy or alienate important habitat for fish and wildlife; and,
j. does not detrimentally affect neighbouring properties and the community as a whole.

5.2.3 Future Small Holdings (SH) developments are restricted to areas identified on Schedules B, B1 and B2. Applications to amend the Zoning Bylaw for the Small Holdings (SH) Zone should conform to the following requirements:

a. be located in close proximity to local areas with similar residential densities and services; and
b. the form and character of development should not detract from the rural character of the built and natural environment.

5.2.4 Upon receipt of a rezoning application for Rural Residential developments, the Regional Board will give consideration to the fire protection issues in the local area.

5.2.5 Subdivision for Rural Residential housing shall be in a manner that will conform to the physical site characteristics and not produce a continuous expanse of housing.

5.2.6 With Regional Board approval, clustering shall be permitted to allow lots smaller than the minimum of the applicable zone provided that the number of lots in the cluster does not defeat the objectives of maintaining a rural area and the overall density is maintained.

5.2.7 Within the plan area there are three (3) areas that currently support existing residential densities: Whitevale; North of Lumby; and, the trailer park in Cherryville. These developments are <u>not</u> representative of the rural development supported in this plan and new designations are NOT contemplated except as outlined in 5.3.3. Challenges facing these development formats in rural areas include:

a. transportation- focus on personal automobile;
b. amenity space – local public spaces are limited;
c. servicing – densities require community water and sewer;
d. public opinion – neighbours do not support higher densities; and
e. energy – sustainability policies encourage concentrated, infill development and discourage sprawl.

5.2.8 Pursuant to Section 904 of the *Local Government Act*, the Regional Board may apply a bonus density to a maximum of 20% for Small Holdings (SH) designations without amendment to this Plan where application for amendment to the Zoning Bylaw proposes a minimum of 10% of additional land is dedicated for the following community or site amenities:

a. dedication of parkland, linear parkland and/or Greenways where their location conforms to Parks dedicated on Schedules B, B1 and B2;
b. long-term security and management of significant areas of mature, natural vegetation, or any other significant habitat amenity;

c. the maintenance of substantial buffer zones adjacent to major roads; or where the owner of property provides for the conservation or provision of any other amenities; and
d. a road and trail fund has been established by the RDNO and is supported by a trail network plan.

5.2.9 Rural Residential land development that proposes to create more than 2 new lots shall not be considered for rezoning until a comprehensive plan consistent with the rural residential policies is provided, and until the roads and services adequate for the development are either in place or financial guarantees regarding their installation are provided.

5.2.10 Due to the importance of an adequate water supply in Rural Residential areas, and the uncertainty about water supply in some areas, assurances about the water supply as specified in the Subdivision Servicing Bylaw shall be provided prior to the zoning of land for Rural Residential use.

5.3 RESIDENTIAL LAND USE POLICIES

5.3.1 In accordance with provincial recommendations and standards, no lots will be created less that 1.0 hectare unless connected to a community sewer system. Lots less than this size have been determined to be not acceptable for septic effluent disposal. There are three existing Residential developments in the plan area that were established prior to this policy.

5.3.2 Residential use is development on lots less than 1 ha in size and is encouraged to be located within the Village of Lumby and not within the plan area.

5.3.3 Notwithstanding the above, the Regional Board may consider Residential development in the “downtown” Cherryville area upon receipt of a comprehensive plan showing servicing details. Such a development would require a community sewer system.

5.4 AFFORDABLE HOUSING POLICIES

5.4.1 The Regional Board supports the provision of secondary suites as a form of affordable housing that is regulated through the Zoning Bylaw.

5.4.2 Manufactured Homes are recognized as another source of affordable housing and will be treated equivalent to site built homes with respect to where they are permitted and their siting on a lot, but with restrictions as may be established by the Zoning Bylaw.

5.4.3 The Regional District recognizes that affordable housing and social housing projects benefit from close proximity to other services, therefore an urban location (e.g. Lumby) is considered more suitable than rural locations within the plan area. The Regional District will collaborate with the Village of Lumby on efforts to encourage affordable housing for the local community.

5.4.4 The Zoning Bylaw conditionally supports a second dwelling in some zones for family members as a strategy to provide affordable housing and support aging in place. Additional considerations that may be integrated into the Zoning Bylaw provisions include:

a. Registration of a Housing Agreement specifying that the property shall not be subdivided and the second dwelling is intended for family members;
b. In accordance with the regulations of the *Agricultural Land Reserve Act;* and
c. In accordance with health regulations relating to the provision of water supply and sanitary sewer service permits.

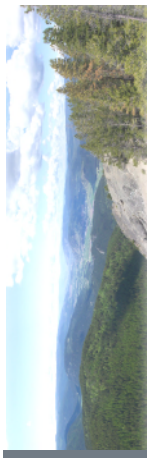
5.5 HOME BASED BUSINESSES / HOME OCCUPATIONS POLICIES

5.5.1 Continue to support home occupations, including bed and breakfasts in association with a residential dwelling in all land use areas subject to the relevant requirements for home occupations specified in the Zoning Bylaw. Permitted uses should not cause land use conflicts or place excessive demands on services. Generally, these businesses are small scale, incubator businesses and when they reach sufficient size they may need to relocate to a more appropriate area. The RDNO may review the existing regulations should the area obtain high speed internet and expand opportunities for new home based businesses.

5.5.2 It is recognized that within the plan area home occupations typically will be on large lots (> 1 ha) with a strong association to the agriculture and resource basis of the local economy. As such, the Zoning Bylaw makes special provision for home occupations in the plan area.

5.5.3 Farm sales that are ancillary to the agricultural use of land within the Agricultural Land Reserve and are consistent with the provisions of the Zoning Bylaw, Minister of Agriculture standards and the *Agricultural Land Commission Act* will continue to be supported by the Regional Board.

5.5.4 Requests to increase the size of home based business beyond that permitted in the Zoning Bylaw are not encouraged as these uses will be in direct conflict with the Commercial and Industrial Policies of this Plan.



6 COMMERCIAL

6.1 CONTEXT

Vernon has developed as the regional commercial business and service centre for the Regional District of North Okanagan. The commercial policies in this plan reinforce the centralization of services while recognizing that some services, particularly tourist and local convenience services, should be provided at the local level. The rationale for local services includes building a sense of community and helping to reduce GHG emissions.

In the future, commercial uses will continue to be encouraged to locate as infill development in larger communities, however, small scale commercial uses are supported where they are consistent with rural character (e.g. home based, agricultural, forestry).

6.2 COMMERCIAL POLICIES

6.2.1 Major Retail and Service Commercial uses should be encouraged to locate within the Village of Lumby and other nearby urban centres.

6.2.2 Neighbourhood Commercial uses to supply goods and services to serve local needs should be permitted at locations to serve existing or future residential areas. Existing commercial lands are designated on Schedules B, B1 and B2. Applications for new neighbourhood commercial developments should address the following:

a. Minimizing impacts on adjacent land uses;
b. Strengthening an existing community focal point (e.g. in close proximity to existing commercial developments or community uses – “Downtown Cherryville”);
c. Contributing to more sustainable land use patterns, minimizing trip generations and thereby reducing GHG emissions and supporting the sale of local products and foods, including local restaurants and famers markets;
d. Provide safe access for both pedestrians and vehicles; and
e. Consider alternative transportation options, including potential for connections to a local trail network.

6.2.3 Highway and Tourist Commercial, and Recreation Commercial uses may be permitted at suitable locations subject to a successful OCP Amendment and Rezoning Application and the following conditions:

a. sewage disposal, water supply, drainage and access shall meet the requirements of the authority having jurisdiction and any additional requirements of the Regional Board;
b. the proposed use shall not adversely affect the environment or adjacent land uses;
c. the site should be outside of the Agricultural Land Reserve unless prior approval has been obtained from the Land Reserve Commission; and
d. include public consultation in the planning process. All OCP Amendment applications for Commercial uses shall be subject to a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

6.2.4 In accordance with Development Permit Sections of this Plan, land designated as Commercial, including resort developments, is also designated as a Commercial and Industrial Development Permit Area (Section 12.4) in order to establish requirements respecting the form and character of development.

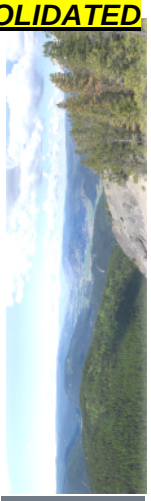
6.2.5 The Regional Board supports development of Recreation Commercial accommodation uses, including rental cabins and campgrounds that are oriented towards tourists. To ensure availability of these uses for tourists and the general public, the Regional Board may require covenants to restrict further subdivision as a condition precedent to approvals when considering rezoning applications.

6.2.6 The Regional Board encourages and supports new development proposals in Eco-tourism and adventure tourism that seek to provide wilderness and natural experiences and education in a sustainable manner with the least amount of impact on the environment.

6.2.7 Temporary Permits pursuant to Section 921 of the *Local Government Act,* including appropriate designations, may be considered for a commercial use of a short-term duration on a parcel designated Resource, Agricultural, Non-Urban, Rural, Small Holdings or Country Residential.

6.2.8 The Regional Board supports, in principle, the development of tourist-related agricultural businesses such as vacation farms, farm bed and breakfast operations, farm-gate marketing, winery, etc. on agricultural lands subject to ALR regulations.

6.2.9 The Regional District will consider developing a sustainability checklist for new commercial development applications to encourage sustainability issues to be considered in the review process.



7 INDUSTRIAL

7.1 CONTEXT

The plan area is part of a larger regional industrial sector and it is important that going forward, the RDNO and the neighbouring municipalities work collaboratively in supporting the region's industrial base.

The plan area contains many large rural residential properties that may be regarded as viable locations for land extensive industrial activities. The Regional District may consider new industrial activities in a rural context but requires applicants to participate in a detailed review and consultation process.

7.2 INDUSTRIAL POLICIES

7.2.1 Lands designated for industrial use are recognized in the plan document and mapped on Schedules B, B1 and B2. The minimum parcel size for industrial uses is regulated through the Zoning Bylaw and is not less than 1 ha where the lot is serviced with an on-site septic tank effluent disposal system.

7.2.2 Electoral Areas 'D' and 'E', in association with the Vernon, Village of Lumby and the District of Coldstream, should identify appropriate land resources for short and long term industrial development. Research and priority setting should include both vacant greenfield sites and brownfield sites (e.g. Lavington glass plant).

7.2.3 Industrial land shall be serviced with potable water supplies, proper approved sanitary sewage disposal facilities, and suitable storm water drainage collection, treatment and disposal systems.

7.2.4 Industry should be encouraged, particularly those industries which take advantage of local conditions, local resources and employ local people.

7.2.5 Electoral Areas 'D' and 'E' should take advantage of possible grants available to aid in servicing industrial land.

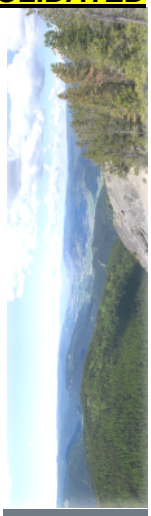
7.2.6 Major industrial land developments shall not be considered for rezoning until a comprehensive plan in accordance with the industrial policies is provided, and until the roads and services adequate for the development are either in place, or financial guarantees regarding their construction and installation are provided. Applications for new industrial developments will require a comprehensive review process including a traffic study that is conducted to review the impacts of the development on the rural road network.

7.2.7 Industry emissions shall not adversely affect the land, water or air environment, either in the short term or cumulatively in the long term. Further, that noise, light and dust from industrial activities are kept at a level so as not to be a nuisance to surrounding areas.

7.2.8 Agricultural Industrial uses shall be permitted in accordance with the provisions of the agricultural policies of this Plan. Agriculture is recognized as a regional growth opportunity and the Regional District supports more intensive use of agricultural lands in the ALR subject to relevant provincial regulations.

7.2.9 In accordance with Section 12.4 land designated as "Industrial" is also designated as part of the Commercial and Industrial Development Permit Area in order to establish requirements respecting the form and character of development.

7.2.10 Future industrial uses will not be supported in areas subject to flooding or other hazards, or in areas that will cause disruption to the established community.



8 SPECIAL USE AREAS

8.1 CONTEXT

From time to time, extraordinary land uses arise which do not conform with the usual residential, industrial, commercial, or open space land use categories. These include specialized and unique uses which have widely varying, site specific location requirements. In some instances these are public uses such as waste disposal sites, airports, health clinics, and minimum-security work camps. Special uses may also include uses that because of their unique development strategy may not be accommodated under other land use designations (e.g. comprehensive resorts and eco villages). Because of their uniqueness and special requirements, it is not possible to pre-designate specific areas for these uses. Nevertheless, it is essential that the need for such areas be recognized in the Plan.

8.2 SPECIAL PUBLIC USE AREA POLICIES

8.2.1 Special Public Uses that are intended to accommodate extraordinary public land uses shall be recognized and considered for rezoning without specific designation on the Official Community Plan Land Use Map, Schedules, B, B1 and B2.

