

## **INFORMATION SHEET ON THE BYLAWS WHICH WERE CONSOLIDATED INTO BYLAW NO. 830**

### **BYLAW NO. 830 – 3 – Adopted December 10, 2010**

- Updated contents of Hazardous Land Development Permit Areas
- Updated contents of Hazardous Land Development Permit Area 2
- Deleted Riparian Development Permit Area and replaced it with Shuswap Lake Development Permit Area and Riparian Areas Regulation (RAR) Development Permit Area

### **BYLAW NO. 830 – 7 – Adopted October 18, 2012**

- Replaces Schedule A – Bylaw Text
- Incorporates the final draft of the Scotch Creek Neighbourhood Official Community Plan into the Electoral Area 'F' OCP Bylaw No. 830
- Changes to the format for easier reading and copying
- Changes to details of the development permit language
- Mapping changes to designation names and colour coding for consistency with other CSRD OCPs

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## Section 1 North Shuswap Vision and Principles

### 1.1 Vision Statement

*Looking forward 100 years, the vast majority of the North Shuswap, stretching across rugged territory from the Adams River to the Monashee Mountains, will remain as forest and alpine ecosystems. Along the shoreline of Shuswap Lake rural landscapes will predominate, separated by village-like settlements.*

*Year-round and seasonal residents will continue to place high value on the natural environment and our unique lifestyle. We will remain actively involved in our community, engendering a spirit that is both self-reliant and co-operative.*

*The long-term sustainability of Shuswap Lake is vital to the well being of the North Shuswap. The Lake is our source of drinking water and our principal recreational enjoyment — we are fully committed to making choices that protect the quality of the Lake while ensuring public access.*

*As stewards of our lakes and upland environments, we will protect their integrity. We aim to maintain sufficient lands to ensure that a diversity of plant and animal life will flourish, and to make sure that the lifestyle we enjoy today can be experienced by future generations.*

*It is important for our community to have a diverse employment base, where residents live and work in the North Shuswap. While we value tourism and seasonal residency as economic generators, we aspire to become more diversified, allowing opportunities for young working families and professionals to be employed year-round.*

*Scotch Creek will be the primary centre of the North Shuswap, with smaller centres in Celista, Magna Bay, Anglemont, St. Ives and Seymour Arm. New development in these communities will be fully respectful of the area's environment and character.*

## **1.2 Sustainable Planning Principles**

Ten principles provide the foundation for this Plan. Together, they point towards a sustainable community, one that is continually adjusting to meet the social and economic needs of its residents within the context of the finite carrying capacity of the natural environment, and the world's changing climate, to accommodate these.

### *Principle 1*

To use all measures to protect sensitive ecosystems, wildlife habitats and watersheds, in collaboration with all other jurisdictions that have authority in the North Shuswap. Every effort must be made to protect the quality of Shuswap Lake.

### *Principle 2*

To maintain large areas of the North Shuswap as undeveloped and to direct development in an organized and desirable manner, strengthening community identity and protecting sensitive ecosystems.

### *Principle 3*

To encourage a range of housing choices for all age groups, taking into account affordability choices for existing residents, particularly young families. Only ground-oriented housing is appropriate near Shuswap Lake.

### *Principle 4*

To work towards greater economic diversification that is compatible with the North Shuswap's established character and natural environment.

### *Principle 5*

To encourage the BC government to ensure that roads are safely designed and well maintained and, wherever possible, to provide opportunities for safe cycling and walking.

### *Principle 6*

To increase opportunities for public access to the shoreline of Shuswap Lake and ensure more public parks, and facilities for active recreation.

### *Principle 7*

To take a region-wide approach to correct inferior water and sewage treatment systems and work toward comprehensive, affordable water service, and a Liquid Waste Management Plan that takes into account the latest technologies, and fully protects groundwater, lakes and streams.

### *Principle 8*

To encourage community services and facilities to locate in Scotch Creek, including improvements to health and emergency services.

### *Principle 9*

To encourage involvement in a healthy rural community, including planning decisions related to land use, servicing, parks and transportation.

### *Principle 10*

To foster social and cultural growth in the North Shuswap, by supporting the arts and preserving the cultural heritage of the area.

## Section 2 A Treasured Environment

*Much of the North Shuswap is an awe-inspiring wilderness terrain, stretching from Shuswap Lake to the North Monashee Mountains. The valleys and lush forests are home to a wide variety of plant and animal life.*

*Although much of the North Shuswap remains in its natural state, there is a need to protect sensitive ecosystems, and ensure that when development occurs, it fully takes into account the natural environment.*

### 2.1 General Environmental Protection

#### *Objective 1*

To enhance environmental awareness and promote activities that protect and, where appropriate, restore the natural environment.

#### *Objective 2*

To use the provisions of the Local Government Act to ensure that new development will result in “no net impact” on significant plant, wildlife, and fish habitats.

#### *Policy 1*

The Regional District will:

1. Provide environmental information to residents, businesses and prospective developers, and will encourage the involvement of non-government environmental organizations in this activity.
2. Consider incentives for developments that demonstrate unique environmental protection or stewardship measures, such as measures that will result in energy or water conservation.
3. Encourage residents and landowners to participate in air, water and land stewardship, including the reduction of greenhouse gas emissions.

#### *Policy 2*

The Regional District will use its authority through the Local Government Act and its Letters Patent to protect the North Shuswap’s natural landscapes and ecosystems.

#### *Policy 3*

The Regional District will work with Federal and Provincial water and resource agencies to encourage developers and landowners to implement best management practices, including:

1. Protecting and enhancing water quality, natural drainage patterns, and continuous riparian corridors;
2. Protecting aquatic biota and habitats;
3. Protecting and managing natural watercourses as open streams; and
4. Retaining mature streamside vegetation or tree cover wherever possible.

## 2.2 Environmentally Sensitive Areas

### *Objective 1*

To identify and protect sensitive plant, wildlife and fish habitats, as well as lands that include distinctive geologic features as environmentally sensitive areas (ESAs);

### *Policy 1*

The Regional District will work with the BC Ministry of the Environment to undertake a Sensitive Ecosystem Inventory of the North Shuswap in order to identify and map rare and sensitive ecosystems. On completion of this inventory, the Regional District will amend the policies of this Plan to incorporate this research.

### *Policy 2*

Following amendment of this plan to take into account the information referred to in the previous policy, the Regional District will require an environmental impact assessment to be submitted before consideration of a development application.

### *Policy 3*

Communal boat launch facilities are encouraged so as to avoid boat launching in ESAs. The Regional District will work with the Department of Fisheries and Oceans and the Ministry of Environment toward appropriate siting of these facilities.

### *Policy 4*

Where a significant environmental conflict has been identified between development and preservation of ESAs, the Regional District will require applicants to demonstrate how they will (in hierarchical order):

1. Avoid any loss or harmful alteration by redesign and re-siting;
2. Mitigate potential damage using reliable techniques;
3. Compensate for loss or damage by replacing natural habitat of the same type at or near the site (like-for-like compensation); and
4. Compensate with off-site replacement habitat or increasing the productivity of existing habitat for affected stock.

## 2.3 Climate Change

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

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the CSRD is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets (LGA s. 877(3)). Key Provincial initiatives include: Bill 44 (2007) Greenhouse Gas Reduction Targets Act, BC Climate Action Plan, BC

Energy Plan, Bill 10 (2008) Housing Statutes Amendment Act, Bill 27 (2008) Local Government (Green Communities) Statutes Amendment Act, Community Action on Energy and Emissions (CAEE), Pacific Carbon Trust, and the Landfill Gas Management Regulation (2008).

### Approaches to Setting Targets

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

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

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

While no CEEI data has been collected specifically for the Plan Area a study has been conducted to determine total GHG emission for Electoral Area 'F.' Table 2.1 below provides a profile of Electoral Area 'F' and the estimated emissions for 2007.

Table 2.1

<b>Population:</b> 2,731		<b>Projected annual growth:</b> 4%	
<b>GHG emissions (total):</b> 19,200 tonnes CO <sub>2</sub> e		<b>GHG emissions (per capita):</b> 7 tonnes CO <sub>2</sub> e	
<b>Dwellings</b>		<b>Transportation</b>	
Number of Dwellings	2,803	Number of Registered Passenger Vehicles	1, 538
% of Single Family	84%	% Small Passenger Vehicles	25%
% of Multi-family	4%	% Large Passenger Vehicles	17%
Age distribution (% > 30yrs old)	unknown%	% Light Trucks, Vans, SUVs	58%

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

A "business-as-usual" (BAU) forecast was developed for each Electoral Area to 2050. The forecasts are driven by population growth (as outlined in Table 2.1 above), but consider efficiency improvements expected as a result of senior government policy, which will occur regardless of action taken by the Regional District. Overall GHG emissions are *projected to increase* in Area 'F' by approximately 90% by 2030 under a BAU scenario.

Table 2.2. Estimated Business as Usual (BAU) energy and GHG forecast, 2030

BAU 2030	ENERGY [GJ]	GHGs [tonnes CO <sub>2</sub> e]
Buildings	985,000	12,100
Vehicles	279,000	18,500
Solid Waste	-	4,300
<b>TOTAL</b>	<b>1,264,000</b>	<b>34,900</b>
PER CAPITA		5

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

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

#### *Objective 1*

Understand the likely impacts and vulnerabilities of regional climate change within the plan area.

#### *Objective 2*

Strive to reduce greenhouse gas emissions measurably within the plan area.

#### *Objective 3*

Consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.

#### *Policies*

1. **Targets:** Adopt a 30% per capita reduction in GHG emissions by 2020 from 2007 levels (20% increase in total emissions) and a 50% per capita reduction in GHG emissions by 2030 from 2007 levels (35% increase in total emissions).
2. In consultation with other jurisdictions within the watersheds of the Plan Area, undertake to:
  - Identify the potential impacts, risks and vulnerabilities regionally,
  - Identify and prioritize adaptive measures, and
  - Inventory and establish a monitoring process for GHG emissions.
3. Facilitate information exchange among local residents and conservation programs including:
  - Energy Efficient Building Strategy: More Action, Less Energy,
  - LiveSmart BC Program,
  - BC Hydro's Power Smart Program,
  - BC Hydro's Energy Saving Kits,
  - BC Hydro's Guides and Tips – Green Your Home,
  - EnerGuide Rating System (energy rating of 80 or higher for new homes),
  - Passive solar design, and
  - BC Living Water Smart.
4. Strive to encourage more compact and complete communities.
5. Encourage and support non-vehicular walkways and trails and alternative modes of transportation that are accessible and convenient, to help reduce vehicle dependency.
6. Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs.
7. Encourage reductions in building-related emissions for all new buildings and the retrofit of existing buildings.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
9. Promote and support the expansion of local agriculture and food production, processing, and distribution.
10. Encourage businesses and employment that help to address GHG reduction.



11. Encourage local renewable energy generation, e.g., solar hot water technology.
12. Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
13. Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production.
14. Encourage the development of alternative transportation options such as walking and cycling within the Plan Area, and car sharing and shuttle bus services for commuters to other communities.
15. Encourage efficient vehicles and driving habits through education (e.g. anti-idling campaigns, web material).
16. Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones.
17. Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones.
18. Promote conservation of sensitive ecosystems and forested land—especially unfragmented areas.
19. Support the policies in the Solid Waste Management Plan to fulfill the vision that all economic activities in the CSRD will be consistent with a “Zero Waste” community.

## **2.4 Hazardous Areas**

### *Objective 1*

To identify natural and human-made hazardous conditions, and closely regulate any new development in these areas.

### *Policy 1*

Development within an identified or suspected hazardous area or down slope from a hazardous area is generally discouraged and encouraged to be re-sited.

### *Policy 2*

Where re-siting of the development is not feasible, low intensity uses, such as natural areas, park or agriculture, should locate in or adjacent to hazardous areas, and higher intensity uses should locate away from these areas.

### *Policy 3*

At the time of subdivision, the Regional District may recommend that the Approving Officer request information regarding flooding, erosion, landslip or rockfall and place a restrictive covenant on affected areas to minimize damage and to warn future property owners of a potential hazard.

### *Policy 4*

Where the hazard area falls within a Development Permit Area, development proposals are required to meet those guidelines.

## **2.5 Forested Areas and Wildlife Habitat**

### *Objective 1*

To preserve wildlife habitat, including wildlife corridors, and mitigate conflict between wildlife and human activity.

### *Policy 1*

The Regional District will:

1. Seek provincial and federal funding to undertake a wildlife corridor study, in order to identify wildlife corridors and potential mitigations of the impacts between humans and wildlife.
2. Discourage the clear cutting of forests within view of Shuswap Lake in order to preserve and manage critical viewsapes and to protect important aesthetic values. Viewsapes from parks and transportation corridors are also noted as priorities for protection. Pine beetle and hazardous trees are exempt.
3. Encourage landowners to maintain natural habitat on private property and to landscape new development with native vegetation.
4. Encourage forestry operations in areas designated Rural and Resource to use selective cutting methods instead of clear cutting, in order to preserve as much natural wildlife habitat as possible.
5. Discourage fragmentation of land holdings outside the designated Settlement Areas, with the intention of preserving large tracks of wildlife habitat.

## **2.6 Archaeology Sites**

Archaeological sites contain unique information about the past. These sites are protected by the Heritage Conservation Act, and a provincial heritage permit is required before development within a site may take place. Throughout BC, protected archaeological sites are being accidentally damaged with increasing frequency as a consequence of development.

The North Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

### *Objective 1*

To avoid or reduce damage to archaeological sites.

### *Policy 1*

As part of the development approval process, if the property overlaps with a recorded protected archaeological site, the Regional District will direct the applicant to engage a professional consulting archaeologist to determine whether an archaeological impact assessment is required. Altering a protected archaeological site will require a Provincial Heritage Alteration Permit before any land altering activities.

## Section 3 A Lake Community

*Shuswap Lake is one of the defining natural features of the North Shuswap, and its importance to the community and the Fraser Basin watershed cannot be over emphasized.*

*The protection of water quality and sustainability of the natural habitat in and around Shuswap Lake will be the benchmark by which future generations measure today's generation.*

### 3.1 Watershed

#### *Objective 1*

To protect Shuswap Lake's watershed from land uses and residential, agricultural, industrial and commercial practices that jeopardize the Lake's water quality.

#### *Policy 1*

The Regional District will:

1. Consult with neighbouring jurisdictions to actively investigate a governance model, such as a "Shuswap Lake Water Basin Board" to facilitate collaboration and joint decision-making among all jurisdictions that impact the watershed.
2. Implement the Riparian Areas Regulation of the Fish Protection Act by establishing Riparian Development Permit Areas along the Lake, rivers, streams, and other watercourses, ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental Professional.
3. Advise and expect agricultural operators to adhere to the Agricultural Control Regulation under the BC Environment Management Act and the BC Health Act.
4. Advise and expect agricultural operators to collaborate with the BC Agricultural Council in the implementation of the Canada-BC Environmental Farm Program.
5. Advise and expect forestry companies to use responsible forestry practices when logging near a watercourse, and to follow the Federal Department of Fisheries and Oceans Habitat Management Operating Principles for Crown and Private Forest Harvesting.
6. Disseminate educational information to the public about the importance of responsible stewardship of the watershed and expect property owners and developers to consider the use of permeable surfaces when landscaping their properties.

#### *Policy 2*

The Regional District will:

1. Identify and aim to protect aquifer recharge areas from potential sources of contamination and depletion, and encourage groundwater recharge using permeable surfaces and innovative recharge technologies, in consultation with the appropriate Provincial government agencies.
2. Liaise with the Ministry of Forestry, Land and Natural Resource Operations in relation to best management forestry practices in the Bass River watershed. This is the sole source of drinking water for Seymour Arm. Sedimentation of the water supply from forestry operations is an ongoing concern for the owner-operators of the community-owned utility.

3. Strive to ensure that private septic systems are located appropriately and are designed in a manner that protects groundwater and soil from contamination , in co-ordination with the Interior Health Authority. Dry wells are not permitted.
4. Encourage responsible farming practices in accordance with the Best Management Practices materials prepared by the Resource Management Branch of the BC Ministry of Agriculture. Farm operators are encouraged to take advantage of any federal or provincial programs that provide support and funding for environmentally responsible farming practices.
5. Support policies that limit the following activities:
  - a) Manure broadcasting on snow or excessive slopes and in the vicinity of high groundwater tables or watercourses;
  - b) Uncontrolled access by livestock to lakes and watercourses;
  - c) Indiscriminate application of pesticides and fertilizers;
  - d) Vegetation removal (through cutting and grazing) in areas adjacent to watercourses; and
  - e) Inadequate streamside or lakeside protection from the flow of contaminated surface water.

### **3.2 Shoreline Environment**

#### *Objective 1*

To maintain the unique physical and biological characteristics of the shoreline environment.

#### *Objective 2*

To ensure that shoreline habitats are protected from undesirable development and unnecessary shoreline manipulation.

#### *Objective 3*

To manage the foreshore to ensure appropriate use and prevent overdevelopment.

#### *Objective 4*

To direct development to areas of least ecological sensitivity, particularly in relation to fish habitat.

#### *Policy 1*

Non-moorage uses are not acceptable on the foreshore , which include facilities such as beach houses, storage sheds, patios, sun decks, and hot tubs. Additionally, no commercial uses, long-term camping (as defined in the zoning bylaw), beach creation, sand importation, groyne construction, infilling, private boat launches, substrate disturbance (shore spawning) are acceptable on the foreshore. Houseboat activities on the foreshore will be directed to areas of least environmental and social impact (i.e. low fish habitat values, away from settlement areas).

#### *Policy 2*

Shoreline stabilization works and measures are subject to the following:

1. All shoreline stabilization works must adhere to the Ministry of Environment's "Best Management Practices for Lakeshore Stabilization."

2. Recognizing that a natural shoreline is often the best and least expensive protection against erosion, shoreline stabilization activities shall be limited to those necessary to prevent damage to existing structures or established uses on waterfront property. New development should be located and designed to avoid the need for shoreline stabilization.
3. Shoreline stabilization structures for extending lawn or gardens or providing space for additions to existing structures or new outbuildings are prohibited.
4. Stabilization works should be undertaken only when there is a justifiable level of risk to existing buildings, roads, services, or property, as deemed necessary by a qualified environmental professional (QEP). In such cases, the 'softest' stabilization measures should be applied.
5. Stabilization works and measures must be located within the property line of the waterfront parcel, above the natural boundary of the watercourse. Soft shoreline measures that provide restoration of previously damaged ecological functions may be permitted waterward of the natural boundary.

### *Policy 3*

Private moorage is subject to the following:

1. Private moorage will not impede pedestrian access along the beach portion of the foreshore.
2. The siting of new private moorage shall be undertaken in a manner that is consistent with the orientation of neighbouring private moorage, is sensitive to views and other impacts on neighbours, and avoids impacts on access to existing private moorage and adjacent properties.
3. The zoning bylaw will set out other detailed provisions related to siting, setbacks, size, configuration, width, materials, and projections for private moorage.
4. The Integrated Land Management Bureau, in carrying out reviews of foreshore tenure applications will take the foregoing factors into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
5. Private moorage owners and builders will refer to the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes and the Ministry's BMPs for Boat Launch Construction and Maintenance on Lakes. As well, owners and builders will refer to minor works policies published by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).

### *Policy 4*

The Regional District will:

1. Assess and protect sensitive fish habitat when implementing the boat launching facilities provisions of the Electoral Area F Parks Plan.
2. Work with the Integrated Land Management Bureau to investigate ways to best achieve the goals set out in this section, including investigation of the potential for the CSRD to secure a head lease for the foreshore.
3. Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values.

4. Advise and expect property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline.
5. Advise and require property owners not to remove vegetation along the shoreline that could result in erosion, loss of food and nutrients for fish, and loss of shade for young fish. Landowners must refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping or Removal.

#### *Policy 5*

The Regional District encourages those agencies with mandates for protecting the environmental integrity of Shuswap Lake to continue to carry out scientific research and water quality testing in order to determine whether the quality of lake water near the shoreline is deteriorating, and if it is, to determine the cause(s) of the deterioration, and take steps toward correcting the situation.

### **3.3 Fish and Aquatic Habitat**

Some of the most sensitive fish and aquatic habitats are close to the shoreline. Human activity along the shoreline can have a substantial impact on the health of aquatic habitats.

#### *Objective 1*

To identify significant fish and aquatic habitat, including spawning and rearing habitat and protect these areas from human encroachment.

#### *Policy 1*

The Regional District will:

1. Implement the Riparian Areas Regulation to help protect fish and aquatic habitats.
2. Expect landowners and developers to refer to the Department of Fisheries and Oceans — Land Development Guidelines for the Protection of Aquatic Habitat, when constructing near any watercourses for activities not covered by the RAR. Landowners and developers should refer to the Living by Water Guidebook ([livingbywater.ca](http://livingbywater.ca)) for appropriate foreshore development guidelines.

#### *Policy 2*

The CSRD will use Shuswap Watershed Mapping Project data and the Provincial Site Sensitivity Map to assist in its decision-making regarding development applications.

#### *Policy 3*

Development proposals within the Riparian Areas Regulation Development Permit Area or the Shuswap Lake Development Permit Area are required to meet those guidelines.

### **3.4 Watercraft Owners and Operators**

#### *Objective 1*

To be active, responsible stewards of the environmental quality of Shuswap Lake while enjoying boating in the North Shuswap.

#### *Policy 1*

All watercraft users (commercial and private) will be required to dispose of liquid waste through pump-outs that connect into a community sewer system.

## *Policy 2*

The Regional District will:

1. Work with the houseboat industry to protect the quality of Shuswap Lake. This includes the expectation that Shuswap houseboat rental companies will install grey water holding tanks on houseboats.
2. Expect the houseboat / watercraft industry to develop more sewage pump out stations, or other methods of appropriate sewage treatment, along Shuswap Lake.
3. Advise and expect privately-operated houseboat owners to meet the same standards as the commercially-operated houseboat industry.
4. Encourage the BC Ministry of Environment to more consistently enforce the prohibition of the dumping of grey water into Shuswap Lake.
5. Develop public boat launching facilities in appropriate locations as recommended in the Electoral Area F Parks Plan. These facilities will have sufficient parking and washroom facilities to meet the needs of the public.
6. Create public awareness of sensitive shorelines and ecosystems, and advise watercraft users against entering these areas, in co-ordination with watercraft users and the houseboat industry.
7. Initiate a study of motorized boating on Shuswap Lake in consultation with all stakeholders and the public. At a minimum, there will be three goals to this study:
  - a) Investigate the impact of motorized boating, including noise and speed;
  - b) Investigate a maximum capacity of motorized boating; and
  - c) To consider various strategies to minimize negative impacts of motorized boating, including the creation of motor-free areas.

### **3.5 Eurasian Water milfoil**

#### *Objective 1*

To control further spread of milfoil in Shuswap Lake.

#### *Policy 1*

The Regional District, along with community environmental groups and the boating industry, expects boaters to reduce the spread of water milfoil and other aquatic weeds by clearing all plant material from boats, motors, trailers, wet wells, and anchors. These plants will be disposed of far away from water bodies.

## **Section 4 A Healthy and Safe Community**

*The health and safety of residents of the North Shuswap is of primary importance. Public health and safety issues include fire suppression, building safety, policing, and health services. Providing these services to a dispersed population presents extra challenges in planning and delivery.*

### **4.1 Fire Suppression**

#### *Objective 1*

To ensure adequate levels of fire suppression to the North Shuswap community.

#### *Objective 2*

To improve awareness of the Emergency Forest Fire Response Program.

#### *Policy 1*

The Regional District's Emergency Management Program will continue to co-ordinate with Provincial ministries to improve the awareness of emergency forest fire response programs.

#### *Policy 2*

Existing developments are encouraged to be "fire proofed" and new development must be planned using "fire smart" principles.

#### *Policy 3*

The sale and use of fireworks is prohibited, as set out by the CSRD fireworks bylaw.

#### *Policy 4*

The Regional District:

1. Encourages adequate levels of fire suppression to be provided throughout the North Shuswap. As growth occurs, fire suppression services must be expanded to serve the increasing population.
2. Encourages the Ministry of Forests, Lands and Natural Resource Operations and the subdivision Approving Officer (Ministry of Transportation & Infrastructure) to work co-operatively in taking preventative measures to minimize the potential for fire damage on the wildland urban interface.
3. Encourages the Ministry of Forests, Land and Natural Resource Operations to plan for fuel reduction beyond the wildland urban interface area through such measures as thinning, clearing of dead wood and planting of deciduous trees.

### **4.2 Building Safety**

#### *Objective 1*

To ensure that development is designed and built to standards that protect human safety.

#### *Policy 1*

In the interests of ensuring public health and safety, the Regional District will consider extending the existing building permit system to encompass all of Electoral Area F. The community will be consulted on this matter.



### **4.3 Policing**

#### *Objective 1*

To provide adequate policing to allow North Shuswap residents to lead safe and secure lives.

#### *Policy 1*

The Regional District will approach the RCMP for expanded policing services in the future, if the safety and security of Shuswap residents requires additional protection.

#### *Policy 2*

Every effort should be undertaken by the police, government bodies and non-profit organizations to promote safe boating and prevent irresponsible boating practices, including alcohol and drug use.

### **4.4 Health Services**

#### *Objective 1*

To ensure there are adequate levels of health services.

#### *Objective 2*

To ensure emergency response is quick and efficient.

#### *Policy 1*

The Regional District will:

1. Co-ordinate with the BC Ambulance Service to discuss how response times in the North Shuswap can be improved and whether an ambulance station can be located in Scotch Creek or Celista.
2. Encourage the North Shuswap First Responder Association to continue providing emergency response in the community.
3. Work with the Interior Health Authority to ensure that the level of service meets the health needs of the community. Specifically, work towards increased access to primary care and the establishment of a local diagnostic centre.

## **Section 5 A Culturally Rich and Socially Connected Community**

*North Shuswap residents, whether recently-arrived or long-timers, want to maintain the strong sense of community established by the settlers of this rural area, and evidenced by numerous community halls and volunteer organizations that use and operate them.*

### **5.1 Cultural Activities**

#### *Objective 1*

To encourage residents to become involved in arts and cultural activities suited to the rural character of the community.

#### *Objective 2*

To provide venues for artists and artisans to demonstrate their talents.

#### *Objective 3*

To identify heritage buildings, historical landscapes and archaeological sites.

#### *Policy 1*

A variety of environments is needed to support artisans and provide the public with greater access to their work. In addition to studios and galleries on private property, community markets and display space in existing public buildings and community halls should be considered.

#### *Policy 2*

The Regional District supports the work of the North Shuswap Historical Society to gather and preserve the history of the North Shuswap.

#### *Policy 3*

All efforts should be made to conserve sites, structures, viewsapes and landscapes of historical significance.