8.2.2 In rezoning of land to a Special Public Use, consideration shall be given to the following;

a. the protection of the interests of adjacent land owners;
b. the implementation of sustainability practices wherever possible;
c. regulations, policies and guidelines of government agencies; and
d. the incorporation of extraordinary development requirements by zoning, covenant, agreements, or development permit.

8.3 COMPREHENSIVE RESORT AND ECOVILLAGE DEVELOPMENTS OVERVIEW

Comprehensive Resort and Ecovillage Developments may be considered as Special Uses. These uses are recognized as potentially appropriate for the plan area however to ensure that they are consistent with the OCP's overall planning principles and objectives they must be considered through individual OCP and Rezoning application processes.

Comprehensive Resort developments are considered to be land uses that may have a residential component but the primary rationale for their development in the plan area is to support a recreational use (e.g. golf, fishing, skiing, eco-tours). These uses will contribute to the economy through job creation and may also provide specialized accommodation.

Ecovillages are intentional communities formed with the goal of becoming more socially, economically and ecologically sustainable. Rural ecovillages are usually based on organic farming, and other approaches which promote ecosystem function and biodiversity. Some of the components of an ecovillage are:

- educated commitment to principles
- opportunities for local purchasing
- alternatives to purchasing of global energy (e.g. oil)
- local food
- moral purchasing and decision making
- respect diversity
- sustainable design practices

Overall an ecovillage is driven by a collective commitment to create an alternative, sustainable lifestyle. Applicants seeking approvals for these projects will need to clearly demonstrate a commitment to sustainability principles and to ensure that the project is consistent with the principles of growth management and rural protection. These uses are not an opportunity for satellite, market driven housing development.

8.4 COMPREHENSIVE RESORT AND ECOVILLAGE DEVELOPMENT POLICIES

8.4.1 Comprehensive Resort or Ecovillage Developments must be recognized through site specific amendments to the Official Community Plan and shall only be considered in conjunction with rezoning to a Comprehensive Development Zone which will define the uses and development regulations specific to the lands in question. As part of the development application review process, or in advance of the application, the RDNO will work with stakeholders to define the terms of development approvals for unique comprehensive resort or ecovillage proposals. Potential stakeholders may include:

- the Agricultural Land Commission
- neighbourhood / community associations
- Ministry of Health
- Local Health Authority
- School District
- Ministry of Transportation and Infrastructure

The goal of this review process will be to ensure that new developments contribute positively to sustainable rural character in the plan area.

8.4.2 Comprehensive Resort and Ecovillage Developments must establish efficient, cost effective wastewater management systems. While conventional septic disposal systems may be appropriate for rural, large lot areas, it is no longer viewed as an acceptable means of wastewater management for new or expanded resort and ecovillage developments. Ecovillages may elect to pursue alternative development strategies but will need to clearly demonstrate the long term viability of such initiatives, providing the appropriate supporting professional reports.

8.4.3 Comprehensive Resort and Ecovillage Developments need to protect the quality of surface and ground water sources, while achieving an economically viable level of development without adding to the financial burden of taxpayers.

8.4.4 Without diminishing the role of the City of Vernon or the Village of Lumby as the principal and secondary commercial and service centres in this area, Comprehensive Resort and Ecovillage Development projects may include limited commercial and personal services to provide visitors and residents with a full service resort or sustainable community experience.

8.4.5 Comprehensive developments in or adjacent to agricultural land should be avoided or heavily buffered except for “Bed and Breakfast” operations and “Agro-tourism” in accordance with Agricultural Land Commission regulations and Ministry of Agriculture standards.

8.4.6 Comprehensive developments within this designation shall be largely self-contained and shall not facilitate nor be deemed to encourage further development on adjacent lands.

8.4.7 In accordance with the provisions of the Development Permit Section of this Plan, land designated as ‘Comprehensive Resort or Ecovillage Development’ is also designated as a Development Permit Area in matters concerning the protection of the natural environment, protection of development from hazardous conditions, and matters concerning the form and character of commercial and industrial development. The establishment of objectives for the form and character of intensive residential development may also be required.

8.4.8 The design of new and expanded comprehensive resort and ecovillage developments shall be responsive to the natural environment such that site grading and visual impacts from lands beyond are minimized.

8.4.9 The Regional Board may require the developer to provide a Traffic Impact Assessment prepared by a professional engineer that addresses the potential for impacts the development may have on traffic patterns, safety and volumes in the surrounding community. The Ministry of Transportation and Infrastructure must agree to the Terms of Reference for a Traffic Impact Assessment prior to preparation.

8.4.10 The Regional Board may require the developer to provide an Environmental Impact Assessment prepared by a qualified environmental consultant to address potential impacts the development may have on the quality of the natural environment.

8.4.11 Where a comprehensive development proposes a non-traditional land tenure system, such as ecovillage co-housing or cooperative ownership, the Regional Board may address the specialized nature of the ownership as part of the approval process to ensure that specialized ownership conditions are recognized over the long term (e.g. by future owners and neighbours).

8.4.12 The Regional Board will require the developer to demonstrate how services can be met by the developer for such services as schools so that there are no indirect public costs (e.g. school buses).

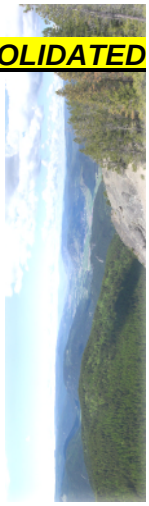
8.4.13 Developments which implement water conservation and re-use strategies are encouraged.

8.4.14 Proposals for a Comprehensive Resort and Ecovillage Development projects shall demonstrate how storm-water and wastewater shall be managed on the site such that water quality and surrounding properties are not negatively impacted by the development.

8.4.15 The level of servicing appropriate to each proposal shall be defined for consideration by the Regional Board, however, it is noted that all development must be serviced with a water system meeting the requirements of the Safe Drinking Water Regulation.







9

QUALITY OF LIFE

Parks, Open Space Recreation, Heritage, Culture and Institutional

9.1 CONTEXT

The residents of the plan area pride themselves on the easy access to outdoor recreation opportunities. As the population increases and there are additional demands placed on the area's resources, the Regional District may need to become more involved in the protection of existing amenities and meeting the new demands of a changing community.

Parks and recreation are governed by the Regional District through the White Valley Parks, Recreation and Culture Advisory Committee whose members are one representative from each of three jurisdictions (Electoral Areas 'D' and 'E' and the Village of Lumby). The administration function is currently managed by the Village of Lumby who provide services under contract to the Regional District of North Okanagan.

Local community associations are also key participants in the delivery of services to the residents of the plan area managing such facilities as the Cherryville Community Hall. Local and grassroots organizations such as the Cherryville Community Club and the Mabel Lake Community Association are formed into "not for profit" societies - representing the "doers" of the community – creative people matching community needs to appropriate activities.

Throughout the plan area there are many trails that are used regularly by both residents and tourists. These trails include traditional use paths, formally designated and signed trails and forestry roads. The community is interested in protecting and developing this trail network with an emphasis on such aspects as integrated multiuse management and the development of alternate transportation networks.

Many of the community services used by residents in the plan area (high schools, hospitals, health clinics, recreation facilities) are located in nearby communities where higher population densities are available to support these services. The plan area policies support the continued centralization of these services however, residents also recognize that local, rural services can help create a sense of place, contribute to employment within the community and support other industries such as tourism. Residents would like to encourage local services to the greatest extent possible.

The Plan area also contains historical and archaeological features which should be preserved, protected, and designated so that the public is aware of their significance. History helps communities to achieve maturity by making its citizens aware of past conditions and the contributions of pioneers to the community. Settlement by non-natives in this area began over one hundred years ago and was fostered by the search for gold. As the earliest pioneers searched for valuable minerals, the agriculture and forestry industries developed. These factors are important in the context of this plan as they are essential to the identity of the communities within the plan area (see *Cherryville and Area History* inset). Objectives and policies focusing on conservation of important heritage resources will be addressed in this plan. In addition to several historical buildings, other significant heritage features include:

Indian Rock Paintings (Pictographs)

There are two known locations of Indian rock paintings in the Community Plan area, both of which are described in the book "Pictographs in Interior British Columbia" by John Corner. The first is on the south side of Highway No. 6 about three kilometres west of the Sugar Lake Road in Section 26, Township 57, while the second is on the north side of Creighton Valley Road about 13 km south and east of Highway No. 6, in Section 13, Township 41.

Cherryville Gold Diggings

The earliest exploration in the Lumby area was associated with the search for gold on Cherry and Monashee Creeks over a hundred years ago. Some of the workings are still visible on Monashee Creek in Section 1, Township 57.

Archaeological Sites

The Community Plan area contains approximately forty-three recorded archaeological sites, most of which are either former Indian dwellings or places in which rock tools were shaped. In addition, there may well be other sites uncovered in the future. Archaeological sites on both public and private land are protected under the *Heritage Conservation Act* and must not be disturbed without a site alteration permit from the provincial Archaeology Branch.

Cherryville and Area History

In 1863 Mr. W.C. Young, then stationed in Osoyoos, was instructed by Governor Douglas to visit Okanagan Gold strikes. Two miles from the mouth of Cherry Creek, he found a budding and as yet unnamed settlement, consisting of two houses and another being built. A mile further along the creek was a cabin and the discovery claim of partners, Pion and Louis. Between 1863 and 1895 the original town, of what we know as Cherryville, was merely a small mining camp, located deep within the canyon walls of Cherry Creek. It boasted a population of nearly 100 people, half of which were Chinese miners. Every possible method of extraction was tried to get the gold and silver from the area.

With more and more miners heading into the Cherry Creek area, a road was built from Lumby in 1877. According to the B.C. Department of Public Works and under supervision of C.A. Vernon, the route came through Blue Springs Valley. It was about eight feet wide. With a road to the area, families began to arrive. Like all communities, in the 1800's they were known by the Post Office name. The first known post office in the area was listed as the Cherry Creek Post Office. The community of Cherryville was christened when Olava Hanson became postmaster. She submitted three names into Ottawa, one being Cherry Creek, another Cherryville and the third one, no one can recall. Ottawa choose Cherryville. It was always felt that Cherry Creek and Cherryville were named after the wild Choke Cherries that grew abundantly, along the banks of the creek, as there were no cherry trees in the area.

In the 1900's, the town site of Hilton, at Richlands Estates, was located on what is now the corner of Creighton Valley Road and Holmes Road. It was originally sold to wealthy Englishmen, as an area with a mild climate, suitable for orchards. The Settlement quickly grew with money coming from England. It had a post office, hotel, livery stable, barber shop, grocery store, hardware store, butcher shop and blacksmith shop. Many orchards were established and irrigation was put in. While the area was beautiful it was not the same as the South Okanagan and quick fortunes failed to materialize. The community dwindled, when the First World War began and the money stopped coming from England. Some of the people remained in the area, finding other ways of making a living. The original Richlands School House, now used by the Seventh Day Adventist Church, is the only building left at the Hilton site. There are still two of the old homes remaining; one at the Burnyeat Ranch and the other at the Neil place. Neither is habitable.

The Hilton School was built in 1907 and kept is name until 1948, when the new school was built beside it and renamed Cherryville School. The area grew. Ranches and farms sprang up. A mill was built in 1948 on Sugar Lake Road (Ferguson Mill). Logging remains a major industry in the community. As of 1998, Cherryville remains unincorporated and has a population of 1,000 people. It has two general stores, both carrying gas and propane – with one of them being a liquor vender. It also has a golf course, three restaurants, a library, a quilt shop, a campground, a gun club, and two churches. It also boasts of some of the most beautiful scenery in B.C.

Source: Provided by the Cherryville Historical Society for the 2001, Official Community Plan

9.2 PARKS AND OPEN SPACE POLICIES



9.2.1 Areas recognized as having value for public recreation and protected natural areas are designated as Parks and Open Space on Schedules B, B1 and B2.

9.2.2 The White Valley Parks, Recreation and Culture Master Plan provides comprehensive planning and service delivery strategies for the plan area. This document has not been formally adopted by the RDNO and does not provide specific park designations for the plan area but does provide guidance to direct future decision making.

9.2.3 Support a community planning process to determine the short-term and long-term goals and objectives to establish Hanson Park as the civic focal point of the community of Cherryville.

9.2.4 Encourage strategies to protect McIntyre Lake including: designation as a BC Park; designation as a conservation area; transfer of ownership to the Regional District of North Okanagan; or designation as a recreation site under the *Forest & Range Practices Protection Act*. Land use management should consider multi use options including supporting recreation and protecting wildlife.

9.2.5 Work with the relevant provincial agencies to ensure that those key crown land holdings which are currently used for recreation or which need to be safeguarded for ecological reasons be secured. Lands of particular interest to the community include the Meadows and Richlands.

9.2.6 The concept of a recreation plan for the Shuswap River will be considered in the Shuswap River Watershed Sustainability Plan and process which is being developed in collaboration with BC Hydro, First Nations, members of the community and applicable government agencies.

9.2.7 The Regional Board, through White Valley Parks and Recreation, will undertake a comprehensive inventory of undeveloped public access points to the Shuswap River, Mabel Lake and Sugar Lake.

9.2.8 The Regional Board, through White Valley Parks and Recreation, and in co-ordination with local groups and organizations will support a Trails Master Planning process, including an inventory of existing resources. The community is heavily dependent on the private automobile for its transportation needs; however, there is an interest in supporting trail development for alternate transportation use, local recreation use, and tourism development (e.g. to support a burgeoning local horse industry).

9.2.9 If practical, parks and recreational trails should not be situated in or adjacent to agricultural lands. If there are no alternative locations, these areas should be buffered to protect park users from agricultural activities and agriculture from park users and their pets. Fencing and signage should also be considered to reduce impacts on farming.

9.2.10 The Regional Board, through White Valley Parks and Recreation, may initiate a community process to determine the best use of the "*Meadows*" on Sugar Lake Road and the "*gravel pits*" on Highway 6.

9.2.11 Joint development and use of school and park sites by School District No. 22 and the Regional District should be continued, and when required, site specific formal agreements may be concluded to provide for integrated development and use.

9.2.12 The Regional District will work with School District No. 22 to support multi-use options for schools. In particular, schools with declining enrolment may have vacant floor space that can support new community activities. Opportunities may include partnerships with local community groups for activities and services, such as: day cares, after school programs, recreation and cultural activities and private education initiatives.

9.2.13 Where applicable, parkland, or money in lieu of parkland, shall be provided to the Regional District pursuant to Part 26: Division 10 Development Cost Charge Recovery and 10.1 School Site Acquisitions Charges of the *Local Government Act*. The parkland or money in lieu shall be provided as a condition precedent to subdivision within the Plan area.

9.2.14 Review White Valley Parks and Recreation District Development Cost Charge Bylaw No. 1390, 1996 to ensure that the regulations and fees are relevant to the current objectives for parks planning.

9.2.15 Development Cost Charges that are payable for parks purposes as a condition precedent to subdivision approval, shall be waived if the value of the parkland, or the amount of the money in lieu of parkland, required to be provided pursuant to the provisions of Part 26: Division 10 – Development Cost Charge Recovery of the *Local Government Act*, is equal to or exceeds the amount of the applicable Development Cost Charge. If the value of the parkland, or the amount of payment in lieu of parkland, is less than the applicable Development Cost Charge, then the balance of the Development Cost Charge shall be paid as a condition precedent to subdivision approval.

9.2.16 Waterfront properties that have long range potential as public access should be protected by acquiring where possible the right of first refusal in favour of the Regional District.

9.2.17 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.

9.2.18 Address the need for trail connectivity and trail extensions as part of the review process for new subdivisions.

9.2.19 Work with local organizations to support community research, planning and management of parks, stewardship projects and trails. Support community grass roots organizations in their effort to secure funding for these projects.

9.2.20 Encourage co-ordination of the efforts of different levels of government who provide public outdoor space. The emphasis for future outdoor recreation space in the Community Plan area should be on the provision of resource-based facilities (i.e. hiking, historical, scenic and natural interest, etc.).

9.2.21 Continue to recognize the role of local grass root organizations in the local provision of sustainable cultural and recreational services. The Regional District supports efforts to secure funding for these projects and has also played an important role in supporting sustainable upgrades to local community facilities.

9.3 HERITAGE CONSERVATION POLICIES

9.3.1 Recognize the importance of heritage resources in the plan area as representative of its history and key to its identity, character and sense of place, and seek to integrate heritage conservation, and awareness about heritage into planning and day-to-day decisions.

9.3.2 Pursuant to section 953 of the *Local Government Act*, The Regional Board may, by bylaw, appoint a Heritage Advisory Commission for all, or part of the Electoral Areas. Furthermore, the terms of reference to be established by the Board for the Commission will include, but not be limited to: a mandate to advise the Board on heritage matters and other matters referred to it by the Board; and direction to undertake activities specified in the terms of reference.

9.3.3 Pursuant to section 954 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.

9.3.4 The Regional Board 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, when conditions warrant creative solutions not possible within existing regulatory frameworks, enter into Heritage Revitalization Agreements with property owners for the preservation of heritage resources. Utilization of these agreements will be pursuant to section 966 of the *Local Government Act*.
c. Pursuant to section 967 of the *Local Government Act*, The Board may, by Bylaw, designate real property, in whole or in part, considered to have heritage value or character, or is deemed necessary or desirable for the conservation of protected heritage resources. The Board will emphasize and encourage voluntary designation over imposed designation recognizing constraints associated with such designation. Furthermore, the terms and conditions for such designation will include guidelines and policies regarding the issuance of a Heritage Alteration Permit.
d. The Board recognizes the particular vulnerability of heritage resources currently located within the Provincial Agricultural Land Reserve and will cooperate with the Provincial Land Reserve Commission to protect these resources through designation or other mechanisms.

9.3.5 The Regional Board will work with the community and landowners to ensure the Heritage Resources (Chinese Diggings and miners' cabins along Cherry Creek) are preserved. The general locations of these resources are shown on Schedule B2.

9.3.6 The community plan area contains numerous native archaeological sites including rock paintings, former dwellings and places where rock tools where shaped. Archaeological sites on both public and private land are protected under the *Heritage Conservation Act* and must not be disturbed without a site alteration permit from the provincial Archaeological Branch. The Regional District would also provide a referral to the Splatsin and Okanagan Indian Bands should an application be received in the vicinity of these resources.

9.3.7 The Regional Board will work with the community and the agencies having jurisdiction to ensure that landmarks such as creeks and mountains represent the historical names given when the area was first settled.

9.4 SCHOOL FACILITIES AND OTHER COMMUNITY SERVICES POLICIES

9.4.1 Public service, assembly and civic uses such as schools, community halls, health clinics, churches and fire halls are permitted in all areas and land use designations except in the Residential Single Family designations; except that Assembly uses pursuant to the *Community Care and Assisted Living Act of B.C.* shall also be permitted in areas designated for Single Family use consistent with the Zoning Bylaw where appropriate siting, parking, buffering and setbacks standards can be met.

9.4.2 Pursuant to the Parks and Open Space policies of this Plan, the Regional District encourages the joint use and development of school sites in co-operation with School District No. 22.

9.4.3 When determining the location for any new school facilities, the siting in or adjacent to agricultural land should be avoided.

9.4.4 The RDNO will continue to work with the School District to ensure students experience safe, healthy environments.

9.5 POLICE AND FIRE PROTECTION POLICIES

9.5.1 Continue to recognize the plan area as a rural area where residents acknowledge and accept that beyond a very limited area close to the Village of Lumby fire protection services are not provided by either the Regional District through local volunteer fire departments. The only fire department with the plan area is located in Lumby and it does service a limited part of Area D. The Regional District will continue to provide emergency services throughout the plan area as part of a region-wide service delivery model.

9.5.2 Support and encourage the application of Fire Smart principles for existing and new development.

9.5.3 Continue to support and work closely with the RCMP. This may include the formation of citizen support groups such as Neighbourhood Watch through the Safe Communities Program (where densities warrant this type of program), as a proactive step in the reduction of crime.

9.6 COMMUNITY ACCESSIBILITY AND INCLUSION POLICIES

9.6.1 Support opportunities for balanced, active and diverse lifestyles where housing, public services and amenities are affordable, accessible and inclusive.

9.6.2 Encourage land use patterns, community activities and events that generate inter-generational and inter-cultural interest, participation and social integration.

9.6.3 Consider establishing a region-wide committee to provide feedback and direction to elected officials and staff on aging and disability issues. This feedback may include facilitating the preparation of an age-friendly assessment of the community to discover what is working around accessibility and inclusion and what needs improvement.

9.7 SENIORS AND SPECIAL NEEDS POLICIES

9.7.1 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.

9.7.2 Support local strategies and partnerships to deliver seniors' care, assisted living services and residential based services for persons with special needs.

9.7.3 Access for persons with special needs should be considered in the design of public buildings and transportation facilities (including trails).

9.7.4 Support local initiatives to become more involved in the Age-Friendly Communities Program. Currently this has been a Lumby led initiative but there is potential for benefits throughout the plan area. Improved communications (high speed internet and broader cell phone coverage) are essential for a successful age-friendly community, supporting all age groups with such services as: remote educational opportunities, particularly for children and youth; home occupations; and services for seniors choosing to age in place.

9.7.5 When reviewing new development applications, the Regional District will apply an age-friendly lens to the review process to support a local population that hopes to age in place. While many of the health and support services needed by seniors are outside the jurisdiction of the Regional District the community can benefit from a greater awareness of age-friendly features and barriers. (See age-friendly features and barriers in information box following).

9.8 COMMUNITY ENGAGEMENT

9.8.1 Support community participation in planning processes and encourage community engagement in a variety of volunteer organizations including the Advisory Planning Committee.

An Age-Friendly Lens:
Considerations for Planners, Developers and Service Providers
Suggestions for improving age-friendliness in rural areas . . .

- Support programs that use retired professionals (e.g., pharmacists, nurses, teachers) to provide volunteer support for seniors' in their homes –for example, to explain medication and health care issues.
- Work with the local Health Authority and the Provincial government to identify programs appropriate to the area.
- Support a Safely Home Program–a program developed for cognitively impaired people through the Alzheimer Society.
- Provide cooking services to seniors living on their own.
- Support the efforts of the Interior Health Authority to attract more rural doctors.
- Support daycare services that offer respite services for caretakers.
- Support a home visit program to provide social visits to seniors.
- Families can learn about available community programs and services.

For Information Only

9.9 ARTS AND CULTURE POLICIES

9.9.1 Rural Areas D and E are home to a vibrant cultural community which contributes to the unique character of the area. This unique character can attract those seeking an alternative lifestyle, such as artists, entrepreneurs, young families and retirees. Acknowledging this as an asset to the ongoing cultural life of the community and as an important part of our economic development is essential.

9.9.2 Preserve arts and cultural resources as they are integral to a vibrant community.

9.9.3 Recognize that the development of new cultural facilities, services and programs contribute to community livability and desirability and to a diversified economy.

9.9.4 Encourage and support local art and cultural organizations and foster new opportunities for learning, participation in and appreciation of arts, culture and heritage for all residents of Areas D and E.

9.9.5 Support the ongoing implementation of the White Valley Arts and Culture Master Plan

9.9.6 Encourage and support the arts and cultural community, including the performing, visual, literary, historic, and multimedia arts.

9.9.7 Encourage the use of theatres, spaces and venues for public participation, education and enjoyment of culture.

9.9.8 Encourage the development and promotion of cultural activities that generate valuable economic and social benefits through the employment of cultural workers, fostering new cultural based business, and tourism.

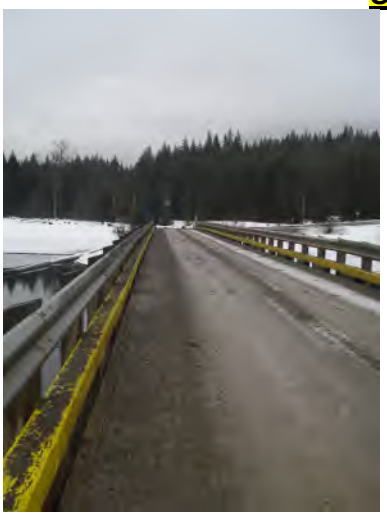
9.9.9 Encourage the development and promotion of cultural activities and facilities which contribute to the social, emotional and physical well being of residents of all ages and income levels.

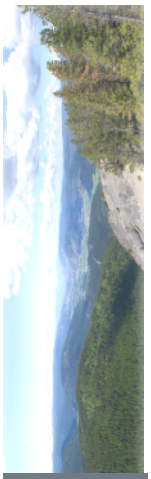
9.9.10 Encourage and support cultural activities that promote the growth and development of community spirit and identity.

9.10 COMMUNITY HEALTH POLICIES

9.10.1 Recognize the importance of open spaces, parks, cultural and artistic events and recreational opportunities in enhancing the quality of life of residents.

9.10.2 Support medical facilities that operate on smaller scales (e.g. palliative care homes) in rural residential land use designations. It is anticipated that these smaller specialized facilities may be more “footloose” in terms of their locational decision and able to succeed in a rural area where they can integrate an attractive rural setting into their overall service delivery model.





10

TRANSPORTATION & SERVICING

10.1 CONTEXT

Highway 6 is the main highway corridor in the plan area. Over the years efforts have been made to plan a transportation network with efficient linkages between and within the rural areas as shown on the Land Use Plan (Schedules B, B1 and B2). The development of these connections has been limited, restricted by: a lack of funding; a slow rate of new development and developer driven investment; and, competing jurisdictions (e.g. ALR).

A network of secondary roads provides access to many of the settled areas within the plan area. These roads were typically constructed to a rural standard to accommodate lower traffic volumes and are characterized by narrower travel lanes, ditches for storm water and they lack designated space for pedestrian or bicycle travel. Some of the local roads are in reasonable condition but many roads are minimally maintained and surfaced with dirt or gravel.

The Canadian National Railway branch line from Coldstream to Lumby goes through part of the Community Plan area, as shown on Schedule B and is designated as a transportation corridor. This line is operating effectively, and there is no apparent limitation to a substantial increase in traffic if higher energy costs divert shipments from the highways to the railways. The railways have strong protection in both federal and provincial statutes, and no additional protective measures are required for their operation.

In 2007, the Province of British Columbia passed the Climate Action Charter which commits 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, it is difficult to implement these types of “urban” conservation strategies where there is a dispersed settlement pattern and no public transit.