### **5.2 Social Well-being**

#### *Objective 1*

To support locally-based schools in order to meet the needs of the existing and future population. In the short term, this means retaining the North Shuswap Elementary School in Celista; in the longer term, as the family population grows, this will mean middle and, possibly, high schools.

#### *Objective 2*

To encourage adequate levels of daycare that are affordable to residents.

#### *Objective 3*

To encourage adult education opportunities to allow for self-improvement and continuous education throughout adult life.

#### *Objective 4*

To strengthen volunteerism and encourage residents to take an active role in caring for and enriching the community.

*Objective 5*

To ensure that North Shuswap residents have access to services to which they financially contribute through property taxes.

*Objective 6*

To work toward providing social and health services that serve the needs of residents.

*Policy 1*

The Regional District:

1. Will work with School District 83 to keep North Shuswap Elementary a vital part of the community. This may include support for more public use of the school for continuing education, day care, or other compatible additional uses.
2. Encourages the participation of the Advisory Planning Commission to provide advice to the CSRD on land use planning matters relevant to the committee's mandate.
3. Will continue to use its website to provide information, bulletins and other materials on planning matters of importance, and will make special efforts to involve part-time residents and non-resident property owners in discussion of planning matters.
4. Will work with social service providers in order to improve delivery of these services to residents of the North Shuswap.
5. Encourages the participation and training of volunteers to provide "first responder" services to the community.
6. Will consider creating an Amenity Policy to guide developers making applications to the CSRD, and to assist the Board in making land use decisions. The policy should detail a range of improvements that are of a community benefit such as public facilities.

## **Section 6 A Well-Housed Community**

*Housing in the North Shuswap consists primarily of detached dwellings. Although this type of housing has been ideal for many people, the increasing diversity of households suggests that a wider choice of types and tenures will be needed in the North Shuswap in coming years.*

### *Objective 1*

To provide a range of housing types and tenures to meet the needs of all residents of the community.

### *Objective 2*

To encourage affordable, appropriate housing for seniors to allow North Shuswap residents to age in place, close to friends and family.

## **6.1 Housing Affordability and Special Needs**

### *Policy 1*

The Regional District:

1. Strongly supports innovative approaches to creating affordable housing such as rent-to-own, cooperatives, mixed market and non-market projects, and public-private partnerships.
2. Will cooperate with the Provincial and Federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to facilitate the development of affordable and special needs housing
3. Will require applicants for townhouse rezoning to demonstrate how their development will make a specific contribution towards housing for people with special needs / disabilities, and for households whose income falls below the median income of similar households in the North Shuswap. This contribution may be provided on-site or as a financial contribution to a CSRD housing reserve fund. A requirement equivalent to 10% of the number of units (or unit value) is intended. Further details will be set out in the zoning bylaw.
4. Will consider a parking relaxation or other development variance where a development proposal includes affordable or special needs housing.
5. Will consider creating an Amenity Policy to guide developers making applications to the CSRD, and to assist the Board in making land use decisions. The policy should detail a range of improvements that are of a community benefit such as affordable housing.

## **6.2 Housing for Seniors**

### *Policy 1*

The Regional District will:

1. Encourage accessible and affordable housing for seniors to allow them to “age in place”. Seniors’ housing projects may include group housing, assisted living projects, and residential complex care facilities.

2. Direct seniors housing to Scotch Creek where there are already services and amenities, and where the terrain provides for a pedestrian-friendly environment.
3. Work in co-operation with the Provincial and Federal governments, the real estate community, social service agencies, faith-based organizations, service clubs, and other community resources to facilitate the development of seniors' housing.

### **6.3 Housing for Families**

#### *Policy 1*

The Regional District will encourage a variety of housing forms to increase choice and affordability. Potential housing forms include townhouses and small lot subdivisions in Scotch Creek, and small lot subdivisions within walking distance of the North Shuswap Elementary School.

#### *Policy 2*

The Regional District will support one secondary suite in a detached home provided it is compatible with surrounding residential uses and meets Provincial sewer and water regulations. Additional conditions related to secondary suites will be included in the zoning bylaw. A suite can act as a "mortgage helper" for the owners, as well as provide additional rental housing for single people, couples and lone parent families.

### **6.4 Housing for Seasonal Workers**

As tourism in the North Shuswap grows, there is likely to be a growing need for housing for seasonal workers that cannot be satisfied by existing rental accommodation.

#### *Policy 1*

When a development application is received for a major destination resort, the CSRD will require the applicant to demonstrate how provision will be made for the housing of seasonal workers associated with the resort's operations. For the purposes of this plan, a "major destination resort" has 100 or more bed units and includes resort-type activities (e.g., food, beverage, recreational amenities, ancillary commercial). A two-bedroom cabin or unit usually equates to 6 bed units.

## **Section 7 A More Diversified Economy**

*A vibrant economy with year-round employment is important to residents of the North Shuswap.*

### *Objective 1*

To support traditional resource employment sectors in the North Shuswap, including forestry, mining, and agriculture.

### *Objective 2*

To develop the North Shuswap into a year-round tourist destination, with a focus on eco-tourism.

### *Objective 3*

To ensure there are opportunities for residents to work from their homes.

## **7.1 Economic Diversity**

### *Policy 1*

The Regional District will work with the North Shuswap business community to develop a long-term economic development strategy that focuses solely on the needs of the North Shuswap. Economic diversification should be a major component of any economic development strategy. Local banking should also be encouraged.

## **7.2 Resource Industries**

### *Policy 1*

The Regional District, in consultation with the North Shuswap community, will develop a strategy to facilitate the production of valued-added forest and agricultural projects through such measures as small scale related processing facilities and limited direct resource sales.

### *Policy 2*

The Regional District will be guided principally by the Okanagan–Shuswap Land and Resource Management Plan and relevant CSRD and Provincial BC policies/regulations.

### *Policy 3*

The Board will consider creating a Soil Removal and Deposit Bylaw to regulate and require permitting for new gravel extraction and other similar uses.

### 7.3 Tourism

#### *Policy 1*

The Regional District will support the vision of the Shuswap Tourism Development Plan (March 2010) which includes the following components:

#### **Green and Sustainable**

- eco-friendly
- pristine lakes
- controlled backcountry access
- integrated land use

#### **Four Season Destination**

- world-class service
- authentic experiences
- destination recognition
- agri-tourism
- diverse accommodation options

#### **Regional Cooperation**

- collaborating communities
- tourism awareness
- strong sense of community
- Superhost community

#### **Embracing Culture & Sport**

- expanded events
- sport tourism
- family-oriented
- multi-cultural

#### **Quality Infrastructure**

- gateway visitor centres
- quality highways
- transit options
- scheduled air service
- quality recreation amenities

#### *Policy 2*

The Regional District will support a direct public road from Squilax to Sun Peaks Resort. This road link could be an important driver for the current and planned tourism investments of the Little Shuswap Indian Band and North Shuswap businesses.

### 7.4 Home Occupations

#### *Policy 1*

Home occupations are encouraged provided they complement the character of the community, and have no appreciable negative impact on nearby neighbours due to unsightliness, noise, or traffic generation.

#### *Policy 2*

Service providers are encouraged to extend their coverage of high-speed Internet throughout the North Shuswap as a tool to further support the economic viability of home occupations.

## **Section 8 An Accessible Community**

*Daily driving is an established pattern — and a necessity — for most residents of the North Shuswap. There is no transit system and the cost of driving continues to increase. During winter, roads can be treacherous.*

### **8.1 Road Systems**

#### *Broad Objective*

Provide a safe and efficient road system (public and forest) that serves the needs of local residents and visitors, including to the community of Seymour Arm.

### **8.2 Greenways**

#### *Objective 1*

To support the development of Greenways (multi-user, non-motorized trails) throughout the North Shuswap.

#### *Policy 1*

The Regional District's Community Parks and Recreation Department will work with the Provincial Government, private landowners and other stakeholders, to plan the development of Greenways, with initial priority placed on the creation of a greenway along the Squilax-Anglemont corridor.

#### *Policy 2*

At the time of rezoning, the Regional District will acquire land for Greenways.



## Section 9 A Recreational Community

*Active involvement in outdoor recreation is central to the North Shuswap lifestyle. Many people are avid boaters, hikers, skiers, and enthusiastic participants in summer and winter community sports.*

### 9.1 General Parks and Recreation

#### *Objective 1*

To provide improved public access to the waterfront and expand on public amenities, such as beaches and boat ramps.

#### *Objective 2*

To provide a parks system that provides multiple access points to Shuswap Lake and other lakes.

#### *Objective 3*

To improve and continue to develop trail corridor parks that provide safe opportunities for winter and summer activities suitable for people of all ages and abilities.

#### *Objective 4*

To improve facilities for all seasons' recreation, with an emphasis on winter sports.

#### *Objective 5*

To provide opportunities for organized sports and cultural events, as well as children's play.

#### *Objective 6*

To preserve areas of wilderness where flora and fauna remain in their natural state.

#### *Objective 7*

To identify and commemorate historic and archaeological sites.

#### *Policy 1*

The Regional District will be guided by the Electoral Area F Parks Plan (2005), as amended from time to time. Parks amenities may be provided along with a budget sufficient to meet the needs of the community.

#### 9.1.1 Waterfront Parks

##### *Policy 1*

The Regional District will:

1. Continue implementing waterfront parks as indicated in Section 4.1 of the Parks Plan and outlined in Table 2 of that plan: "Proposed Waterfront Parks," as well as any additional sites that have or may be added to the Parks Plan.
2. Negotiate with the appropriate Provincial ministries to acquire lands and develop waterfront parks at specified locations as identified in the Parks Plan.

*Broad Objective*

Protection of existing public access points to Shuswap and Adams Lake.

**9.1.2 Community Recreation Parks***Policy 1*

The Regional District will:

1. Work toward implementing the proposed community parks, as identified in Table 3 of the Parks Plan, as well as any additional sites that have or may be added to the Parks Plan.
2. Support the development of private recreation opportunities, including such facilities as golf courses, where appropriate.

**9.1.3 Trail Corridor Parks**

Trail corridor parks allow people to get in to the wilderness and enjoy the outdoors. There are a variety of activities to accommodate within trail corridor parks, such as nature watching, hiking and mountain biking. The trails recommended in the Parks Plan are designated as “non-motorized”. The local snowmobile club has trail networks established in areas such as Crowfoot Mountain.

*Policy 1*

The Regional District will:

1. Work toward implementing the proposed trail corridor parks, as identified in Section 4.3 of the Parks Plan and outlined in Table 4, as well as any additional sites that have or may be added to the Parks Plan.
2. Work with local organizations, private landowners and the Provincial government to establish and expand on trail corridor parks in the community. This will involve pursuing various government and foundation funding programs.

**9.1.4 Conservation (Natural Environment) Parks***Policy 1*

Development of conservation parks in the community is discussed in Section 4.4 of the Parks Plan. The Regional District will continue implementing conservation parks as indicated in Table 5 of the Parks Plan: “Proposed Conservation Parks,” as well as any additional sites that have or may be added to the Parks Plan.

*Policy 2*

The Regional District will work with the appropriate Provincial ministries to establish and protect Conservation Parks in the community.

**9.1.5 Special Features Parks***Policy 1*

The Regional District will further investigate the potential of establishing two Special Features Parks (Old Celistia Post Office and Seymour River Falls) as set out in Section 4.5 of the Parks Plan on Table 6: “Proposed Special Features Parks,” as well as any additional sites that have or may be added to the Parks Plan.

### 9.1.6 Park Dedication

#### *Policy 1*

For the purposes of Section 941(2) of the Local Government Act, the entirety of the Electoral Area covered by this OCP is designated as having future park potential.

#### *Policy 2*

Generally, the CSRD will consider the following policies when determining a potential park land dedication under Section 941 of the Local Government Act:

1. Proximity to settlement areas, other parks & trails, and bodies of water;
2. Distance from environmental hazard areas;
3. Average slope should be 20% or less;
4. Adequate accessibility:
  - a) vehicular ingress and egress should meet or exceed Ministry of Transportation & Infrastructure standards;
  - b) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
5. Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewscales and heritage sites;
6. Potential for additional dedication of park land from subdivision applications of surrounding parcels;
7. Potential for recreation (active park), conservation (passive park) or enhancement of public access; and,
8. Compatibility with the strategic directions and sites identified in the Electoral Area 'F' Parks Plan.

#### *Policy 3*

The CSRD will consider creating an Amenity Policy to guide developers making applications to the CSRD, and to assist the Board in making land use decisions. The policy should detail a range of improvements that are of a community benefit such as parkland dedication.

## Section 10 A Well-serviced Community

*A well-planned community ensures that services are provided to meet the needs of its residents, with development occurring in a manner that allows infrastructure and utilities to be provided efficiently and cost-effectively.*

### 10.1 Infrastructure

#### *Objective 1*

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

#### *Policy 1*

Adequate infrastructure, including water, sewer and stormwater management, will be provided in new developments, at no cost to public authorities.

#### *Policy 2*

The CSRD will consider creating an Amenity Policy to guide developers making applications to the CSRD, and to assist the Board in making land use decisions. The policy should detail a range of improvements that are of a community benefit such as infrastructure.