The plan area contains a mix of small “urban” lots, primarily located close to Lumby and serviced with community water, and large “rural” lots with independent water and sewer systems. For the term of this plan, policies support planning strategies that will see this area continue to be a “rural” area with larger rural lots on independent water and sewer systems.

The plan area is within the area that was examined as part of the Groundwater Assessment in the Okanagan Basin (GAOB) project that was initiated in 2004 and completed in 2009.[2] The primary objective of the GAOB project was to characterize and provide sound scientific understanding of groundwater resources in this region and to assist communities with long-rang planning for the continued provision of safe and sustainable water supplies. The recommendations of this study re-enforce the need for continued groundwater research and monitoring and the use of this information in land use planning and decision making.

The community has expressed interest in new development opportunities that utilize alternative green energy and servicing strategies. Green infrastructure and servicing may be a good companion for new rural development in this area; however the Regional District should proceed cautiously to ensure that these developments are sustainable over the long term, in terms of social, environmental and economic costs.

10.2 TRANSPORTATION POLICIES

10.2.1 The Regional District supports the preparation of a Bicycle and Trail Network Plan. The plan should consider crossovers between the road and trail network plans and opportunities for alternative transportation modes including: bicycle routes, trails, a Handidart, community van, carpool and car co-operatives.

10.2.2 The existing and proposed major roads designated on Schedules B, B1 and B2, along with existing railways identified and designated on Schedule B and B1 as transportation corridors, are endorsed as the long term major routes for movement of traffic. Major roads shall have a minimum width of 25 metres. The location of proposed routes 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 not proceed without the approval of the Commission.

10.2.3 New roads and major improvements to existing roads shall be located so as to provide minimum disruption to agricultural uses.

10.2.4 Planning for future roads and subdivisions shall take into consideration the needs of public transit, school buses, pedestrians, farm equipment and bicycle routes and other environmentally sensitive transportation methods.

10.2.5 For developments in which road upgrading will be required as a result of the development, the development will not occur until roads adequate for the development are in place.

10.2.6 Access to crown lands and water-bodies shall be provided wherever necessary under the appropriate subdivision regulations or as a condition precedent to rezoning.

10.2.7 Local roads shall have a minimum right of way width of 20 meters.

[2] Carmichael, V., Kenny, S., Allen, D., and Gellein, C. 2009 "Compendium of Aquifer Hydraulic Properties from Re-evaluated Pumping Tests in the North Okanagan, British Columbia" , B.C. Ministry of the Environment and Simon Fraser University.

10.2.8 Continuous strip development along highways will be discouraged for safety, aesthetic and functional reasons.

10.2.9 The Regional Board supports the concept of an all-weather road to link the Village of Lumby with Silver Star Village. The new road is to function as the "connector" of different geographic areas (e.g. White Valley to Silver Star to Vernon). It is not intended to function as a local road and catalyst for new development. Should the road be constructed, the area would continue to support large lots for rural or resource use.

10.2.10 Proposed transportation routes should avoid wetlands and streams and consider the impacts of roads on sensitive natural ecosystems, if possible. Environmental Impact Assessments may be necessary, at the discretion of relevant government agencies. (See "Road Design considerations to minimize impacts on Watercourses for information only). Transportation routes should follow property boundaries and avoid bisecting productive agricultural lands.

Road Design Considerations to Minimize Impacts on Watercourses

In low-gradient terrain, for example, alternative design and maintenance practices could maintain phosphorus delivery from roads to receiving waters at lower rates than is presently the case. Some approaches to achieve this objective are as follows:

- implement strict erosion and sedimentation control practices during road construction;
- design local road systems to avoid riparian areas and to minimize surface runoff and erosion susceptibility;
- maintain natural drainage patterns;
- minimize ditch length connected to the natural surface drainage network;
- employ infiltration systems where required to control surface runoff and sediment transport; and
- minimize soil exposure caused by ditch maintenance operations.

For Information Only

10.2.11 Encourage the Ministry of Transportation and Infrastructure (MoTI) to consider the needs of pedestrians and cyclists when approving new roads or upgrading existing roads. The community of Whitevale, for example, has expressed interest in the development of walkways and bike trails along Whitevale Road and in the Whitevale area generally. New road designs, for example, can support alternative transportation options with the addition of wider shoulders for pedestrian travel or a wider paved travel surface that can become a designated bicycle route.

10.2.12 New roads shall be encouraged to connect into the existing road network plan as shown on Schedules B, B1 and B2.

10.2.13 Transportation planning may be required as part of the development review process to ensure that traffic issues and impacts are considered in relation to a new development proposal.

10.2.14 Recognize the importance of accessibility for seniors and the mobility impaired and support designs that accommodate these user groups.

10.2.15 Transportation corridors, if not required as right-of-ways for rail purposes, shall be preserved for future mobility, which includes cycle routes, trails and other uses that complement the primary transportation function.

10.3 WATER POLICIES

10.3.1 Potable water shall be provided through community water systems for comprehensive residential, recreational, industrial and commercial developments within the Community Plan area.

10.3.2 Development of land (where more than 1 additional lot is created) that is dependent upon subsurface groundwater supplies in areas that are known to have supply issues should be subject to certification by a professional engineer, or a groundwater geologist, or by a hydrogeologist as to the quality and quantity of water available prior to rezoning or subdivision approval as the case may be. The Regional Board may request information that demonstrates the impact to neighboring wells of such a development. Proven wells with registered well logs may be exempt from the above certification.

10.3.3 The Regional District should work with the provincial government to ensure data collected through the development review process contributes the understanding of water resources over the long term (e.g. can be integrated into the numerical flow models for aquifer characterization). Regional District policies may be reviewed to ensure consistency with the province's updates to the *Water Act*.

10.3.4 Encourage water conservation for all land uses, including residential, commercial, industrial and agriculture. The Regional District will encourage public acceptance of water conservation when designing homes, such as low water consumption plumbing fixtures and consideration of water confinement measures such as cisterns or water storage facilities to capture rainwater and snowmelt so as to provide for irrigation and perhaps a water source for firefighting.

10.3.5 Encourage and support public education on water supply and a drop-off facility for water testing.

10.4 SEWAGE COLLECTION AND DISPOSAL POLICIES

10.4.1 A study of subsurface soil conditions (the terms of reference established with assistance of the North Okanagan Health Region) shall be undertaken to determine the best method of sewage treatment and disposal for new development (where more than 1 additional lot is created). The study shall be carried out prior to rezoning or subdivision approval as the case may be.

10.4.2 Holding tanks shall not be permitted as a method of sewage disposal except for commercial and industrial uses pursuant to 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 tanks on a temporary basis.

10.4.3 Sewage treatment facilities proposed to be utilized for commercial developments which propose direct discharge of effluent into watercourses or water bodies shall not be supported.

10.4.4 The Regional District recognizes that new and innovative independent on-site system strategies continue to be developed and may have application in the RDNO subject to approval from the relevant agencies.

10.5 DRAINAGE COLLECTION AND DISPOSAL POLICIES

10.5.1 The Regional Board may request a study of the drainage requirements for developable lands located within the Community Plan area to be undertaken before development approvals are considered. This study shall include the works required, and the method of treatment and disposal, and should consider innovative methods of handling and treatment.

10.5.2 Adequate drainage works, that are consistent with the "Land Development Guidelines for the Protection of Aquatic Habitat (1992)", shall be provided in conjunction with new development to ensure that erosion and siltation of receiving creeks and streams is prevented. Such works will also serve to prevent damage to property, including agricultural lands, by peak drainage run-offs.

10.5.3 The Regional District has limited capacity to manage stormwater but supports alternative stormwater management solutions that are both cost effective and environmentally sustainable. This may include strategies to reduce and control run-off such as storm water detention ponds, limiting impervious surfaces, retaining open ditches. Provision shall be made to manage all stormwater safety without offsite impacts to other properties.

10.5.4 Encourage public acceptance of water conservation when designing homes, such as low water consumption plumbing fixtures and consideration of water confinement measures such as cisterns or water storage facilities to capture rainwater and snowmelt so as to provide for irrigation and perhaps a water source for fire-fighting.

10.5.5 In rural areas, retain low areas, water bodies, and ditches as part of the rainwater and stormwater drainage system.

10.5.6 Strongly encourage measures to limit runoff to minimize the release of substances harmful to the environment. This may include the requirement of preventative measures such as implementation of an erosion and sediment control plan or treatment like stormwater interceptors. Commercial and industrial may require oil interceptors to mitigate contamination of water sources. This is standard practices but may not be required owing to limited development of this nature.

10.6 SOLID WASTE DISPOSAL POLICIES

10.6.1 Diversion of a variety of materials from the waste stream is encouraged through recycling facilities and backyard composting with special attention paid to the 3R hierarchy of waste management: Reduce-Reuse-Recycle.

10.6.2 Support implementation of the policies in the RDNO's 2007 Solid Waste Management Plan.

10.7 OTHER UTILITY SERVICE POLICIES

10.7.1 The co-operation of the B. C. Hydro and Power Authority shall be solicited in improving the appearance of the structures and rights-of-way of their transmission lines.

10.7.2 The Zoning bylaw shall continue to allow the installation of servicing equipment in locations where it is required and where it is not offensive because of size, appearance, noise, or odour.

10.7.3 When considering bonus density policies pursuant to Section 904 of the *Local Government Act* and set out in Section 2 of this plan, where an owner provides land associated with the provision of a local utility the Regional District may consider this a kind of amenity.

10.7.4 Encourage the provision and expansion of telecommunications coverage, and provision of natural gas service.

10.7.5 Encourage new developments to consider generating some of their own energy with methods such as solar, wind or geothermal energy. Support the establishment of small scale green 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:

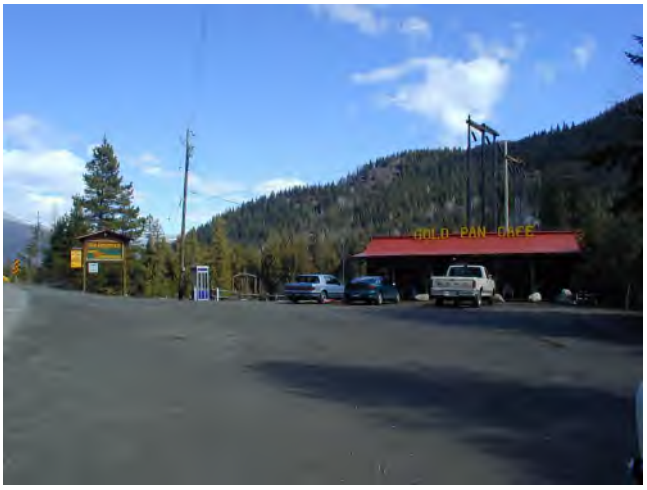
a. have been property evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
b. are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region, e.g. does not negatively impact environmental quality;
c. 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. provides tangible community benefits comparable to projects currently under development.

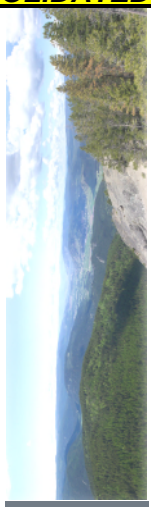
10.7.6 Discourage the creation of lots straddling utility rights-of-ways.

10.7.7 All land use designations (except Single Family Residential) permit facilities for Public Utilities and Services.

10.7.8 The Regional District encourages initiatives exploring new sustainability practices that would lead to alternative servicing standards, recognizing that approvals for alternative practices may rest with other jurisdictions.

10.7.9 Infrastructure that supports local renewable energy (e.g. solar, wind, geothermal, biomass and hydro) is supported as a permitted use in all land use zones subject to the approval of standards in the Zoning Bylaw for such infrastructure as solar panels and wind turbines.





11 ECONOMY

11.1 CONTEXT

The 2006 Census data for the plan area reflect high employment in the primary industries, especially forestry – the provincial average is 5%, while the plan area is at 15%. Over the last decade there has been a shrinking in the area's total labour force, and the role of the forestry industry has also declined. In 2001, for example, primary industry represented 20% of the total occupations. Other sectors where the economy is focused is on processing and manufacturing, trades and transport, and sales and service.

Within the plan area the residents are concerned about the future employment opportunities and have been exploring new ways to diversify the economy and create a more sustainable future. Opportunities in agriculture, tourism (recreational activities including Heli Skiing), home-based businesses, industrial land development and the service sector are among the options being considered. Due to the remote location of many of the areas' residents and communities there are challenges in establishing efficient home based businesses as a result of the lack of high speed internet access and cell phone coverage.

> *A sustainable local economy can grow around a consciousness that treasures our piece of the earth.*
>
> *Visioning Workshop 2010*

A healthy environment is essential for a healthy economy that is based on natural resources. While the plan area has expanded to include some areas of crown land, there is a large crown land base outside of the plan area that is tightly linked to the future of the area and the local economy. Much of this land base is outside the scope of the local government but local government and the community can become engaged on key issues such as recreation and community forests, and forest reserves.

11.2 ECONOMIC POLICIES

11.2.1 Recognize the importance of communication connectivity for businesses and families in rural areas and work with community groups to explore options for improving the level of communication services specifically cell phone coverage and high speed internet access.

> *Without modernization of communication services, Cherryville will stay in the same stagnation it is currently experiencing with the decline of the forest industry, etc.*
>
> *Visioning Workshop 2010*

11.2.2 Support the innovative and sustainable use of local wood and consider adopting a Wood First Policy and supporting other Wood Products Initiatives to capitalize on the area's natural assets.

11.2.3 Support initiatives that increase local food production and agricultural activities in the community.

11.2.4 Continue to support activities that promote local food production and provide opportunities for the sale of produce and other local food products such as the seasonal Farmers Market or similar opportunities.

11.2.5 Participate in the multiparty efforts to address region-wide economic sustainability, economic diversification and adjustments, and issues associated with changes in the local forestry based economy.

11.2.6 As part of the diversification of the local economy, recognize the role of new regional educational facilities, and encourage these institutions to consider research and educational opportunities to focus on regional issues, including: research on agricultural opportunities; forest sector diversification, water conservation.

11.2.7 Work with other agencies and organizations to promote tourism development in Electoral Areas 'D' and 'E' and build on the potential associated with:

- innovative home-based employment/business opportunities;
- travel corridors; and
- tourism experiences associated with a high quality natural environment such as sport-tourism and eco-tourism where the environment and natural surroundings are protected, enjoyed and respected.

11.2.8 Promote the region as a sustainable rural environment, where planning considers the environment, social and economic aspects of the community. This environment is anticipated to be a strong draw for new business opportunities that require a healthy, clean natural environment such as: health retreats, and natural or organic farming.

11.2.9 The Regional District will continue to support and encourage annual sporting and artistic events and festivals (e.g. Cherryville Days) as important economic benefits to the community.

11.2.10 The plan area contains significant cultural, business and recreational assets that contribute to the quality of life for local residents. Potentially these assets may also

support stronger tourism opportunities. The RDNO may have a role in assisting the region to better develop their tourism potential through various tourism market research and planning initiatives. Others in the region that may be able to support this initiative include the Thompson Okanagan Tourism Association (TOTA), a regional destination marketing organization (RDMO) and the School of Tourism at Thompson Rivers University.



12 DEVELOPMENT PERMIT AREAS

12.1 GENERAL

Section 919 of the *Local Government Act* states that an Official Community Plan may designate Development Permit Areas for one or more of the following purposes: for the protection of the natural environment, protection of development from hazardous conditions, and/or to regulate the form and character of commercial, industrial, or multi-family residential development.

There are three types of Development Permit Areas within the Community Plan area where development permits are required:

- Protection of the Natural Environment: Riparian Development Permit Area;
- Protection of Development Conditions: Hazardous Lands Development Area; and
- Form and Character of Industrial and Commercial Development: Commercial and Industrial Development Permit Area

12.1.1 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 such areas.

12.1.2 The Board may consider the adoption of a Delegation Bylaw whereby Regional District staff could issue delegated development permits where:

i. variances or floodplain exemptions will not be required to any Community Plan, Zoning Bylaw or Subdivision Bylaw of the Regional District of North Okanagan; and

ii. in development permit areas designated as Riparian Areas or Hazardous Lands, the use is residential, rural or agricultural only, and

- The proposed building or use of land conform with flood plain setbacks and Flood Construction Levels contained in the Regional District Zoning Bylaw; and

- The use will not involve the bulk storage of fuel oil, gasoline or other substances that could result in the pollution of the environment; and

- Where no existing land clearing, placement of fills, or other works or undertakings have occurred on the lands in question that may have resulted in the harmful alteration, disruption or destruction (HADD) of fisheries habitat and is in accordance with the Riparian Areas Regulation.

12.1.3 The Regional District may establish Development Permit Area designations and guidelines pursuant to the *Local Government Act* section 919.1(f) to guide the form and character of development in a resort area such as Comprehensive Developments and Ecovillage Developments if one is proposed to be established through applications to amend this Official Community Plan. For properties designated Comprehensive Development or Ecovillage Development a development permit following the guidelines of 12.5 Commercial and Industrial Development Permit Area will apply.

12.1.4 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.

12.2 RIPARIAN DEVELOPMENT PERMIT AREA

Designation

12.2.1 The Riparian Development Permit Area (RDPA) is designated under Section 919.1(1)(a) of the *Local Government Act*. The primary objective of the Riparian Development Permit Area designation is to regulate development activities in watercourses and their riparian areas in order to preserve natural features, functions and conditions that support natural processes. The RDPA applies to "development" including:

a) removal, alteration, disruption or destruction of vegetation;
b) disturbance of soils;
c) construction or erection of buildings and structures;
d) creation of non-structural impervious or semi-impervious surfaces;
e) flood protection works;
f) construction of roads, trails, docks, wharves, and bridges;
g) provision and maintenance of sewer and water services;
h) development of drainage systems;
i) development of utility corridors;
j) subdivision as defined in Section 872 of the *Local Government Act*;

within a "riparian assessment area" as defined in 12.2.3.

Area

12.2.2 The Regional District considers that the Shuswap River Watershed, including Sugar Lake, Mabel Lake, Rawlings Lake, the Shuswap River and all other watercourses as the Riparian Development Permit Area.

12.2.3 The RDPA is consistent with the Riparian Assessment Area (*Figure 12.1)*, as is defined under the Provincial Riparian Areas Regulation (RAR) as:

a. For a stream, the 30 metre strip on both sides of the stream measured from the high water mark,
b. 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
c. For a ravine 60 metres wide or grater, 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.

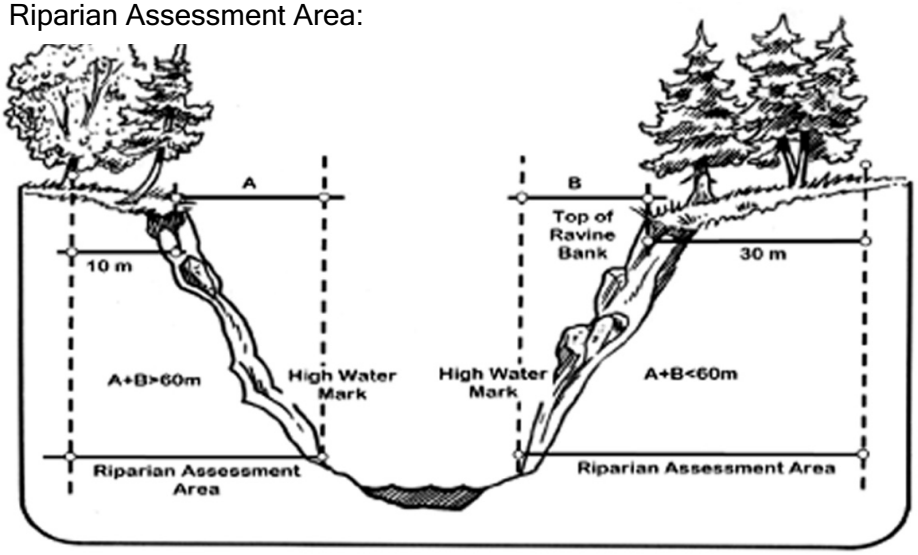
High water mark is defined under RAR as the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

Stream is defined under RAR as any of the following that provides fish habitat:

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

Ravine is defined under the RAR as a narrow, steep sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

Figure 12.1: Riparian Assessment Area:



Source: British Columbia Ministry of Water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

Guidelines

12.2.4 Riparian Development Permit Area Applications should include a detailed site plan that indicates:

a. location of existing and proposed buildings and structures in relation to any sensitive area, watercourse, 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 watercourses, including details on culverts and bridges, or stream crossings which may require approval from the Department of Fisheries and Oceans Canada (DFO);
d. details on existing and proposed streamside vegetation;
e. stormwater management systems and sediment control plans that will protect water quality and quantity;
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.

12.2.5 Upon reviewing a Riparian Development Permit application the Regional Board will consider the following guidelines.

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 and enhance the natural water course and associated habitats;
b. the Regional Board may, where appropriate, require fencing of sensitive habitat to protect fish bearing watercourses from livestock or the public, as a condition of development approval;
c. the Regional Board may require a Restrictive Covenant to ensure long term protection of vegetation along a natural watercourse, pond or lake 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 directly into a waterbody or watercourse shall be installed for all developments.
e. for Commercial Zones the applicant must provide evidence that the filings required by the Sewerage System Regulation under the *Health Act* have been made, or that a holding tank permit has been issued under the Regulation and the proposed holding tank complies with Regional District of North Okanagan Holding Tank Sewage Disposal Bylaw No. 671, 1985 and amendments thereto, or that sewage will be disposed of in accordance with the Municipal Sewage Regulations under the *Environmental Management Act.*
f. where an on-site sewage disposal system is proposed as part of a commercial development, a study of subsurface soil conditions may be required to be undertaken by a qualified professional to determine the suitability of the proposed system and septic tank, drainage and deposit fields or systems utilizing the irrigation of waste water shall be prohibited in areas containing unsuitable soil or groundwater which is subject to degradation;
g. a storm water management system should be installed to control the quantity and quality of run-off from parking areas, internal roadways, and buildings, and these systems should be in accordance with recommendations of the QEP.
h. commercial and industrial developments which entail the use of chemical products which could contaminate the natural environment shall provide means to control these products within an appropriate containment facility as approved by the authority having jurisdiction.

Exemptions

12.2.6 Notwithstanding the Policies of this Section and pursuant to Section **919.1 (4)** of the *Local Government Act*, the following development proposals may not require Development Permits:

a. 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*;
b. reconstruction, renovation or repair of a legal permanent structure that maintains the same footprint in accordance with provisions of the relevant section of the *Local Government Act*. Only if the existing footprint is expanded or moved and or land or vegetation is disturbed would a Riparian Development Permit be required;
c. a proposed subdivision where a Riparian Area assessment report has been completed; or where no modifications are proposed within the Riparian Assessment Area and a Section 219 covenant has been registered on the title of the property restricting development within the Riparian Assessment Area and it

has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided outside of the Riparian Area;

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. 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 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; or
f. a letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the Riparian Areas Regulation.

12.3 HAZARDOUS LANDS DEVELOPMENT PERMIT AREA

Designation

12.3.1 The Hazardous Lands Development Permit Area is designated under the *Local Government Act, Section 919.1(1)b* for the purpose of protecting development from hazardous conditions.

12.3.2 The Hazardous Lands Development Permit Area has been established to identify lands where development within the identified hazard areas may create a risk to property.

12.3.3 The objectives of the Hazardous Lands Development Permit Area are:

a. To promote awareness of the potential hazards related to terrain conditions which may be present;
b. To allow appropriate development of lands within specified areas, supported by geotechnical assessment and incorporation of appropriate design provisions to mitigate hazards and ensure safe development, where identified natural hazards warrant such provisions.

Area

12.3.4 Lands subject to hazardous conditions and designated as the Hazardous Lands Development Permit Area include: the alluvial fans of four area creeks (Sowsap, Ireland, Bigg and Gallon Creeks and the NE ¼ of Section 33 Township 43, near the south end of Mabel Lake) and all Provincially designated floodplains that exist along the Shuswap River, its lake system, Bessette Creek and Duteau Creek as shown on Schedule D.

Unless a Development Permit exemption applies, all properties within areas shown as Hazardous Lands on Schedule D will require a Hazardous Lands Development Permit prior to any of the following:

a. Subdivision of land Construction of, addition to or alteration of a building or other structure; or
b. Alteration of land.

Guidelines

12.3.5 Upon reviewing a Hazardous Lands Development Permit application the Regional Board will consider the following guidelines:

Alluvial Fans and Unstable Slopes

a. restricting the construction of septic tank, drainage and deposit fields, or irrigation or water systems in areas containing unstable soil;
b. vegetation planting and/or preservation to control erosion or to protect banks where requested by the Ministry of Environment and/or Department of Fisheries and Oceans Canada; and
c. construction of works necessary to eliminate the hazard in which the recommendations of a qualified geotechnical engineer shall be required to be provided by the developer.
d. where a qualified geotechnical engineer reports that the proposed development cannot be safely constructed on the land, the Development Permit Application may be refused.
e. registration of a Restrictive Covenant to save harmless the Regional District in the event of any damages as a result of land slippage, debris flow or flooding. The Restrictive Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

Shuswap River, Bessette Creek and Duteau Creek Floodplain Areas

a. no buildings or foundations for buildings should be built within an area below the Normal High Water Mark of a lake or watercourse as defined by the Ministry of Environment; and,
b. the Regional Board may require a Restrictive Covenant for a development within a floodplain, as defined by the Ministry of Environment to save harmless the Regional District in the event of any damages as a result of land slippage, debris flow or flooding. The Restrictive covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
c. the Regional Board may consider requests for exemption to the Floodplain in accordance with section 910(5), and 910(6) of the LGA.