### 10.2 Water Supply and Distribution

#### *Objective 1*

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

#### *Policy 1*

The Regional District will:

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

#### *Policy 2*

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

#### *Policy 3*

Any new development within the Scotch Creek Primary Settlement Area or within the Secondary Settlement Areas, must connect to a community water system. For the purposes of this Plan, a community water system means a waterworks system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include water treatment plants and ancillary, works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

### 10.3 Liquid Waste Management

#### *Objective 1*

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

#### *Objective 2*

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

#### *Policy 1*

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

#### *Policy 2*

Any new development within the Scotch Creek Primary Settlement Area, or within the Secondary Settlement Areas, must connect to a community sewage system. For the purposes of this Plan, a community sewage system means a sewage collection, treatment and disposal system serving 50 or more connections, parcels, dwelling units, or recreational vehicles. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

#### *Policy 3*

The Regional District will:

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

impacts/carrying capacity model, this will also be a valued source of information related to land use decision-making.

#### **10.4 Stormwater Management**

##### *Objective 1*

To encourage responsible storm water drainage for development in the North Shuswap.

##### *Policy 1*

Landowners are encouraged to use pervious surfaces on driveways, parking lots and access roads, as well as to take other measures such as xeriscaping, infiltration basins, and green roofs in order to reduce overland runoff.

#### **10.5 Solid Waste**

##### *Objective 1*

To encourage residents and businesses to use responsible methods for efficient and environmentally acceptable solid waste disposal.

##### *Policy 1*

The Regional District will continue to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time. Efficient and environmentally acceptable solid waste disposal methods are encouraged and supported through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.

## Section 11 Managing Growth: North Shuswap

*Managing growth and channeling it in ways that will preserve and enhance the character of the North Shuswap is fundamental to its long-term vision.*

**NOTE:** The text of this section should be read in conjunction with the map schedules. Minor adjustments to the boundaries of the land use designations on the map schedules may be made without a Plan amendment on the basis of new, or site-specific, information, provided that such amendments do not affect the intent of the designations or the overall vision and principles of this Plan.

### 11.1 General Land Use

The policies of this Plan aim to protect the rural character of the North Shuswap, yet allow modest growth in areas that are, or will be, serviced by community water and sewer systems.

By directing growth to the Settlement Areas, there will be less impact on the rural and natural areas of the community, thereby protecting agricultural land and natural habitat, and preserving the area's highly valued rural character. This settlement pattern will also facilitate shorter vehicle trips, as well as encourage more walking, bicycling and, potentially, the introduction of public transit.

The land use designations of this Plan generally reflect the present pattern of land use in which residential, commercial and public uses are concentrated in settlement areas, leaving most of the land for forestry, agriculture, and other resource uses. This Plan identifies one Primary Settlement Area (Scotch Creek) and five Secondary Settlement Areas. The term Primary Settlement Area is synonymous with Scotch Creek in this plan and should be interpreted as referring to the same area.

#### *Objective 1*

To be thoughtful and careful stewards of the lands and waters of the North Shuswap to ensure that future generations will appreciate and benefit from wise choices made by today's elected decision-makers.

#### *Objective 2*

To direct growth and development in an organized and desirable manner, reinforcing established settlement patterns and discouraging development outside these settled areas.

#### *Objective 3*

To provide a clear separation between rural and non-rural lands to preserve both rural and non-rural lifestyle choices.

#### *Objective 4*

To ensure that public infrastructure, community amenities and utilities are planned and implemented in advance of development.

#### *Objective 5*

To ensure that land use and development will not negatively affect environmental features and functions, both inside and outside of settlement areas.

#### *Policy 1*

The Primary and Secondary Settlement Areas are delineated on Schedules B & C. This Plan directs growth and

development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

*Policy 2*

Except in exceptional situations, no public funds will be expended for the capital cost of extending servicing of water, sewer, and stormwater/rainwater systems to lands outside the Settlement Areas.

*Policy 3*

Scotch Creek is the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer systems.

*Policy 4*

As the CSRD's resources allow, the Regional District will undertake a Local Area Plan for Seymour Arm, in full consultation with area residents and businesses.

*Policy 5*

Celista, Magna Bay, Anglemont, St. Ives and Seymour Arm are designated Secondary Settlement Areas. Low density residential and neighbourhood convenience commercial uses are appropriate in these Secondary Settlement Areas. All new development must be connected to community water and sewer services, except in Seymour Arm. The following land uses are generally acceptable in the Secondary Settlement Areas:

1. Detached and Duplex Residential
2. Recreational Residential
3. Neighbourhood Commercial
4. Public and Institutional
5. Park and Protected Area
6. Foreshore and Water
7. Agriculture

*Policy 6*

Outside the boundaries of the Primary and Secondary Settlement Areas, the following uses are appropriate in certain locations.

1. Waterfront Residential
2. Public and Institutional
3. Park and Protected Area
4. Agriculture
5. Rural Residential
6. Rural and Resource
7. Foreshore and Water



*Policy 7*

Maintaining public views of Shuswap Lake is important. All development, regardless of its use or location, is limited to three storeys along Shuswap Lake. This height limit will be given a numerical value in the zoning bylaw.

*Policy 8*

The land use policies of this Plan will lead to review and revision to some aspects of the existing zoning bylaws. Where there are no zoning bylaws in place, the CSRD will prepare zoning bylaws. These activities will be undertaken in consultation with residents and landowners of Electoral Area 'F'.

## **11.2 Foreshore and Water Use (FW)**

*Objective 1*

To prevent inappropriate uses of the foreshore, especially in areas with high fish habitat values.

*Policy 1*

The Foreshore and Water designation is established on Schedules B & C.

*Policy 2*

The Foreshore and Water designation permits recreational watercraft use, commercial marinas and associated Water uses. These uses are subject to the policies of this Plan, including the Foreshore & Aquatic Development Permit Area, regulations of the zoning bylaw, and the regulations of tenuring government authorities.

*Policy 3*

Commercial marinas must provide boat-launching facilities for their customers.

*Policy 4*

In consideration of the high value fisheries habitat and the environmental sensitivity of the foreshore, structures such as wharves or buildings that require pilings will be very limited and subject to regulations by the relevant federal and provincial agencies.

*Policy 5*

The Regional District may limit the number, size and shape of boat slips in the zoning bylaw. Mooring buoys will also be regulated within the zoning bylaw.

*Policy 6*

The Regional District will work with ILMB to designate Shuswap Lake and Adams Lake as an application-only area under that agency's Private Moorage Crown Land Use Operation Policy.

### 11.3 Agriculture (AG)

#### *Objective 1*

To support the long-term viability of the agricultural industry in the North Shuswap and to ensure valuable agricultural lands are preserved for agricultural purposes and protected from inappropriate fragmentation through subdivision.

#### *Objective 2*

To support agricultural development in the ALR in the Scotch Creek Primary Settlement Area, as agriculture provides a sustainable, complementary, economic development option which is compatible with other land uses proposed for this area.

#### *Policy 1*

The lands designated as Agriculture are shown on Schedules B & C. Agriculture is the primary and dominant land use, with a full range of crop and livestock production activities permissible, as well as homes, buildings and structures associated with agricultural operations. Lands within the Provincially-designated Agricultural Land Reserve (ALR) at the time of writing of this Plan are shown on Schedule D.

#### *Policy 2*

The minimum parcel size for new subdivisions within the Agriculture land use designation is 60 hectares (148 acres).

#### *Policy 3*

New subdivisions are generally discouraged, other than subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community.

#### *Policy 4*

No exclusions of the Scotch Creek ALR lands are recommended, with the following potential exceptions:

- a) Land that may be required to improve the right angle intersection of the Squilax-Anglemont road (for example, through the construction of a roundabout).
- b) Land directly adjacent to the Scotch Creek Village Core, and only for the purposes of development for civic or community uses, subject to consultation with the ALC through a community planning exercise that will examine both non-ALR and ALR site options.

#### *Policy 5*

New lots may be created within the ALR only where authorized by the Agricultural Land Commission.

#### *Policy 6*

Agri-tourism and agri-accommodation operations are considered complementary to agricultural land use, and are acceptable in the Agricultural designation, subject to additional conditions in the implementing zoning bylaw and the policies and regulations of the Agricultural Land Commission.

#### *Policy 7*

Home-based businesses and home-based industries, as defined in the zoning bylaw, are acceptable in the Agriculture designation. On ALR lands, these uses are subject to Agricultural Land Commission policies and regulations.

#### *Policy 8*

Exclusion or subdivision of ALR lands within Settlement Areas will be reviewed on a case-by-case basis. ALR lands in

Settlement Areas should not be presumed to be excludable or subdividable. An Agriculture Strategy or Agriculture Plan should be developed to help determine when exclusions or subdivisions are appropriate.

#### **11.4 Rural and Resource Lands (RSC)**

##### *Objective 1*

To support forestry, agricultural, mining and recreational uses provided they follow all Provincial regulatory requirements, and avoid conflicts with residential areas.

##### *Policy 1*

The Rural and Resource land use designation is established on Schedules B & C.

##### *Policy 2*

Forestry, mineral, and aggregate extraction and outdoor recreational uses are appropriate in this area.

##### *Policy 3*

Lands designated as Rural and Resource should be maintained as large land parcels.

##### *Policy 4*

The Regional District encourages responsible land use practices on Rural and Resource lands:

Forestry should be managed in accordance with the Okanagan Shuswap Land and Resource Management Plan (OSLRMP). The Ministry of Forests, Lands and Natural Resource Operations is encouraged to use its regulatory authority to ensure that best management practices are followed by logging operations in order to minimize erosion and protect, to the greatest extent possible, the attractive viewscales associated with the natural tree cover in the area. There should be no clear-cutting of large tracts of forest land that are visible from Shuswap Lake.

Aggregate operations are subject to the licensing requirements of the Ministry of Energy and Mines. Aggregate operators must conduct their activities in accordance with the Aggregate Operators Best Management Practices Handbook for British Columbia which addresses specific community issues such as noise, dust, traffic, hours of operation, viewscales and sets out specific practices designed to minimize impact on the environment. Schedule E, showing the extent of aggregate potential, is sourced from the Ministry of Energy and Mines.

##### *Policy 5*

The Regional District encourages the Ministry of Energy and Mines to refer sand and gravel/quarry proposals to the Regional District and give due consideration to the impact of extraction and processing activities on surrounding land uses and developments. In particular, the Regional District encourages the Ministry not to issue new surface permits for sand and gravel/quarry processing near residential areas unless the applicant demonstrates how mitigation measures will minimize or nullify the effects of the proposed activity.

##### *Policy 6*

Resource extraction operations, including forestry and mining, are responsible for restoring the landscape upon completion of the operations.

## 11.5 Residential

This section includes policies related to density — as required by the Local Government Act. Density has an impact on planning for servicing and infrastructure. For the purposes of this Plan, unless otherwise noted, density refers to net density, a figure arrived at after deducting land dedicated for roads, parks and other set-asides.

### *Objective 1*

To ensure a range of housing choices is available in the North Shuswap to accommodate people of all ages and incomes.

### *Objective 2*

To preserve the high ecological values of the Shuswap Lake Watershed while allowing for appropriately sited & properly serviced development within the Primary and Secondary Settlement Areas.

### *Objective 3*

To cluster development to promote pedestrian linkages, efficient servicing and minimal impact on natural areas, particularly the foreshore.

### *Policy 1*

New housing development will be primarily directed to the Settlement Areas. Outside these areas, residential development is discouraged unless co-located with an agricultural use.

### *Policy 2*

Bed and Breakfasts are appropriate in any residential designation, provided they are consistent with the residential character of the neighbourhood, and provide adequate on-site parking. Additional conditions for Bed and Breakfasts will be included in the zoning bylaw.

### *Policy 3*

Home occupations are appropriate in any residential designation and in the areas designated Agriculture and Rural Residential, provided they are compatible with surrounding residential uses and, where relevant, ALC regulations. Specific conditions relating to home occupations will be included in the zoning bylaw.

### *Policy 4*

One secondary suite is appropriate in a detached home provided it is compatible with surrounding residential uses and meets Provincial sewer and water regulations. Additional conditions related to secondary suites will be included in the zoning bylaw.

### *Policy 5*

In the Primary & Secondary Settlement Areas, as well as in the Waterfront Residential, Recreational Residential and Rural Residential designations, new development proposals will:

1. site units close together to create a compact development surrounded by open space.
2. provide required development approval information.
3. minimize impact of development footprints (e.g. roads, dwellings).
4. retain undeveloped portions of lands in a natural state.

5. advance the goals and policies of the Electoral Area F Parks Plan.
6. minimize clear-cutting of native vegetation; and
7. along any watercourses, meet all RAR requirements and follow healthy freshwater shoreline policies as set out in [livingbywater.ca](http://livingbywater.ca).

In addition, lakeshore development proposals will:

8. locate common areas and park dedications along the lakeshore to retain the natural character of foreshore areas and provide public access to the lake.
9. provide common moorage (i.e. a community dock) in accordance with Local, Provincial & Federal regulations, policies and Best Management Practices. Individual moorage is discouraged.
10. design and minimize scale of moorage to reduce visual and environmental impacts. Structures and buildings accessory to moorage (i.e. boathouses) must be located entirely on privately owned upland.
11. for aesthetic purposes, and to create a visual buffer from the water's edge, all new buildings or structures must maintain a minimum setback of at least 15m (49ft) from the natural boundary of the water. If discrepancies arise between this setback and RAR, the greater setback shall apply. In the case of multi-unit developments (i.e. townhomes), a setback of 75m (246ft) from the lake's natural boundary should be maintained.

## **11.6 Waterfront Residential (WR)**

### *Policy 1*

The Waterfront Residential land use designation applies to lands outside the Primary and Secondary Settlement Areas. Only detached dwellings are permitted within the Waterfront Residential designation.