Exemptions

12.3.6 Notwithstanding the Policies of this Section and pursuant to Section **919.1 (4)** of the *Local Government Act*, the following development proposals may not require Development Permits:

a. interior alterations or repairs to a building;
b. exterior decks, walkways, ramps, stairways;
c. accessory buildings not greater than 10m² which conform to the Zoning Bylaw;

d. additions of not greater than 25 percent of the existing building footprint which conform to the Zoning Bylaw;
e. repairs to malfunctioning septic systems;
f. the siting of the building is located outside of the designated Floodplain area as shown on Schedule D;

12.3.7 A Development Permit may also not be required where:

a. developments is in the floodplain where the conditions of the Floodplain Management Provisions of the Zoning Bylaw have been met;
b. the proposed building will not be used for storage of hazardous chemicals;
c. the proposed building is not located in an area that may be subject to torrents or land slippage, and;
d. there is an existing covenant registered on the property that "Saves Harmless" the Regional District from damages due to flooding, torrents or land slippage.

12.4 COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT AREA

Designation

12.4.1 The Commercial and Industrial Development Permit Area is designated under Section 919.1(1)(f) of the *Local Government Act* as an area for the establishment of objectives and the provision of guidelines for the form and character of commercial and industrial development.

12.4.2 The Regional District has the objective of maintaining the attractive rural setting and visual quality within Electoral Areas and to ensure that the form and character of commercial and industrial developments are appropriately integrated into this rural setting and coordinated with existing developments in these areas.

Area

12.4.3 Unless a Development Permit exemption applies, all properties that are currently, or become zoned for Commercial and Industrial uses will require a commercial and Industrial Development Permit prior to any of the following:

a. Subdivision of land; or
b. construction of, addition to or alteration of a building or other structure.

Guidelines

12.4.4 General principles of building siting and design are provided to help guide quality building standards appropriate to the plan area as follows:

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 on the site, the buildings should share common architectural features;
c. exterior design and finish should incorporate products which complement the natural setting and include materials characteristic of the region such as smooth face brick, stucco, stone, natural stained or painted wood, or some combination of the above;
d. the form and character of development and landscaping should harmonize with the natural setting and should reflect a low density of development. Landscaping should:

- include groups of large native tree species and will be used to stabilize graded areas;
- include supplementary screening in the form of fencing, hedging, planting, other screening materials or a combination of materials in the following areas:
  - around outdoor storage areas
  - around waste containers
  - around heating and cooling equipment and other service areas
  - between parking areas and the street
- retain significant existing vegetation to retain the existing character of the area. This is especially important when development occurs adjacent to established rural and low density residential areas; and
- where commercial or industrial properties border lands that are in the Agricultural Land Reserve, properties will be fenced on the developed side to discourage trespass onto agricultural lands. A minimum 6m setback/buffer should be provided between highway commercial uses and agricultural lands. The buffer can be landscaped but should not be incorporated into the overall land use activities.

12.4.5 New development must provide safe and efficient vehicle entrances, exits and site circulation. Vehicle parking should be encouraged at the rear or side of a building and should be broken into smaller groups, and the smaller groups should be separated with landscaping or natural vegetation while still maintaining sight distances for safe access and egress.

12.4.6 Design drawings for a Development Permit Application respecting the form and character of commercial or industrial development should include the following:

a. a landscape plan indicating how the landscaping will co-ordinate with existing developments in the area and/or the natural surroundings as well as the size and density of plantings, type and density of ground cover, and the dimensions of the landscape area;
b. a development plan indicating the location and size of buildings, parking areas, fencing, outside lighting, as well as the size, design and location of any signs;
c. the building design showing the character of the building, exterior architectural details, building materials, and colours; and,
d. demonstrate ability to harmonize with the natural landscape, including minimizing the impacts of servicing.

Exemptions

12.4.7 Notwithstanding the Policies of this Section and pursuant to Section **919.1 (4)** of the *Local Government Act*, and with approval, the following development proposals may not require Development Permits:

a. 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;

b. minor additions to, or alterations of, a building or structure provided the addition or alteration conforms to all the requirements of the Zoning Bylaw and does not require additional parking stalls and promotes the attractive natural setting and visual quality of the Electoral Area; or

c. interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting;

d. construction, including alterations and additions, to accessory buildings which will not be visible from an adjacent public road right-of-way, adjacent park or adjacent residential property, provided that the proposal requires no variance(s) from the Zoning Bylaw, no assessment under the Riparian Areas Regulation and no approval from the appropriate provincial ministry or agency.



13 IMPLEMENTATION

This Official Community Plan (OCP) points the general direction in which future growth and development should proceed. The adoption of the OCP is an initial and necessary step toward the realization of the objectives and goals within the OCP, yet it is only through implementation that the OCP will be fully effective. This Plan will be implemented through a variety of measures, ranging from the development of new bylaws and the direct involvement of residents, land owners, and stakeholders through RDNO committees and commissions, preparation of specified plans and studies, and public participation. Certain measures are to be implemented immediately; others may require months or years to complete. Some measures, such as increased community involvement, are ongoing while others will only be implemented when staff and the Regional Board are reviewing new development applications.

All proposed changes to this Plan must follow the amendment procedures contained in the *Local Government Act*. In addition, any proposed changes will be referred to the Advisory Planning Commissions, and public hearings as required by the *Local Government Act* to provide residents with the opportunity to comment on the issues and get involved in the implementation of the Plan. While every effort has been made in the preparation of this OCP to anticipate future development and associated requirements, it is important to stress that occasional amendments to this OCP may occur in response to new circumstances and situations.

The following table is provided to highlight actions and responsibilities for the implementation of the OCP. Terms used in the implementation table include:

Timing:

Immediate	0-1 year		Short	1-2 years
Medium	2-5 years		Long	>5 years
Ongoing – taking place now and will continue to be implemented				

Action:

Co-operative	Implementation requires multiple parties to work co-operatively. Participants include: RDNO, First Nations, local community groups and members, agencies, provincial and federal government.
Policy	Directs future RDNO decision making and actions.
Regulatory	Implemented through local regulations.
Advocacy	Activities to promote or support initiatives of interest to the community and its resources.
Education	Goal is to improve awareness and understanding.
Management	Activities that may be undertaken by the RDNO as part of ongoing administrative functions.

Policy Sec.	**Action**	**Type of Action**	**Timing**
Environment – Environmentally Sensitive Areas			
3.2.1	Support preparation of SEI and include community in process.	Co-operative	Medium
3.2.2	Use tools to protect ESA's.	Policy	Long
3.2.3	Request Environmental Review with Development Approval process.	Regulatory	Ongoing
3.2.4	Discourage small lot subdivision in areas with wildlife significance.	Policy	Long
3.2.5	Support efforts of community organizations.	Policy	Ongoing
3.2.6	Recognition of watercourses as environmentally sensitive areas.	Policy	Ongoing
Environment – Watercourses and Riparian Areas			
3.3.1	Encourage federal and provincial agencies to monitor environmental issues.	Co-operative/ Advocacy	Ongoing
3.3.2	Encourage programs that enhance fish capability of watercourses.	Co-operative/ Advocacy	Ongoing
3.3.3	Designation of watercourses as Riparian Development Permit Areas, within the framework of the Provincial Riparian Areas Regulation.	Regulatory	Ongoing
Environment – Wildlife			
3.4.1	Work with federal and provincial agencies to protect wildlife and wildlife habitat.	Co-operative/ Advocacy	Ongoing
3.4.2	Consider developing a Bear Aware Strategy.	Education	Medium
3.4.3	Require consideration of wildlife movement in neighbourhood planning projects.	Policy	Ongoing
3.4.4	Work with relevant agencies to develop a "no shooting" strategy in Cherryville.	Co-operative	Medium
Environment – Floodplains & Alluvial Fans			
3.5.1	Require flood proofing of buildings located in areas subject to flooding.	Regulatory	Ongoing
3.5.2	Designation of alluvial fans as Hazardous Lands Development Permit Areas.	Regulatory	Ongoing

Policy Sec.	Action	Type of Action	Timing
Environment - Wildfire			
3.6.1	Work with appropriate agencies to develop strategies to prevent interface fires.	Co-operative	Ongoing
3.6.2	Encourage development to be consistent with provincial Best Practices for reducing risk of loss from wildfires.	Co-operative/ Advocacy	Ongoing
3.6.3	Work with relevant agencies to develop mapping of wildfire risks and to plan for new development.	Co-operative/ Advocacy	Ongoing
3.6.4	Continue to work on education related to Fire Smart in rural areas.	Education	Ongoing
3.6.5	Encourage new construction using Fire Smart principles.	Co-operative/ Education	Medium
3.6.6	Encourage harvesting of health damaged trees.	Co-operative	Short
3.6.7	Work with relevant agencies on emergency preparedness.	Co-operative/ Management	Ongoing
Environment – Tree Retention and Expansion			
3.7.1	Encourage tree retention and expansion to benefit the environment.	Co-operative/ Advocacy	Ongoing
Environment – Hazardous Conditions			
3.8.1	Recognition of hazardous conditions, floodplains and alluvial fans.	Policy	Ongoing
3.8.2	Designation of Development Permit Area for floodplains and alluvial fans.	Regulation	Ongoing
3.8.3	Possible request for Hazard Report for crown land development applications.	Policy	Ongoing
Environment – Energy and Conservation			
3.9.1	Encourage management and best practices in energy efficiency.	Co-operative/ Advocacy	Ongoing
3.9.2	Endeavour to participate in senior government programs that help plan for local-scale impacts of climate change.	Co-operative/ Advocacy	Ongoing
3.9.3	Encourage planning, design, and construction strategies to minimize GHG emissions.	Co-operative/ education	Ongoing
3.9.4	Encourage developers to follow best practices in sustainable development.	Co-operative/ education	Ongoing
3.9.5	Consider creating incentives for responsible development practices.	Policy	Medium
3.9.6	Explore strategies to increase recycling options.	Management Co-operative	Short
3.9.7	Encourage support and application of environmental best practices.	Policy	Ongoing
3.9.8	Encourage and support initiatives to upgrade wood-burning appliances.	Management Co-operative	Medium

Policy Sec.	Action	Type of Action	Timing
Environment – Climate Change			
3.10.1	Meet GHG emission targets consistent with the overall target of the Regional District and implement strategies that support GHG reductions.	Policy/ Management	Immediate
3.10.2	Support the goals of the Climate Action Charter.	Policy/ Management	Ongoing
3.10.3	Consider completion of a Climate Action Plan.	Policy	Medium
3.10.4	Adopt a "lead by example" approach to energy and emissions planning.	Policy/ Management	Short
3.10.5	Incorporate GHG reduction strategies when engaged in RD projects.	Policy	Ongoing
3.10.6	Research provincially funded GHG initiatives that are available to the Regional District.	Co-operative/ Management	Short
3.10.7	Explore new economically feasible policies, strategies and initiatives to reduce GHG emissions and build environmentally sustainable communities.	Policy	Medium
Agricultural & Resource Use - Agricultural			
4.2.1	Designation of ALR lands for Agricultural Use.	Policy	Ongoing
4.2.2	Agricultural use shall be in accordance with the ALC Act.	Policy	Ongoing
4.2.3	Minimum parcel size for Agricultural lands 30.5 ha.	Policy/ Regulation	Ongoing
4.2.4	Support the ALC efforts to protect and enhance farmland.	Policy/ Co-operative	Ongoing
4.2.5	Support sensitive siting of Agricultural Industrial uses.	Policy	Ongoing
4.2.6	Permit Agricultural Industrial uses subject to RDNO Zoning.	Policy/ Regulation	Ongoing
4.2.7	Require applicant for ALR exclusions to provide soil analysis and assess impacts on agriculture.	Policy	Ongoing
4.2.8	Maintain rural character to support agriculture.	Policy	Ongoing
4.2.9	Require buffer to protect ALR lands on adjoining non-agricultural lands.	Policy/ Regulation	Ongoing
4.2.10	Encourage agricultural land management practices that improve water quality.	Co-operative	Ongoing
4.2.11	Support ALC decisions for smaller lot sizes for unique siting considerations (e.g. roads).	Policy	Ongoing
4.2.12	Support ALC policies for agri-tourism businesses.	Policy/ Regulation	Short
4.2.13	Support agricultural use as part of crown land multiple use land management models.	Co-operative	Ongoing
4.2.14	Minimize conflicts between agricultural and other land uses.	Co-operative/ Policy/ Regulation	Ongoing

Policy Sec.	Action	Type of Action	Timing
4.2.15	Support farming operations that follow provincial regulations and best management practices.	Co-operative/ Policy	Ongoing
4.2.16	Recognize the importance of local food production, processing, distribution and sale of locally grown products.	Co-operative/ Policy/ Education	Immediate
4.2.17	Encourage strategies that will see large agricultural land holdings retained and consolidated as single operations.	Policy/ Regulation	Ongoing
4.2.18	Direct roads and utility corridors away from ALR.	Co-operative/ Policy	Ongoing
4.2.19	Support proposals that enhance local agriculture.	Policy	Ongoing
Agricultural & Resource Use - Resource			
4.3.1	Designation of large areas of undeveloped land and crown land for Resource Use.	Policy/ Regulation	Ongoing
4.3.2	Subdivision of these areas is discouraged.	Policy	Ongoing
4.3.3	Ensure that local interests are considered in future planning for Resource lands.	Policy/ Co-operative	Ongoing
4.3.4	Commercial and Industrial Development Permit Area may apply to new Industrial Resource uses.	Policy/ Regulation	Ongoing
4.3.5	Minimum Parcel size for Resource lands is 30.5 ha.	Policy/ Regulation	Ongoing
4.3.6	Recognize the Okanagan Shuswap Land & Resource Management Plan directions for Resource uses.	Policy/ Co-operative	Ongoing
Agricultural & Resource Use - Forestry			
4.4.1	Recognize the Okanagan Shuswap Land & Resource Management Plan directions for Forestry uses.	Policy/ Co-operative	Ongoing
4.4.2	Lands supporting forestry uses maintained as large lots.	Policy/ Co-operative	Ongoing
4.4.3	New and existing Community Forests and other forestry tenures are permitted as Resource uses and supported through the actions of Community Stewardship Groups.	Policy/ Co-operative/ Advocacy	Ongoing
4.4.4	Recognize role of independent operators.	Policy	Ongoing
4.4.5	Support the establishment of Community Forests for long term community benefit.	Policy/ Co-operative	Ongoing
4.4.6	Work with stakeholders in the forest industry to protect the forest land base and promote sustainable forest operations and other interests.	Policy/ Co-operative/ Education	Ongoing

Policy Sec.	Action	Type of Action	Timing
4.4.7	Support public education efforts concerning local agriculture, forestry, composting and water conservation	Education	Medium
4.4.8	Support forestry implementation of Best Management Practices.	Policy/ Co-operative	Ongoing
4.4.9	Recognize the role of Woodlot Licences as a technique for managing small parcels for forestry.	Policy/ Co-operative	Ongoing
Agricultural & Resource Use – Sand, Gravel and Other Mineral Extraction			
4.5.1	Retain land covering areas of high mineral and aggregate potential in large parcels.	Policy/ Regulation	Ongoing
4.5.2	Support site reclamation following extraction of mineral resources.	Policy/ Co-operative	Ongoing
4.5.3	Recognition of the resource value of lands with aggregate potential.	Policy/ Co-operative	Ongoing
4.5.4	Encourage updated inventory of lands with aggregate potential.	Policy/ Co-operative	Long
4.5.5	Recognition of provincial agencies and having primary responsibility for managing mining activities.	Policy/ Co-operative	Ongoing
4.5.6	Sand and gravel extraction and process permitted on large lots subject to Zoning Bylaw.	Regulation	Ongoing
Rural, Rural Residential & Residential – Rural Use			
5.1.1	Support low density rural use.	Policy/ Regulation	Ongoing
5.1.2.	Support minimum parcel size of 7.2 ha.	Policy/ Regulation	Ongoing
Rural, Rural Residential & Residential – Rural Residential Use			
5.2.1	Support minimum parcel size for Country Residential at 1 ha and Small Holdings at 2 ha.	Policy/ Regulation	Ongoing
5.2.2	Rural residential designations should address rural conditions related to the ALR, environment and servicing.	Policy/ Regulation	Ongoing
5.2.3	Future Small Holdings (SH) developments are restricted to areas identified on Schedules B, B1 and B2.	Policy	Ongoing
5.2.4	New developments to consider fire protection issues.	Policy	Ongoing
5.2.5	Subdivisions to consider the physical site characteristics.	Policy	Ongoing
5.2.6	Clustering is supported where rural area objectives are maintained.	Policy	Ongoing

Policy Sec.	Action	Type of Action	Timing
5.2.7	Existing residential areas in Whitevale, in the trailer park in Cherryville and in an area North of Lumby, are not representative of the rural densities supported by the plan.	Policy	Ongoing
5.2.8	Density bonuses supported for community or site amenities including: parkland, trails and environmental management or protection.	Policy/ Regulation	Short
5.2.9	Development approvals including rezoning applications require a comprehensive plan.	Policy	Ongoing
5.2.10	Assurance of water as specified in the Subdivision Servicing Bylaw required prior to zoning of land.	Policy/ Regulation	Ongoing
Rural, Rural Residential & Residential – Residential Use			
5.3.1	No lots will be created less that 1.0 hectare unless connected to a community sewer system.	Policy/ Regulation	Ongoing
5.3.2	Residential use on lots less than 1 ha encouraged to locate in urban areas such as Lumby.	Policy/ Regulation	Ongoing
5.3.3	Consider Residential development in the “downtown” Cherryville area with appropriate servicing.	Policy/ Regulation	Ongoing
Rural, Rural Residential & Residential – Affordable Housing			
5.4.1	Support secondary suites as a form of affordable housing.	Policy/ Regulation	Ongoing
5.4.2	Manufactured Homes recognized as source of affordable housing and subject to standard siting requirements.	Policy/ Regulation	Ongoing
5.4.3	Urban locations (e.g. Lumby) considered most suitable for affordable housing due to proximity to other services.	Policy	Ongoing
5.4.4	Second dwelling for family members supported in some zones for affordable housing and to support aging in place.	Policy/ Regulation	Ongoing
Rural, Rural Residential & Residential – Home Based Businesses / Home Occupations			
5.5.1	Support home occupations, ancillary to residential use.	Policy/ Regulation	Ongoing
5.5.2	Recognize that large rural lots may attract agriculture and resource based home occupations.	Policy/ Regulation	Ongoing
5.5.3	Support ancillary farm sales.	Policy/ Regulation	Short
5.5.4	Size of home based business regulated through Zoning Bylaw.	Policy/ Regulation	Ongoing

Policy Sec.	Action	Type of Action	Timing
Commercial			
6.2.1	Urban areas appropriate for major Retail and Service Commercial uses.	Policy	Ongoing
6.2.2	Neighbourhood Commercial uses supported to serve local needs.	Policy	Ongoing
6.2.3	Highway and Tourist Commercial, and Recreation Commercial uses supported at suitable locations.	Policy/ Regulation	Ongoing
6.2.4	Commercial and Industrial Development Permit Area established for commercial lands.	Policy/ Regulation	Ongoing
6.2.5	Support development of Recreation Commercial accommodation uses.	Policy/ Regulation	Ongoing
6.2.6	Support new development proposals in Eco-tourism and adventure tourism that address required conditions.	Policy/ Regulation	Ongoing
6.2.7	Temporary Permits may be considered for a commercial use of a short-term duration.	Policy/ Regulation	Ongoing
6.2.8	Supports the development of tourist-related agricultural businesses subject to ALR regulations.	Policy/ Regulation	Short
6.2.9	Considers developing a sustainability checklist for new commercial development applications.	Policy	Medium
Industrial			
7.2.1	Minimum parcel size 1 ha without servicing.	Policy/ Regulation	Ongoing
7.2.2	Identifies appropriate land resources for industrial development.	Policy	Ongoing
7.2.3	Set servicing requirements through to Subdivision Servicing Bylaw.	Policy/ Regulation	Ongoing
7.2.4	Encourages local resources and employ local people.	Policy	Ongoing
7.2.5	Understand grants available to aid in servicing industrial land.	Co-operative/ Advocacy	Medium/ Long
7.2.6	New major industrial land developments require comprehensive planning.	Policy	Ongoing
7.2.7	Emissions shall not adversely affect the land, water or air environment.	Policy	Ongoing
7.2.8	Intensive agricultural use of ALR lands subject to relevant provincial regulations.	Policy	Ongoing
7.2.9	Industrial land designated as part of the Commercial and Industrial Development Permit Area.	Policy/ Regulation	Ongoing
7.2.10	Future industrial uses not be supported in areas subject to environmental hazards or where community is disrupted.	Policy	Ongoing

Policy Sec.	Action	Type of Action	Timing
Special Use Areas			
8.2.1	Special Public Uses that are intended to accommodate extraordinary public land uses are recognized.	Policy	Ongoing
8.2.2	Comprehensive planning and impact analysis is required when considering Special Public Use, developments.	Policy	Ongoing
Special Use Areas – Comprehensive Resort and Ecovillage Development			
8.4.1	Recognizes Comprehensive Resort or Ecovillage Developments through site specific OCP amendments.	Policy	Ongoing
8.4.2	Comprehensive Resort or Ecovillage Developments must establish efficient, cost effective wastewater management systems.	Policy	Ongoing
8.4.3	Comprehensive Resort and Ecovillage Developments need to protect the quality of surface and ground water sources.	Policy	Ongoing
8.4.4	Comprehensive Resort and Ecovillage developments may include limited commercial and personal services as part of resort experience.	Policy	Ongoing
8.4.5	Comprehensive developments in or adjacent to agricultural land should be avoided or heavily buffered.	Policy	Ongoing
8.4.6	Comprehensive developments shall be largely self-contained.	Policy	Ongoing
8.4.7	Comprehensive Resort or Ecovillage Development areas are designated as Development Permit Areas for the protection of the natural environment, protection from hazardous conditions, and matters concerning the form and character of commercial and industrial development.	Policy/ Regulation	Ongoing
8.4.8	Respond to the natural environment with minimal visual impacts.	Policy	Ongoing
8.4.9	May require a Traffic Impact Assessment.	Policy	Ongoing
8.4.10	May an Environmental Impact Assessment.	Policy	Ongoing
8.4.11	Consider and regulate non-traditional land tenure system.	Policy/ Regulation	Ongoing
8.4.12	Requires developer to show how local services can be met (e.g. school buses).	Policy	Ongoing
8.4.13	Encourages developments to implement water conservation and re-use strategies.	Policy	Ongoing
8.4.14	Requires projects to demonstrate how water quality will be managed.	Policy	Ongoing
8.4.15	Requires the level of servicing appropriate to each proposal to be defined.	Policy	Ongoing

Policy Sec.	Action	Type of Action	Timing
Quality of Life – Parks and Open Space			
9.2.1	Areas recognized as having value for public recreation and protected natural areas are designated as Parks and Open Space.	Policy	Ongoing
9.2.2	Recognize the policy direction provided by the White Valley Parks, Recreation and Culture Master Plan.	Policy/ Co-operative	Ongoing
9.2.3	Support a community planning process for Hanson Park.	Policy/ Co-operative	Medium
9.2.4	Encourage strategies to protect McIntyre Lake.	Policy/ Co-operative	Medium
9.2.5	Work with the relevant provincial agencies to ensure that those key crown land holdings used for recreation or with ecological values are secured.	Policy/ Co-operative	Medium
9.2.6	Concept of a recreation plan for the Shuswap River considered in the Shuswap River Watershed Sustainability Plan.	Policy/ Co-operative	Immediate
9.2.7	Work with White Valley Parks and Recreation to develop an inventory of undeveloped public access points to the Shuswap River, Mabel Lake and Sugar Lake.	Policy/ Co-operative	Short
9.2.8	Support a Trails Master Planning process, including an inventory of existing resources.	Policy/ Co-operative	Short
9.2.9	Parks and recreational trails should recognize neighbouring agricultural lands.	Policy/ Co-operative	Ongoing
9.2.10	Consider a community process to determine the best use of the "*Meadows*" on Sugar Lake Road and the "*gravel pits*" on Highway 6.	Policy/ Co-operative	Medium
9.2.11	Continue to support joint development and use of school and park sites.	Policy/ Co-operative	Ongoing
9.2.12	Work with School District No. 22 to support multi-use options for schools.	Policy/ Co-operative	Short
9.2.13	Where applicable, parkland, or money in lieu of parkland, shall be provided with development.	Policy/ Regulation	Ongoing
9.2.14	Review The White Valley Parks and Recreation Development Cost Charge Bylaw 1390, 1996 to ensure relevance to the current planning objectives.	Policy/ Regulation/ Management	Short
9.2.15	Recognize regulations may support waiving Development Cost Charges under specified conditions.	Policy/ Co-operative/ Advocacy	Ongoing
9.2.16	Waterfront properties with long range public access potential should be protected.	Policy	Ongoing
9.2.17	Acquisition and development of open spaces, should consider quality of the recreation experience.	Policy/ Co-operative	Ongoing

Policy Sec.	Action	Type of Action	Timing
9.2.18	Address the need for trail connectivity and trail extensions as part of the review process for new subdivisions.	Policy/ Co-operative	Ongoing
9.2.19	Work with local organizations to support community research, planning and management of parks, stewardship projects and trails.	Policy/ Co-operative/ Advocacy	Ongoing
9.2.20	Encourage co-ordination of the efforts of different levels of government who provide public outdoor space.	Policy/ Co-operative/ Advocacy	Ongoing
9.2.21	Continue to recognize the role of local grass root organizations in provision of sustainable cultural and recreational services.	Policy/ Co-operative/ Advocacy	Ongoing
Quality of Life – Heritage and Conservation			
9.3.1	Recognizes the importance of heritage resources.	Policy/ Co-operative/ Advocacy	Ongoing
9.3.2	Appoint a Heritage Advisory Commission for all, or part of the Electoral Areas.	Policy/ Co-operative/ Advocacy	Short
9.3.3	Establish a Community Heritage Register for purposes of identifying heritage properties.	Policy/ Co-operative	Long
9.3.4	Cooperate with property owners seeking heritage designation or other heritage recognition.	Policy/ Co-operative	Long
9.3.5	Ensure the Chinese Diggings and miners' cabins along Cherry Creek are preserved.	Policy/ Co-operative	Medium
9.3.6	Recognize and provide referrals on development applications in the vicinity of heritage and cultural resources.	Policy/ Co-operative	Ongoing
Quality of Life – School Facilities and Other Community Services			
9.4.1	Public service, assembly and civic uses such as schools, community halls, health clinics, churches and fire halls are permitted in all areas and land use designations except in the Residential Single Family designations.	Policy/ Regulation	Ongoing
9.4.2	Encourages joint use and development of school sites in co-operation with School District.	Policy/ Co-operative	Ongoing
9.4.3	Avoid siting new school facilities adjacent to agricultural land.	Policy	Ongoing
9.4.4	Work with School District to ensure students experience safe, healthy environments.	Policy/ Co-operative	Ongoing