### *Policy 2*

The maximum net density is 4 units per acre (10 units per hectare) provided the dwelling is connected to community water and sewer systems.

### *Policy 3*

The maximum net density for any new dwelling not on community water and sewer is one unit per 2.5 acres (1 unit per hectare).

### *Policy 4*

Where it is proposed that a new dwelling will not be connected to community services, the proponent will provide the Regional District with the required technical information about water supply and on-site sewage disposal as part of the development permit process.

### *Policy 5*

For aesthetic purposes, and to create a visual buffer from the water's edge, all new buildings or structures within the Waterfront Residential designation should maintain a minimum setback of at least 15 metres (49.2 feet) from the natural boundary of the water.

## **11.7 Secondary Settlement Areas (SSA)**

### Detached, semi-detached and duplex

#### *Policy 1*

Detached, semi-detached and duplex housing forms are acceptable residential land uses in the Primary and Secondary Settlement Areas.

*Policy 2* All new detached, semi-detached and duplex housing units with a density greater than 1 housing unit per 2.5 acres (1 unit per hectare) must be connected to both a community water system and a community sewer system.

#### *Policy 3*

Applicants for new, detached dwellings are encouraged to consider net density in the range of 3 to 5 units per acre (8 to 13 units per hectare). The zoning bylaw will establish additional conditions related to such matters as lot line setbacks, lot coverage and parking.

#### *Policy 4*

Applicants for new semi-detached and duplex dwellings are encouraged to consider net density in the range of 6 to 8 units per acre (15 to 20 units per hectare). The zoning bylaw will establish additional conditions related to such matters as lot size, lot coverage, setbacks, and parking.

### Recreational Residential

Recreational Residential refers to recreational vehicles, modular homes and recreational cabins located in a park-like setting with shared amenities.

#### *Policy 1*

All development applicants for recreational residential development should demonstrate quality building design, attractive landscaped parking areas and road boulevards, and safe and attractive connections for pedestrians and cyclists to nearby areas.

#### *Policy 2*

Any proposal for recreational residential development should be encouraged to locate within the Primary or Secondary Settlement Areas.

#### *Policy 3*

New developments must be serviced by a community water and a community sewage system.

#### *Policy 4*

Applicants for new recreational residential dwellings are encouraged to consider a net density in the range of 10 to 12 units per acre (25 to 30 units per hectare).

## **11.8 Rural Residential (RR)**

### *Policy 1*

The Rural Residential land use designation is established on Schedules B & C. Detached dwellings are acceptable within the Rural Residential designation, provided they comply with the requirements of the zoning bylaw.

### *Policy 2*

The maximum density permitted in the Rural Residential designation is 1 unit per hectare (0.4 units per acre).

*Policy 3* Residential development in rural areas will provide the Regional District with the appropriate technical information about on-site sewage disposal and water servicing.

## **11.9 Commercial (C)**

### *Objective 1*

To encourage a range of commercial services that meets the needs of North Shuswap residents and tourists.

### *Policy 1*

New commercial development is directed to Primary and Secondary Settlement Areas.

### *Policy 2*

All new commercial development must be serviced by community water and sewer systems (except in Seymour Arm) and have provisions made for the appropriate management of stormwater by the time of occupancy.

### *Policy 3*

If requested by local businesses, the Regional District will assist in the development of a Scotch Creek Business Improvement Association to help improve the viability of businesses and the attractiveness of Scotch Creek as a destination.

### *Policy 4*

Commercial land use policies for the Scotch Creek Primary Settlement Area are described in Section 12.

### *Policy 5*

In Secondary Settlement Areas, a limited range of retail, business and professional services and community services that meet the daily needs of residents and tourists is acceptable.



### **11.10 Major Destination Resort**

#### *Policy 1*

No area is designated as Major Destination Resort. Any proposal for a Major Destination Resort will be considered on its merits and will be required to undertake impact studies as part of the review process.

#### *Policy 2*

Major Destination Resort proposals should be directed to areas of least sensitivity. Any proposal will be sited and designed to avoid adverse impacts on nearby residential areas, existing commercial development, environmentally sensitive areas and fish habitat.

#### *Policy 3*

In light of the environmentally sensitive conditions associated with the foreshore of Lee Creek and the mouth of the Adams River, a Major Destination Resort is inappropriate in this area.

#### *Policy 4*

Major Destination Resorts are not supported in Seymour Arm.

#### *Policy 5*

Any Major Destination Resort must be connected to community water and sewer, and have provisions made for the appropriate management of stormwater by the time of occupancy.

#### *Policy 6*

The applicant for a Major Destination Resort will be required to undertake impact studies as part of the review process and to satisfy relevant Development Permit requirements. Additionally, the CSRD will require the applicant to demonstrate how provision will be made for the housing of seasonal workers associated with the resort's operations.

### **11.11 Public & Institutional (PI)**

#### *Policy 1*

Existing institutional uses, both public and private, are acknowledged by this Plan.

#### *Policy 2*

Public and private institutional uses are encouraged to locate in the Primary and Secondary Settlement Areas. Institutional uses include schools, health facilities, cemeteries, religious facilities, government offices, libraries, and community halls.

### **11.12 Parks and Recreation (PK)**

#### *Policy 1*

The Parks and Recreation designation includes federal, provincial, and regional parks, and associated park uses, as well as public and private recreation facilities.

## Section 12 Managing Growth: Scotch Creek (Primary Settlement Area)

### 12.1 Vision Statement

#### *Towards a Viable Year-Round Community*

*Scotch Creek is a popular tourist destination in the North Shuswap. During the summer, the population swells to well over 2,500, contributing to the economy, but placing stress on several aspects of the resources and infrastructure. Scotch Creek is also home to a smaller, but growing, full time population of approximately 800, and many people who are initially attracted as tourists later become full-time residents as they come to appreciate the many qualities of the area. The two-season nature of the area is one of the unique challenges in creating a viable, sustainable year-round community.*

*Tourism is the biggest industry in Scotch Creek, however its seasonal nature needs to be balanced with a year-round economy composed of a more diverse range of businesses and industries and their related employment. Additional population is required to support businesses throughout the year, and to make community services and amenities economically viable, however, it is not only the number of people present in an area, but their proximity, that help to make a community viable and vital. Diverse employment opportunities will help to support the evolution of a complete community, in which the economy, as well as the cultural, recreational and social aspects of Scotch Creek may be able to thrive.*

*The existing small town character and way of life are part of the attraction for living in Scotch Creek, and these qualities need to be respected. As well, new development is required in order to provide the range of housing types needed for a growing population that includes all segments of society, including families, couples and singles, seniors and students, seasonal workers and full time residents. It is not just houses on large lots that need to be provided, but a wider range of smaller and more affordable units that are suitable to a range of people and their circumstances. As more housing, of various types, is provided, the population can grow, and there will be a greater likelihood that new businesses, industries, and community amenities will emerge.*

*Growth is not only inevitable, it is desirable in order to make a viable, year-round community, however HOW that growth takes place is of great importance. The distribution of land uses and population and density are of concern. Drawing on the feedback received through the public engagement process environmental, economic and social sustainability, and the development of high standards in land use patterns, neighbourhood design, site planning, and supportive technology are emphasized. Several 'best practices' and precedents are included in the Appendix, and these provide examples of successful approaches to sustainable community design that sensitively incorporates new development and appropriate densities.*

## 12.2 Principles

### *Principle 1*

Encourage the development of a livable community that provides a high quality of life within its unique environmental setting by:

- a) Ensuring that there is an appropriate range of community services, amenities and open spaces for all;
- b) Striving for a balance of residential, recreational, commercial and light industrial uses, and ensure that adjacent uses are compatible;
- c) Developing the plan for a community that includes all ages from children to seniors; and
- d) Developing planning strategies that acknowledge the population patterns (full time residents and increased numbers during the summer season) and their different needs and impacts.

### *Principle 2*

Strive for an economically and socially sustainable community by:

- a) Providing a breadth of affordable housing types for the diverse population ranging from families to seniors, and including full-time, temporary, and summer residents and workers;
- b) Including housing and development types that will support diversity and address needs;
- c) Identifying opportunities for economic development that would support the local population and address needs; and
- d) Encouraging the development of employment opportunities, especially year-round permanent jobs.

### *Principle 3*

Identify community needs and develop strategies to provide a complete range of buildings, services, amenities and infrastructure by:

- a) Aiming for a high quality Scotch Creek core area that can function as the community centre;
- b) Providing direction for a secondary node that supports tourism and recreation, and reflects the seasonal population patterns;
- c) Ensuring that the community centre and tourism/recreation nodes are well connected and walkable;
- d) Providing for potential civic and community services and amenities, and include design guidance so that they support and enhance the character and quality of life of Scotch Creek; and
- e) Identifying strategies and tools that will lead to improvement of community services and infrastructure.

### *Principle 4*

Respect the history and culture of the Scotch Creek area by:

- a) Identifying and document cultural landscapes, historic resources, and special places that define the character and quality of Scotch Creek; and

- b) Respecting historical character while allowing for growth and providing direction through development guidelines.

*Principle 5*

Ensure that the community develops within the limits of its resources and maintains its rural lakeshore character by:

- a) Developing a land use plan that results, over time, in the best distribution and development densities for Scotch Creek;
- b) Encouraging the development of community character and identity through built form and landscape that expresses rural and lakeshore qualities, and develop guidelines for fences and other landscape features that reflect the community character;
- c) Encouraging high quality of design and construction;
- d) Determining the development forms, massing and density to support the desired character and quality of life of Scotch Creek;
- e) Discouraging light pollution and noise pollution, in keeping with the rural environment; and
- f) Recognizing agriculture as an important land use that predates many other uses, and encourage agricultural activities.

*Principle 6*

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

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

*Principle 7*

Develop an open space system of trails, paths and parks by:

- a) Encouraging the development of walking and bike trails for recreation and access to community services and amenities, and consider the maintenance implications;
- b) Recognizing the waterfront as the main focal point of the community;
- c) Ensuring that there is public access to the lakeshore and maintain an appropriate balance of public and private access and use of the lake;
- d) Aiming for an open space system that addresses the needs of the seasonal summer population as well as the full-time population; and

- e) Locating natural open land parks in the ALR, and there may be opportunity to locate linear parks on the edge of ALR blocks, subject to discussion with the ALC, and appropriate mitigation and buffering to ensure that park uses do not affect existing or potential uses.

*Principle 8*

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

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

*Principle 9*

Continue to communicate with and involve the First Nations and BC Parks when considering development in Scotch Creek and:

- a) Consider the First Nations people as important adjacent landowners with long-standing stakeholder interests in the area;
- b) Include the Provincial Park as a significant land use and as a destination attracting many people; and
- c) Encourage on-going dialogue between Scotch Creek residents, CSRD staff, BC Parks and the Little Shuswap Indian Band.

### 12.3 Scotch Creek Settlement Structure

With the Plan Principles providing an overall direction, the Land Use Concept aims to address the issues and concerns, within the scope permitted by this Official Community Plan. The concept recognizes and builds on the existing structure, patterns and land uses of Scotch Creek, in order to enhance and respect the current character and density of the neighbourhoods, while identifying where appropriate growth and development may take place.

Scotch Creek originally developed through homesteading and slow subdivision of land, and then as new roads were constructed, as a linear settlement along Squilax-Anglemont Road. Early residential development tended to locate closer to the waterfront or linking Squilax-Anglemont Road to the waterfront. This main road is where most of the commercial development is still located, with a concentration of local stores and services (that also serve tourists) on the west side of Scotch Creek, and a cluster of tourist and recreation facilities on the east side and closer to the Provincial Park.

These village and tourist areas are identified in the Plan as locations for development of mixed use commercial/residential clusters in order to strengthen them and ultimately lead to a more clearly identifiable village centre. Industrial uses are dispersed in a few locations, and with the desire to attract new light industries, a larger industrial area is identified near the western entrance to Scotch Creek.

The Plan recommends aiming for compact, interconnected land development, and infilling existing areas where possible, so that the environmental character and resources, as well as the remaining agricultural land uses, will be better protected. In this way, a more vibrant and walkable community, and one that is more economical to service and maintain, can be created. Some potential areas for new residential development are also identified.

Increasing the range of housing types and the population diversity (to include year round residents as well as tourists, and to include all age groups) will help to make Scotch Creek a viable and sustainable year-round community. Guidelines for growth are essential so that the character and quality of life of Scotch Creek are maintained and enhanced.

## 12.4 Village Centre (VC)

### *Objective 1*

The intent of this land use designation is to support and strengthen the existing Scotch Creek commercial area as the village core, and to expand the range of dwelling types to include mixed use commercial/residential and multi-unit residential development.

### *Policy 1*

Permitted land uses within the Village Centre include: retail including food services, business and personal services, community and health-related services, institutional uses, recreation, arts and cultural activities, and residential, including multi-unit residential.

### *Policy 2*

A maximum building height of three storeys is permitted.

### *Policy 3*

New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.

### *Policy 4*

Live-work units are permitted and encouraged.

### *Policy 5*

Additional population around the Village Centre core will support businesses and services and help to create a more vibrant community. Resilient “mainstreet” building types are encouraged that allow development of a mix of uses (retail, office, residential) that can be adjusted in response to market demands.

### *Policy 6*

A high quality, pedestrian-friendly and attractive landscape/streetscape is intended within the Village Centre. There are several issues regarding pedestrian comfort and safety, particularly along Squilax-Anglemont Road, that the Development Permit Area (DPA) guidelines attempt to address:

- a) no dedicated pedestrian walking surface;
- b) no buffer between parking/traffic and pedestrians;
- c) overall lack of streetscaping - no shade or shelter provided, and little visual interest; and
- d) few seating areas or public spaces.