Policy Sec.	Action	Type of Action	Timing
Quality of Life – Police and Fire Protection			
9.5.1	Recognize plan area as a rural area where residents acknowledge and accept servicing limitations.	Policy	Ongoing
9.5.2	Supports and encourages the application of Fire Smart principles for existing and new development.	Policy/ Education/ Co-operative	Ongoing
9.5.3	Supports and work closely with the RCMP.	Policy/ Co-operative	Ongoing
Quality of Life – Community Accessibility and Inclusion			
9.6.1	Support opportunities for balanced, active and diverse lifestyles where housing, public services and amenities are affordable, accessible and inclusive.	Policy/ Co-operative/ Advocacy	Ongoing
9.6.2	Encourages land use patterns, community activities and events that generate inter-generational and inter-cultural interest, participation and social integration.	Policy/ Co-operative/ Advocacy	Ongoing
9.6.3	Establish a region-wide committee to provide feedback and direction to elected officials and staff on aging and disability issues.	Policy/ Co-operative/ Advocacy	Medium
Quality of Life – Seniors and Special Needs			
9.7.1	Recognize essential role of pioneers, founding families, elders and other seniors in the settlement of this area.	Policy	Ongoing
9.7.2	Support local strategies and partnerships to deliver seniors' care, assisted living services and residential based services for persons with special needs.	Policy/ Co-operative/ Advocacy	Ongoing
9.7.3	Access for persons with special needs should be considered in the design of public buildings and transportation facilities (including trails).	Policy/ Co-operative/ Advocacy	Ongoing
9.7.4	Support local initiatives to become more involved in the Age-Friendly Communities Program.	Policy/ Co-operative	Medium
9.7.5	Apply an age-friendly lens to the review process for new development applications.	Policy	Ongoing
Quality of Life – Community Engagement			
9.8.1	Support community participation in planning processes and encourage engagement in volunteer organizations including APC.	Policy/ Co-operative	Ongoing

Policy Sec.	Action	Type of Action	Timing
Quality of Life – Arts and Culture			
9.9.1	Rural Areas D and E are home to a vibrant cultural community which contributes to the unique character of the area. This unique character can attract those seeking an alternative lifestyle, such as artists, entrepreneurs, young families and retirees. Acknowledging this an as asset to the ongoing cultural life of the community and as an important part of our economic development is essential.	Policy/ Education	Ongoing
9.9.2	Preserve arts and cultural resources as they are integral to a vibrant community.	Policy	Ongoing
9.9.3	Recognize that the development of new cultural facilities, services and programs contribute to community liveability and desirability and to a diversified economy.	Policy	Ongoing
9.9.4	Encourage and support local art and cultural organizations and foster new opportunities for learning, participation in and appreciation of arts, culture and heritage for all residents of Areas D and E	Policy / Co-operative	Ongoing
9.9.5	Support the ongoing implementation of the White Valley Arts and Culture Master Plan.	Policy	Ongoing
9.9.6	Encourage and support the arts and cultural community, including the performing, visual, literary, historic, and multimedia arts.	Policy	Ongoing
9.9.7	Encourage the use of theatres, spaces and venues for public participation, education and enjoyment of culture.	Policy / Co-operative	Ongoing
9.9.8	Encourage the development and promotion of cultural activities that generate valuable economic and social benefits through the employment of cultural workers, fostering new cultural based business, and tourism.	Policy / Co-operative	Ongoing
9.9.9	Encourage the development and promotion of cultural activities and facilities which contribute to the social, emotional and physical well being of residents of all ages and income levels.	Policy / Co-operative	Ongoing
9.9.10	Encourage and support cultural activities that promote the growth and development of community spirit and identity.	Policy / Education	Ongoing

Policy Sec.	Action	Type of Action	Timing
Transportation and Servicing – Transportation			
10.2.1	Support preparation of a Bicycle and Trail Network Plan.	Policy/ Co-operative	Short
10.2.2	Recognize existing and proposed major roads as designated on Schedules.	Policy/ Regulation/ Co-operative	Ongoing
10.2.3	New roads and major improvements to existing roads shall minimize disruption to agricultural uses.	Policy/ Co-operative	Ongoing
10.2.4	Planning for future roads and subdivisions shall consider diverse demands on road networks.	Policy	Ongoing
10.2.5	For developments in which road upgrading will be required, the development will not occur until roads adequate for the development are in place.	Policy	Ongoing
10.2.6	Access to crown lands and water-bodies shall be provided wherever necessary under the appropriate subdivision regulations.	Policy/ Co-operative/ Regulation	Ongoing
10.2.7	Local roads shall have a minimum right of way width of 20 meters.	Policy/ Co-operative/ Regulation	Ongoing
10.2.8	Strip development along highways discouraged for safety, aesthetic and functional reasons.	Policy	Ongoing
10.2.9	Concept of an all-weather road to link Lumby with Silver Star Village is supported.	Policy	Ongoing
10.2.10	Proposed transportation routes should avoid wetlands and streams and consider the impacts of roads on sensitive natural ecosystems, if possible.	Policy	Ongoing
10.2.11	Encourage the Ministry of Transportation and Infrastructure and Infrastructure (MoTI) to consider the needs of pedestrians and cyclists when approving new roads or upgrading existing roads.	Policy/ Co-operative	Ongoing
10.2.12	New roads shall be encouraged to connect into the existing road network plan.	Policy/ Co-operative	Ongoing
10.2.13	Transportation planning may be required as part of the development review process.	Policy/ Co-operative	Ongoing
10.2.14	Recognize the importance of accessibility for seniors and the mobility impaired.	Policy/ Co-operative	Ongoing

Policy Sec.	Action	Type of Action	Timing
Transportation and Servicing – Water			
10.3.1	Potable water shall be provided through community water systems for comprehensive residential, recreational, industrial and commercial developments.	Policy/ Co-operative/ Regulation	Ongoing
10.3.2	Development of land (where more than 1 additional lot is created) will require information related to water as regulated.	Policy/ Co-operative/ Regulation	Ongoing
10.3.3	Work with the provincial government to ensure data collected through the development review process contributes the understanding of water resources.	Policy/ Co-operative	Ongoing
10.3.4	Encourage water conservation for all land uses.	Policy/ Co-operative/ Education	Ongoing
10.3.5	Encourage and support public education on water supply and a drop-off facility for water testing.	Policy/ Co-operative/ Education	Short/ Ongoing
Transportation and Servicing – Sewage Collection and Disposal			
10.4.1	Subsurface soil conditions shall be investigated to determine the best method of sewage treatment and disposal for new development (where more than 1 additional lot is created).	Policy/ Co-operative/ Regulation	Ongoing
10.4.2	Holding tanks shall not be permitted as a method of sewage disposal except for commercial and industrial uses.	Policy/ Co-operative	Ongoing
10.4.3	Sewage treatment facilities for commercial developments proposing direct discharge into watercourses or water bodies not supported.	Policy/ Co-operative	Ongoing
10.4.4	Recognize that new and innovative independent on-site system strategies continue to be developed and may have local application subject to relevant approvals.	Policy/ Co-operative/ Education	Ongoing
Transportation and Servicing – Drainage Collection and Disposal			
10.5.1	May request study of the drainage as part of development approval process.	Policy/ Co-operative	Ongoing
10.5.2	Adequate drainage works, shall be provided in conjunction with new development.	Policy/ Co-operative	Ongoing
10.5.3	Recognize that alternative stormwater management solutions may be both cost effective and environmentally sustainable manage all stormwater safety without offsite impacts to other properties.	Policy/ Co-operative/ Education	Ongoing
10.5.4	Encourages public acceptance of water conservation when designing homes.	Policy/ Co-operative/ Education	Ongoing

Policy Sec.	Action	Type of Action	Timing
10.5.5	In rural areas, retain low areas, water bodies, and ditches as part of the rainwater and stormwater drainage system.	Policy	Ongoing
10.5.6	Encourage measures to limit runoff to minimize the release of substances harmful to the environment.	Policy/ Co-operative	Ongoing
Transportation and Servicing – Solid Waste Disposal			
10.6.1	Diversion of a variety of materials from the waste stream is encouraged through recycling facilities and backyard composting with special attention paid to the 3R hierarchy of waste management: Reduce-Reuse-Recycle.	Policy/ Co-operative/ Education	Ongoing
10.6.2	Support implementation of the policies in the RDNO's 2007 Solid Waste Management Plan.	Policy	Ongoing
Transportation and Servicing – Other Utility Service			
10.71	Co-operation of the B. C. Hydro and Power Authority shall be solicited in improving the appearance of the structures and rights-of-way of their transmission lines.	Policy/ Co-operative	Ongoing
10.7.2	Zoning bylaw shall continue to allow the installation of servicing equipment in locations where it is required.	Policy/ Regulation	Ongoing
10.7.3	When considering bonus density policies pursuant to Section 904 of the *Local Government Act* and, where an owner provides land associated with the provision of a local utility, the Regional District may consider this a kind of amenity.	Policy/ Regulation	Ongoing
10.7.4	Encourage the provision and expansion of telecommunications coverage, and provision of natural gas service.	Policy/ Co-operative/ Advocacy	Ongoing
10.7.5	Encourage new developments to consider generating some of their own energy with methods such as solar, wind or geothermal energy.	Policy/ Co-operative/ Education	Ongoing
10.7.6	Discourage the creation of lots straddling utility rights-of-ways.	Policy	Ongoing
10.7.7	All land use designations (except Single Family Residential) permit facilities for Public Utilities and Services.	Policy/ Regulation	Ongoing
10.7.8	Encourage initiatives to explore new sustainability practices that would lead to alternative servicing standards, recognizing that approvals for alternative practices may rest with other jurisdictions.	Policy/ Co-operative/ Education	Ongoing

Policy Sec.	Action	Type of Action	Timing
Transportation and Servicing – Other Utility Service			
10.7.9	Infrastructure that supports local renewable energy (e.g. solar, wind, geothermal, biomass and hydro) is supported as a permitted use in all land use zones subject to the approval of standards in the Zoning Bylaw for such infrastructure as solar panels and wind turbines.	Policy/ Co-operative/ Education/ Regulation	Ongoing
Economy			
11.2.1	Recognize the importance of communication connectivity for businesses and families in rural areas and work with community groups to explore options for improving the level of communication services specifically cell phone coverage and high speed internet access.	Policy/ Co-operative/ Advocacy	Immediate
11.2.2	Support the innovative and sustainable use of local wood and consider adopting a Wood First Policy and supporting other Wood Products Initiatives to capitalize on the area's natural assets.	Policy/ Co-operative	Ongoing
11.2.3	Supports initiatives that increase local food production and agricultural activities in the community.	Policy/ Co-operative/ Education	Ongoing/ Immediate
11.2.4	Support activities that promote local food production and provide opportunities for the sale of produce and other local food products.	Policy/ Co-operative/ Education	Ongoing
11.2.5	Participate in the multiparty efforts to address region-wide economic sustainability, economic diversification and adjustments, and issues associated with changes in the local forestry based economy.	Policy/ Co-operative/ Education/ Advocacy	Ongoing
11.2.6	Recognize the role of new regional educational facilities, and encourage these institutions to consider research and educational opportunities to focus on regional issues.	Policy/ Co-operative/ Education/ Advocacy	Ongoing
11.2.7	Work with other agencies and organizations to promote tourism development in Electoral Areas 'D' and 'E'.	Policy/ Co-operative/ Advocacy	Ongoing
11.2.8	Promote the region as a sustainable rural environment, where planning considers the environment, social and economic aspects of the community.	Policy/ Co-operative/ Advocacy	Ongoing
11.2.9	Supports and encourage annual sporting and artistic events and festivals (e.g. Cherryville Days) as important economic benefits to the community.	Policy/ Co-operative/ Advocacy	Ongoing

Policy Sec.	Action	Type of Action	Timing
11.2.10	Recognize that the plan area contains significant cultural, business and recreational assets that contribute to the quality of life for local residents. The RDNO may have a role in assisting the region to better develop their tourism potential through various specifically focused tourism market research and planning initiatives.	Policy/ Co-operative/ Advocacy	Ongoing

Schedule "A" to accompany Regional District of North Okanagan "**Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011**".

I hereby certify the foregoing to be a true and correct copy of Schedule "A" attached to and forming part of Bylaw No. 2485, 2011 cited as "**Electoral Areas "D" and "E" Official Community Plan Bylaw No. 2485, 2011**" as adopted by the Board of Directors on the 21st day of March, 2012.

Dated at Coldstream, BC this 26th day of March, 2012.

"T. Hall"
Corporate Officer