### *Policy 7*

Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer’s market, or space for special events, are encouraged.

### *Policy 8*

Much of the existing development along Squilax-Anglemont Road is in the form of large commercial buildings oriented towards a front or side parking lot, or strip development with parking in front. New development within

the Village Centre should contribute to the development of a series of compact and pedestrian-friendly nodes, rather than independent auto-oriented shopping strips.

*Policy 9*

Infilling existing gaps along the Squilax-Anglemont Road and the side streets with mainstreet mixed use building types is encouraged to improve the quality of the streetscape along the corridor, to increase the density and vitality of the core, and to make better use of vacant and under-used sites. This will create a stronger definition of the pedestrian environment. Building facades should have active frontages, where entries and active uses (food service patios, display areas, or public realm enhancements) orient towards the street. This will also help to create a village core in which it is possible to more easily walk between stores and services, providing maximum pedestrian activity along the public street.

*Policy 10*

All parcels designated as Village Centre are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

*Policy 11*

Development adjacent to ALR boundaries requires fencing, vegetative buffering and building setbacks as recommended by the Ministry of Agriculture's "Guide to Edge Planning"



## **12.5 Tourist Commercial (TC)**

### *Objective 1*

A secondary node focusing on tourist services has evolved towards the east part of Scotch Creek on Squilax-Anglemont Road. The intent of the Tourist Commercial land use is to provide services, amenities and accommodation for the traveling public that can also be community assets.

### *Objective 2*

A visually attractive and efficiently organized cluster of tourist-oriented services is intended within the Tourist Commercial area, providing visitors and residents with clearly identified facilities and parking that also makes a strong contribution to the high quality, pedestrian-friendly and attractive landscape/streetscape of Scotch Creek.

### *Policy 1*

Permitted land uses include: retail including food services, tourist accommodation and services, including campsites, residential, including multi-unit residential, automotive services, as well as business and personal services, arts and cultural activities.

### *Policy 2*

A maximum building height of three storeys is permitted.

### *Policy 3*

The development of a pedestrian path network as set out in the Area F Parks Plan complements the Tourist Commercial designation. Within the Tourist Commercial area there is a greater need for paths that provide multi-modal connections to parks and to the Village Centre, and these are encouraged in any new development.

### *Policy 4*

The Regional District may investigate a road connection between Santa Road (currently a cul-de-sac) and Squilax-Anglemont Road, in order to provide better access and circulation, and avoid the creation of large auto-oriented land uses.

### *Policy 5*

All parcels designated as Tourist Commercial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

## **12.6 Waterfront Commercial (WC)**

### *Objective 1*

This land use provides lake-oriented services, amenities and accommodations, for residents and tourists.

### *Objective 2*

Although these land parcels are privately owned, they are located in high-profile locations and with much potential to contribute to the character and visual quality of Scotch Creek. All Waterfront Commercial development therefore also has a responsibility to contribute to the public realm.

### *Policy 1*

Permitted uses include retail including food services, tourist accommodation and services, residential, including multi-unit residential, recreation facilities, watercraft storage and services, as well as arts and cultural activities.

### *Policy 2*

A maximum building height of three storeys is permitted.

### *Policy 3*

The development of a pedestrian path network as set out in the Area F Parks Plan complements the Tourist Commercial designation. Public pedestrian pathways are encouraged through Waterfront Commercial areas to provide access to the Lake and to other facilities.

### *Policy 4*

All parcels identified as Waterfront Commercial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

## **12.7 Industrial (ID)**

### *Objective 1*

The intent of this land use is to provide for a range of light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. These activities will also help in providing viable year-round employment opportunities.

### *Policy 1*

Permitted uses include light industrial uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair. Commercial uses are also permitted within this land use, as are residential uses as part of a mixed-use building.

### *Policy 2*

A maximum building height of three storeys is permitted.

### *Policy 3*

All parcels designated as Industrial are also designated as Development Permit Areas. The DPA guidelines provide additional direction for development regarding form and character, and they should be considered together with the general land use guidelines.

## 12.8 Neighbourhood Residential (NR)

### *Objective 1*

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

### *Policy 1*

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

### *Policy 2*

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

### *Policy 3*

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

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

**Map 1: Neighbourhood Types**



## Scotch Creek Larger Lot

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

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

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

**Side Setbacks:** Building typically centred on lot

**Rear Setbacks:** Varies with front setbacks

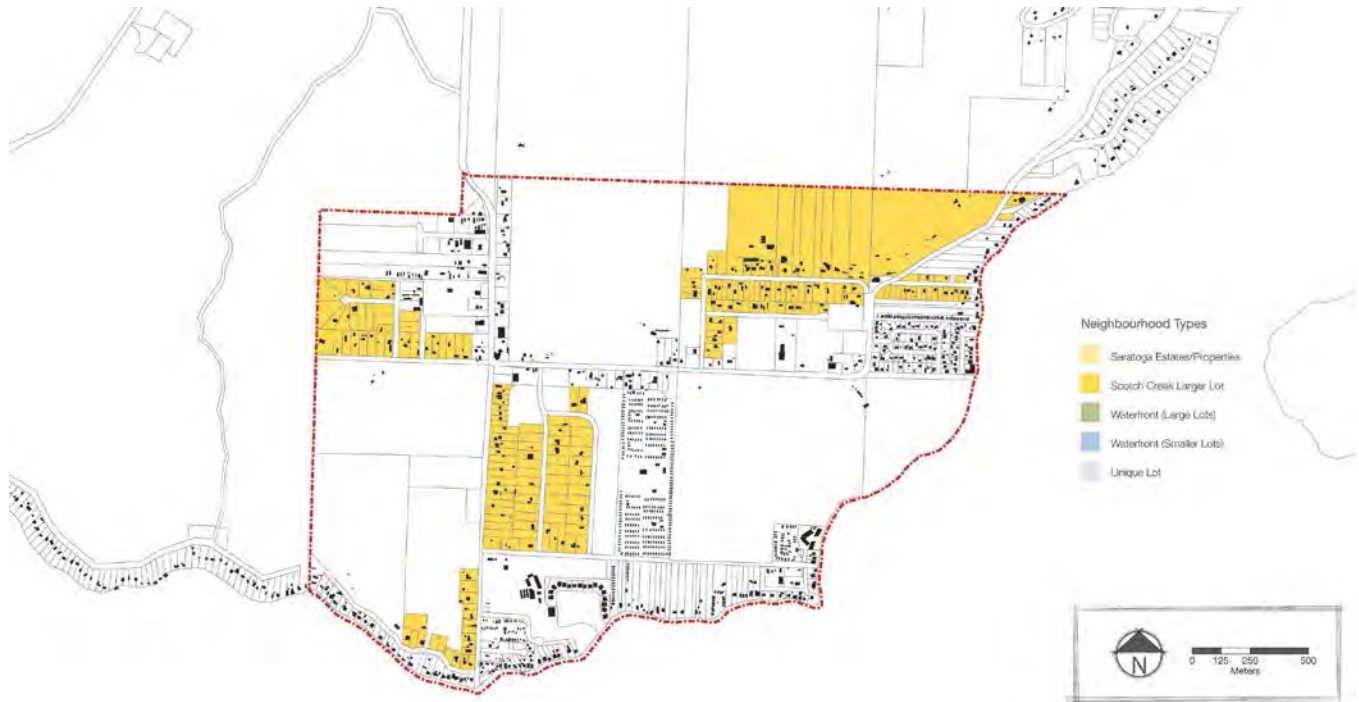
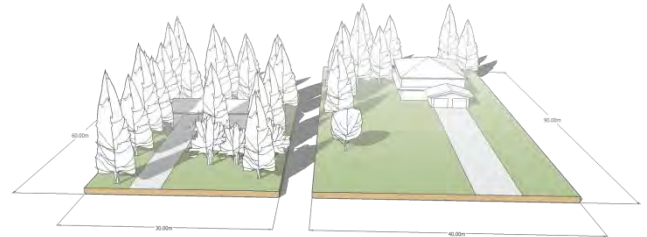
**Landscape:** Native vegetation and turfgrass

**Visual Buffers:** Vegetation - As setbacks decrease, buffers increase

**Building Massing:** 1 - 2 storeys

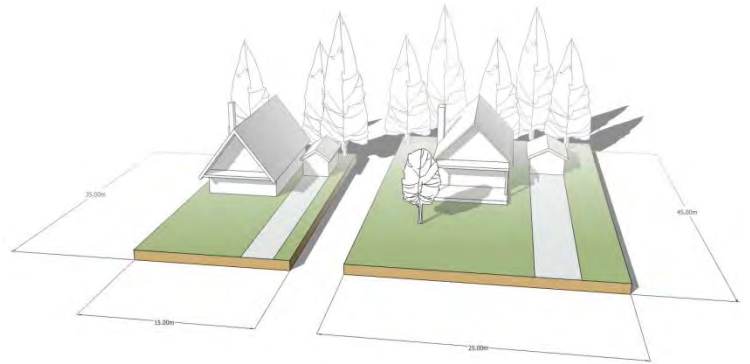
**Building Orientation:** Towards the street front

**Parking:** Carport or garage placed behind house



## Saratoga Estates/Properties

<i>Average Density:</i>	<i>4 - 7 units / acre (10 - 17.5 units / hectare)</i>
<i>Average Lot Sizes:</i>	<i>0.15 - 1/4 acre (0.06 - 0.1 hectares)</i>
<i>Front Setbacks:</i>	<i>Range from 16 - 50 ft. (5 - 15 m)</i>
<i>Side Setbacks:</i>	<i>Building typically centred on lot</i>
<i>Rear Setbacks:</i>	<i>Varies with front setbacks</i>
<i>Landscape:</i>	<i>Mainly turfgrass with some native or planted trees and shrubs</i>
<i>Visual Buffers:</i>	<i>More open with some vegetation buffers</i>
<i>Building Massing:</i>	<i>1 - 2 storeys</i>
<i>Building Orientation:</i>	<i>Towards the street front</i>
<i>Parking:</i>	<i>Carport or garage placed behind house</i>



## Long Lot Waterfront

**Average Density:** 0.67 - 1 units /acre (1.67 - 2.5 units /hectare)

**Average Lot Sizes:** 1 - 1.5 acre (0.4 - 0.6 hectares)

**Front Setbacks:** Varies dependent on rear setbacks

**Side Setbacks:** Building generally centred on lot

**Rear Setbacks:** 40 - 50 ft. (12 - 15 m) from lot line towards water

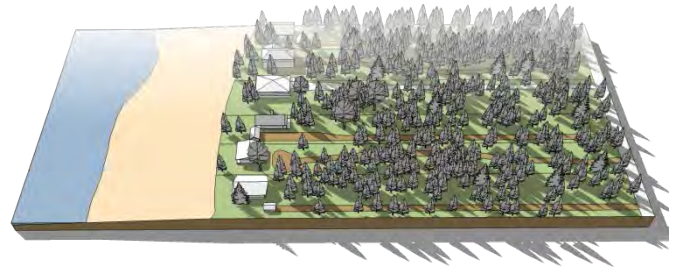
**Landscape:** Predominantly native grasses, trees and shrubs

**Visual Buffers:** Vegetation buffers from street, but buildings are more visible from the lakefront

**Building Massing:** 1 - 2 storeys

**Building Orientation:** Varies, typically towards waterfront

**Parking:** Carport or attached or detached garage placed beside house





## Small Lot Waterfront (Two Types)

**Average Density:** 2 - 4 units / acre (5 - 10 units / hectare)  
**Average Lot Sizes:** 1/3 acre (0.12 hectares)

**Front Setbacks:** Varies dependent on rear setbacks  
**Side Setbacks:** Building generally centred on lot  
**Rear Setbacks:** 16 - 50 ft. (5 - 15 m) from lot line towards water

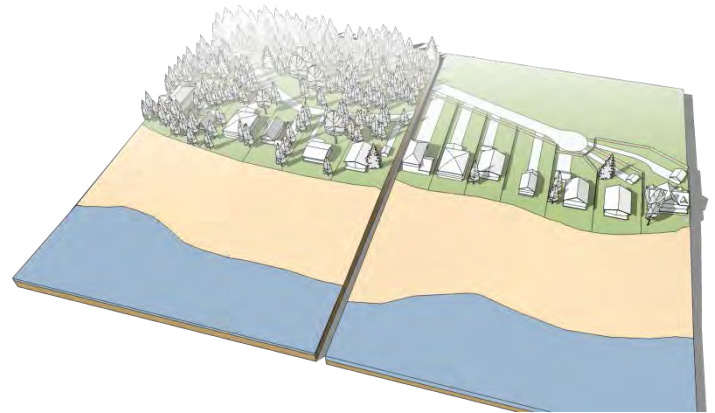
**Landscape:** Older properties - native vegetation, new properties - turfgrass and planted trees and shrubs

**Visual Buffers:** Older properties - trees and shrubs, new properties - less vegetative buffer

**Building Massing:** 1 - 2 storeys

**Building Orientation:** Varies, typically towards waterfront

**Parking:** Carport or attached or detached garage placed beside house



## 12.9 Low Density Residential (LD)

### *Objective 1*

The designation of Low Density Residential areas provides for the construction of new single family housing.

### *Policy 1*

Detached housing is permitted within this land use. Attached housing in the form of townhomes may be permitted, as long as each unit has a separate entrance oriented towards the street and as long as the overall density is within the LD limits.

### *Policy 2*

The density of Low Density Residential is proposed as 3 - 5 units per acre, or 8-13 units per hectare.

### *Policy 3*

Within the Parcel identified as Lot 17-Sec 27-Twp 22-Rge 11-W6, the northern-most portion that is within 650 meters actual walking distance of the Squilax Anglemont/Hilliam Road intersection may be developed as Medium Density Residential, as it is adjacent to the Village Centre and within easy walking distance of the community core. It may also be developed as Village Centre (see that section for land uses, density and guidelines), on the condition that direct public access from Squilax-Anglemont Road is provided to this portion of the parcel, and provided that a public pedestrian path is provided through this portion of the parcel to connect Morgan Drive and Squilax-Anglemont Road. The remainder of this parcel is designated as Low Density Residential, in keeping with the existing character along the street.

### *Policy 4*

Normally a maximum building height of two storeys is permitted.

### *Policy 5*

Cluster development is encouraged, to preserve existing vegetation and maximize the amount of open space.

### *Policy 6*

Front garages that dominate the street are discouraged. Garages should be placed behind the front facade of the house, in order to contribute to a better pedestrian environment, or, if flush with the front facade, should not comprise more than 30% of the total facade.

### *Policy 7*

Gated communities are strongly discouraged.

### *Policy 8*

Laned and laneless development are both supported. Laned developments should have rear access garages and not front driveways. Laneless developments may have front driveways and recessed garages. Shared driveways are encouraged, as a means of reducing disturbance to existing landscape and reducing the overall amount of impervious surface.

### *Policy 9*

Green connections are encouraged between residential areas and the Village Centre.

### *Policy 10*

Development adjacent to ALR boundaries requires fencing, vegetative buffering and building setbacks as recommended by the Ministry of Agriculture's "Guide to Edge Planning".

### **12.10 Medium Density (MD)**

#### *Objective 1*

The designation of Medium Density Residential areas provides for the construction of higher density housing of various types in areas that are in within easy walking distance of the Village Centre.

#### *Policy 1*

Detached and semi-detached housing in the form of townhomes or duplexes are permitted within this land use.

#### *Policy 2*

The density of Medium Density Residential is proposed as 6-8 units per acre, or 15-20 units per hectare.

#### *Policy 3*

Cluster development is encouraged, to preserve existing vegetation and maximize the amount of open space.

#### *Policy 4*

Gated communities are strongly discouraged.

#### *Policy 5*

Front garages that dominate the street are discouraged. Garages should be placed behind the front facade of the house, in order to contribute to a better pedestrian environment, or, if flush with the front facade, should not comprise more than 30% of the total facade.

#### *Policy 6*

Green connections are encouraged between these areas and the Village Centre.

#### *Policy 7*

Normally a maximum building height of two storeys is permitted.

#### *Policy 8*

Development adjacent to ALR boundaries requires fencing, vegetative buffering and building setbacks as recommended by the Ministry of Agriculture's "Guide to Edge Planning".

### **12.11 Residential Resort (RT)**

This designation refers to existing Recreational Vehicle developments. No additional Residential Resort designations are recommended. Other opportunities for providing affordable housing options may include secondary dwelling units, mixed use developments within the Village Centre, and medium density residential developments.

### **12.12 General Development Policies**

The following general policies apply to development in Scotch Creek in addition to those specific to the various land use designations and Development Permit Areas.

### **12.13 Site Planning**

1. Site planning is the first step in developing land or building construction and needs to include certain elements so that the future development contributes to the quality of the settlement.
2. Building entries should be oriented towards the public thoroughfare in order to provide “eyes on the street” and create a more pedestrian-friendly environment.
3. Driveways should be minimum width, and garages set back from the street, so that the dwelling unit and not the garage is the most visually dominant element.
4. Building height should not exceed two stories with the exception of the development permit areas (VC, TC, WC, ID) where three stories are allowed.

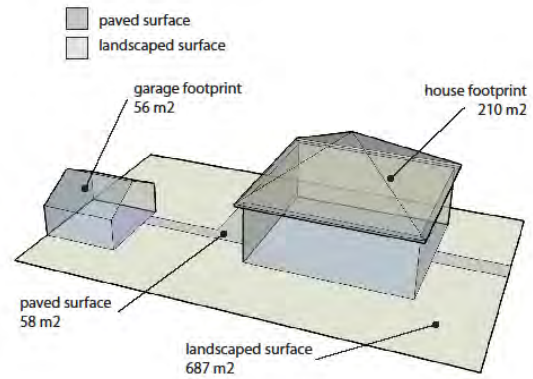
### **12.14 Water Quality Protection**

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

**Example of GAC calculations:**

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

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



### 12.15 Secondary Suites

1. A secondary suite is created when a second dwelling unit is constructed on an existing lot. This type of housing contributes to housing diversity and can be a good way of providing low income housing as well as senior housing.
2. Secondary suites include but are not limited to (refer to illustrations below):
  - a) Suites below grade (basement suites)
  - b) Suites above the main floor of the house or garage (sometimes called granny flats or in-law flats)
  - c) Suites attached to the house or garage at grade with or without a separate entrance
  - d) Suites detached from the house, including accessory buildings modified to serve as suites (sometimes called garden suites, guest houses, or carriage houses).
3. A maximum of one secondary suite may be constructed in any lot located in a neighbourhood composed of single family detached housing. This is a way to provide a greater range of housing types, especially affordable units, that may be appropriate for seniors, students, visiting relatives, seasonal workers, or for others looking for more affordable accommodation, and is a low-impact and unobtrusive way of increasing density.
4. Secondary suites must meet Provincial water and sewer regulations.
5. The maximum floor area of the secondary suite should not exceed the lesser of 90 sq meters (968 sq ft) or 40% of the primary dwelling to which it relates.
6. The secondary suite should contain no more than one bedroom, one bathroom, one kitchen and one living room.
7. Off-street parking for one vehicle should be provided.



a)



b)



c)



d)

## Section 13 Development Permit Areas

The *Local Government Act* provides the Regional District with the authority to establish a development permitting system. It also makes provision for local governments to require applicants for development approvals to undertake impact studies.

Development permits are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations regarding “form and character” of development. Local governments may designate Development Permit Areas (DPAs) in an OCP. When an area is designated, the local government must describe the special site conditions or objectives that justify the designation, and specify guidelines to achieve those objectives.

This section sets out a number of Development Permit Areas for the North Shuswap, and provides the justification for their designation.

The Regional District may designate Development Permit Areas under Section 919.1(1) (a) of the *Local Government Act* and applicable provisions of the Community Charter for the following purposes:

- Protection of the natural environment, its ecosystems and biological diversity;
- Protection of development from hazardous conditions;
- Protection of farming;
- Revitalization of an area in which a commercial use is permitted;
- Establishment of objectives for the form and character of intensive residential development;
- Establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
- Establishment of objectives to promote energy conservation;
- Establishment of objectives to promote water conservation;
- Establishment of objectives to promote the reduction of greenhouse gas emissions.

## **Hazardous Lands Development Permit Areas**

### *Purpose*

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

### *Justification*

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

- protect against the loss of life;
- minimize property damage, injury and trauma associated with flooding and debris flow events;
- ensure that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure; and
- plan and manage development in fire interface areas in a way that minimizes the risk of damage to property or people from interface fire hazards and mitigates interface fire hazards.



## Hazardous Lands Development Permit Area 1

### *(DPA 1 Flooding and Debris Flow Potential)*

#### *Area*

The area within 100m (328 ft) of Corning Creek (a.k.a. Lee Creek), Hudson Creek, Onyx Creek, Ross Creek, Scotch Creek, and Seymour River is designated as Hazardous Lands Development Permit Area 1 (*Flooding and Debris Flow Potential*).

*[Note: Due to limited detailed hazard mapping, the CSRD may require additional lands to be investigated if evidence exists of flooding and debris flow potential beyond the 100m (328 ft) that may impact or be impacted by the proposed development.]*

#### *Guidelines*

To protect against the loss of life and to minimize property damage associated with flooding and debris flow events, the CSRD encourages low intensity uses, such as conservation (natural) areas, agriculture, park and open-space recreation, in flood susceptible lands.

Where flood and debris flow susceptible lands are required for development, the construction and siting of buildings and structures to be used for habitation, business or the storage of goods damageable by floodwaters shall be floodproofed at a minimum to those standards specified by the Ministry of Environment's *Flood Hazard Area Land Use Management Guidelines*, or, if greater, to standards set out by a Qualified Environmental Professional (QEP).

Development permits addressing Flooding and Debris Flow Potential shall be in accordance with the following:

1. Prior to construction of, addition to or alteration of a building or other structure or prior to subdivision approval, the applicant shall submit a report, prepared by a professional engineer or geoscientist with experience in geotechnical engineering and preferably also with experience in hydraulic engineering. The report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the "land may be used safely for the use intended" as provided under the Local Government Act.
2. The report should include the following types of analysis and information:
  - a. site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
  - b. inspections of up-stream channels and flood ways, including channel confinement and creek gradients;
  - c. debris dams and characteristics, culverts;
  - d. sources of alluvium (channels and eroded banks), protection of groundwater resources, and related hydrologic features, which are factors that may affect the field defined limit of flooding and related erosion and deposition, as well as the potential for debris torrents;
  - e. slope and stream profiles with documentation of slope stability, the limits and types of instability, should be indicated along with changes in stability that may be induced by forest clearing, and the mobilization and run out limits of debris in creeks; and

- f. comments regarding cut and fill slope stability with reference to required surface or subsurface drainage, culverts, and special reference to the stability of fills required for steep gully crossings should be provided.
- 3. The minimum setback of a Type 1 septic system and field from any lake is 100 metres (328.1 feet). If a property owner plans to install a septic system and field with a setback of less than 100 metres (328.1 feet) from a lake, the property owner must engage an appropriately qualified engineer or geoscientist to review the proposed siting of the septic system & field to ensure there will be no detrimental impacts on the adjacent water body. In all cases, the setback for Type 1, 2 and 3 systems and fields shall be 30 metres (98.4 feet) from all watercourses and drinking water sources. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with explicit support from the Interior Health Authority and the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances.
- 4. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

## Hazardous Lands Development Permit Area 2

### *(DPA 2 Steep Slope)*

#### *Area*

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

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

#### *Guidelines*

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

#### For subdivision, either 1 or 2:

1. Submission of a report by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering.
  - a. The report, which the Regional District will use to determine the conditions and requirements of the development permit, must certify that the land may be used safely for the use intended.
  - b. The report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
  - c. The report should include the following types of analysis and information:
    - o site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
    - o strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
    - o surface & subsurface water flows & drainage;
    - o vegetation: plant rooting, clearcutting, vegetation conversion, etc.
    - o recommended setbacks from the toe and top of the slope;
    - o recommended mitigation measures; and
    - o recommended 'no-build' areas.
  - d. Development in steep slopes should avoid:
    - o cutting into a slope without providing adequate mechanical support;
    - o adding water to a slope that would cause decreased stability;
    - o adding weight to the top of a slope, including fill or waste;
    - o removing vegetation from a slope; and
    - o creating steeper slopes.
    - o siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.
  - e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

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

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

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

### **Hazardous Lands Development Permit Area 3**

#### *(DPA 3 Interface Fire)*

#### *Area*

The Primary and Secondary Settlement Areas, with the exception of the Seymour Arm Secondary Settlement Area, as identified on Schedule B are designated as Interface Fire Hazards Development Permit Areas.

#### *Exemptions*

A development permit will not be required:

- where building permit plans submitted show compliance with these guidelines;
- where a Fire Interface Development Permit was previously issued and the guidelines below have been satisfied; or,
- where the construction of, addition to or alteration of a building or other structure is 50 m<sup>2</sup> (538.2 ft<sup>2</sup>) or less.

#### *Guidelines*

These guidelines have been developed using the BC FireSmart Manual and represent minimum (Priority 1 zone in FireSmart Manual) preventative site preparation and building construction measures to increase fire protection.

- Roofing – The roof covering shall conform to Class A, B or C fire resistance as defined in the BC Building Code.
- Exterior Wall Finishes – Any material used for exterior wall finishes should be fire resistant such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, logs or heavy timbers as defined in the BC Building Code, and rock.
- Chimneys – All chimneys should have spark arrestors made of 12 gauge (or better) welded or woven wire mesh with mesh openings of less than 12 millimetres.
- Eaves, vents, and openings – All eaves, attic and under floor openings should be screened with corrosion-resistant, 3-millimetre non-combustible wire mesh (as a minimum).
- Windows and glazing – All windows must be double paned or tempered.
- Balconies, decks and porches – Decks should be constructed of heavy timber as defined in the BC Building Code, or, with 1-hour fire resistant rated assemblies or non-combustible construction as defined by the BC Building Code.
- Manufactured homes should be skirted with a fire resistant material as outlined in Guideline 2. Exterior Wall Finishes.
- Landscaping on the property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building shall not include coniferous evergreen shrubs such as junipers, mugo pines, or coniferous evergreen hedges. Instead, deciduous shrubs (shrubs that lose their leaves in the winter), broadleaved evergreen shrubs (such as bearberry, Oregon grape, cotoneaster, rhododendrons, etc.), perennials, annuals and trimmed grass are preferred.

- No firewood or similar piles of wood shall be located within property within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of a building used for habitation. Combustible mulches, such as bark mulch, are discouraged.
- No additional or new coniferous evergreen trees are to be planted within 10 m (32.8 ft) of the building.
- It is not advisable to retain previously existing mature coniferous evergreen trees within 10 m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building. Any coniferous evergreen trees that are to be retained on the property that lie within 10m (32.8 ft) (Priority 1 zone in FireSmart Manual) of the building must:
  - Have limbs pruned such that they are at least 2 m (6.6 ft) above the ground;
  - Be spaced so that they have 3 m (9.8 ft) between crowns. (In other words, the tips of the branches of a tree are no closer than 3 m (9.8 ft) to the tips of the branches of another); and
  - No limbs should be within 3 m (9.8 ft) of the building or attachments such as balconies.
- A Covenant may be registered on title identifying the hazard and remedial requirements for the benefit and safe use of future owners.

#### *Alternative Guidelines*

Where a development permit is required, and a development or construction is proposed to vary from these guidelines, a report by a registered professional forester or a professional engineer with experience in fire safety will be required indicating that the susceptibility to wildfire has not increased.

## Foreshore and Water Development Permit Area

### *Purpose*

The Foreshore and Water Development Permit Area is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

### *Justification*

The Foreshore and Water Development Permit Area arises from the growing impact that structures, including (but not limited to) docks, swimming platforms & private mooring buoys, are having on the lakes in the Electoral Area. Evidence of these impacts is documented in the Shuswap Watershed Mapping Project, which was completed in conjunction with Fisheries & Oceans Canada, the BC Ministry of Environment and environmental consultants.

The Foreshore and Water Development Permit Area means to:

- ensure proper siting of structures on the foreshore and in the water to prevent or minimize negative impacts on lake ecology, including fish habitat; and
- complement the Riparian Areas Regulation (RAR) and Shuswap Lake 100 m Development Permit Areas, recognizing the important and sensitive interrelationship of these shoreline areas.

### *Area*

The Foreshore and Water Development Permit Area extends from the lake's natural boundary across the entire area of Shuswap Lake, Adams Lake, Humamilt Lake and Hunakwa Lake. In the case of Shuswap Lake and Adams Lake, the DPA extends to the Electoral Area 'F' boundary.

### *Exemptions*

1. Structures and works associated with a park use;
2. Installation and maintenance of utilities and utility corridors;
3. Subdivision;
4. Commercial and multi-family moorage facilities, including marinas and strata moorage structures, requiring Provincial tenure. (*Rationale: these facilities undergo Provincial review and are referred to other government agencies, including Fisheries and Oceans Canada, through that process, thus satisfying the intent of this Development Permit Area.*)
5. Maintenance and alterations of existing structures, but not:
  - (a) alterations which increase the size of the existing structures; or
  - (b) replacement docks- or swimming platforms, as defined by the guidelines below.
6. Land alterations intended to increase environmental values (e.g. creation of additional fish habitat)

### *Guidelines*

For all relevant guidelines, the Shuswap Watershed Atlas, based on the Shuswap Watershed Mapping Project, will be referenced to determine an area's Aquatic Habitat Index Rating, known fish rearing and spawning areas, natural features such as stream deltas and vegetation, etc.

#### For new and replacement docks and for new and replacement swimming platforms:

These guidelines apply to the first-time placement of a dock or swimming platform or to the replacement of an existing dock or swimming platform. Docks and swimming platforms will be considered 'replacement docks' and 'replacement swimming platforms' if more than 75% of the materials will be replaced within a 3 year period.

Docks and swimming platforms should:

1. minimize impact on the natural state of the foreshore and water whenever possible;
2. not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to many aquatic organisms, including fish, and severely impact aquatic environments;
3. use untreated materials (e.g. cedar, tamarack, hemlock, rocks, plastic, etc.) as supports for dock structures that will be submerged in water. Treated lumber may contain compounds that can be released into the water and become toxic to the aquatic environment.
4. use only treated lumber that is environmentally-friendly for dock structures that are above water.
5. be made by cutting, sealing and staining all lumber away from the water using only environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water.
6. ensure plastic barrel floats are free of chemicals inside and outside of the barrel before they are placed in water.
7. avoid the use of rubber tires as they are known to release compounds that are toxic to fish.
8. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
9. be sited in a manner which minimizes potential impacts on water intakes and other utilities;
10. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation by positioning the dock or swimming platform in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 1.5 m (4.92 ft) water depth at the lake-end of the dock is recommended at all times.

#### For new private mooring buoys

These guidelines apply to the first-time placement of a private mooring buoy, including its anchoring system.

Private mooring buoys should:

1. avoid aquatic vegetation and minimize disturbance to the lakebed and surrounding aquatic vegetation.
2. use helical (versus block) anchors whenever possible;
3. use only materials intended for boat moorage, such as rigid plastic foam or rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms;
4. be sited in a manner which minimizes potential impacts on fish spawning and rearing habitat areas;
5. be sited in a manner which minimizes potential impacts on water intakes and other utilities.

#### For other land alterations

Proposed land alterations not listed in the exemptions section and not including new and replacement docks and new private mooring buoys should be accompanied by a written submission from a qualified environmental professional outlining the proposed alteration, expected impacts on the foreshore or water environment and any mitigation efforts which should accompany the proposed alterations.



## Shuswap Lake Development Permit Area

### *Purpose*

The Shuswap Lake Development Permit Area (DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

### *Justification*

The Shuswap Lake DPA means to prevent or mitigate potential negative impacts on the lake environment from larger-scale development (generally defined as development beyond a single-family residence and specifically defined in the Area section below) and Type 1 and 2 sewerage systems. Larger-scale development close to the lake has the potential to impact natural drainage patterns, disrupt stormwater infiltration and increase surface run-off into the lake. Involving a qualified professional who understands soil, drainage and hydrogeology before installing Type 1 and 2 sewerage systems close to the lake will reduce potential negative impacts improper effluent drainage may have on lake water quality.

### *Area*

The Shuswap Lake DPA applies to areas within 100 meters (328.1 feet) of Shuswap Lake. For the purposes of calculating distance from Shuswap Lake, the 1:5 year High Water Mark shall be used.

### *Activities*

The Shuswap Lake DPA applies to:

- (1) Larger-scale residential, commercial or industrial development defined as:
  - a. Removal, alteration, disruption or destruction of vegetation involving more than 1000 m<sup>2</sup> (10,763.9 feet<sup>2</sup>) of vegetation coverage area;
  - b. Construction or erection of buildings and structures with a sum total footprint in excess of 200 m<sup>2</sup> (2,152.8 feet<sup>2</sup>); or
  - c. Creation of non-structural impervious or semi-impervious surfaces in excess of 100 m<sup>2</sup> (1,076.4 feet<sup>2</sup>);
- (2) Installation or replacement of a Type 1 sewerage system, where a building regulation bylaw exists.
- (3) Installation or replacement of a Type 1 or 2 sewerage system.

Where a development proposal involves multiple buildings, structures or phases, calculation of the size of the development shall include the entire build-out of the development.

### *Guidelines*

For (1) and (2) under the *Activities* section above:

A development permit may be issued following a written submission from a professional registered with the Association of Professional Engineers and Geoscientists of British Columbia (APEGBC). This written submission shall be used to determine the conditions of the development permit and shall include:

- o Site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features;
- o Existing vegetation and any proposed vegetation removal;
- o Assessment of hydrogeology, including including soil types, drainage characteristics, seepage zones, springs and seasonally saturated areas, groundwater depth, flow direction & pathways, and shallow bedrock;
- o The suitability for site soils to accept stormwater infiltration and post-development landscape irrigation;
- o Potential impacts to Shuswap Lake;
- o Recommendations and mitigative measures.

## Riparian Areas Regulation (RAR) Development Permit Area

### Purpose

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

### Area

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

As illustrated in Figure 13.1, the area comprises:

- o Within 30m (98.4 feet) of the high water mark of the watercourse;
- o Within 30m (98.4 feet) of the top of the ravine bank in the case of a ravine less than 60m (196.8 feet) wide; &
- o Within 10m (32.8 feet) of the top of a ravine bank for ravines 60 metres (196.8 feet) or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

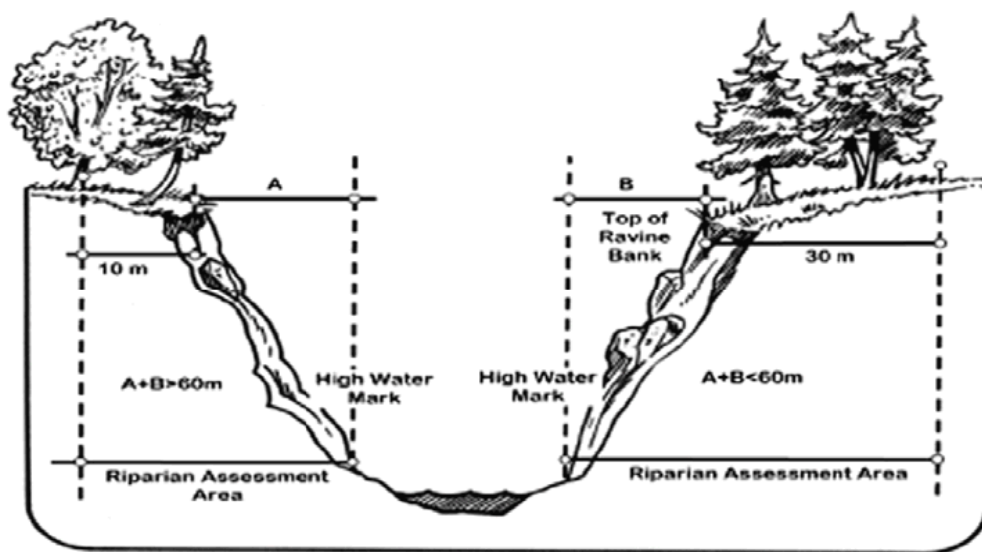


Figure 13.1

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

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.

*Justification*

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

*Guidelines*

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

- o Removal, alteration, disruption or destruction of vegetation within 30m (98.4 feet) of a watercourse.
- o Disturbance of soils, within 30m (98.4 feet) of a watercourse;
- o Construction or erection of buildings and structures within 30m (98.4 feet) of a watercourse;
- o Creation of nonstructural impervious or semi-impervious surfaces within 30m (98.4 feet) of a watercourse.
- o Flood protection works within 30m (98.4 feet) of a watercourse;
- o Construction of roads, trails, docks, wharves and bridges within 30m (98.4 feet) of a watercourse;
- o Provision and maintenance of sewer and water services within 30m (98.4 feet) of a watercourse;
- o Development of drainage systems within 30m (98.4 feet) of a watercourse;
- o Development of utility corridors within 30m (98.4 feet) of a watercourse; and
- o Subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 30m (98.4 feet) of a watercourse.

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

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

*Exemptions*

The RAR DPA does not apply to the following:

- o Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- o Clearing of land for agriculture;
- o Institutional development containing no residential, commercial or industrial aspect;
- o Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act. Only if the existing foundation is moved or extended into a riparian assessment area would a RAR DPA be required;
- o An area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and
- o A letter is provided by a QEP confirming that there is no visible channel.

*Expedited Development Permit Process*

The RAR regulations place considerable emphasis on QEPs to research established standards for the protection of riparian areas. Consultation with the Department of Fisheries and Oceans (DFO) is also required as part of this process. The presence of the QEP and DFO in the review process reduces the extent to which the CSRD will be

involved in the technical details of the permitting process. Essentially, the role of the QEP means that CSRD involvement is more administrative in nature. Where an application is clearly of an administrative nature, and has received approvals, it is recommended that the applicant have the opportunity to proceed expeditiously through the approval process.

### **Village Centre (VC) Development Permit Area**

*(Scotch Creek)*

#### *Area*

This DPA applies to the areas shown on Schedule F.

#### *Guidelines*

1. New development in the form of pedestrian-oriented mainstreet building types or infill that creates enclosed nodes/courtyards rather than auto-oriented strip malls are strongly encouraged.
2. The primary pedestrian entrance to all units and all buildings should be from the street, or, if from the parking area, a pedestrian sidewalk should be provided. Entries should be visible and prominent.
3. Buildings on corners should have entries, windows and an active street presence on the two public facades to avoid the creation of blank walls in prominent locations.
4. Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding, are discouraged.
5. Weather protection in the form of awnings or canopies should be provided over all grade level entries to residential and retail units.
6. Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.
7. Driveways that intrude into the pedestrian realm are discouraged. Shared parking and access are encouraged.
8. Front parking is only supported in cases where landscaping provides a buffer between the parking and the street. Site plans should be submitted for review by the Regional District.
9. Provision for services and deliveries should be at the rear yards with appropriate screening to adjacent properties and public space. Where service entries are required at the fronts of buildings, care should be taken not to compromise the pedestrian environment.
10. Residential dwelling units in mixed use buildings may be located either above or behind a commercial unit, and may be accessed from the front, rear or side(s) of the building. This form of residential development is intended to contribute to variety in housing size and affordability in Scotch Creek.
11. Development of a civic public space within the village core is strongly recommended. Until such time as a dedicated community centre is possible, opportunities to add landscape, benches and other amenities to a centrally located parking lot so that it may also serve other uses, for example as public gathering space, farmer's market, or space for special events, are encouraged.

## **Tourist Commercial (TC) Development Permit Area**

*(Scotch Creek)*

### *Area*

This DPA applies to the areas shown on Schedule F.

### *Guidelines*

1. A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged.
2. The primary pedestrian entrance to all units and all buildings should be from the street, or if from the parking lot, a pedestrian sidewalk should be provided. Entries must be visible and prominent.
3. Weather protection in the form of awnings or canopies should be provided over all grade level entries to residential and retail units.
4. Design of signage and lighting should be integrated with the building facade and with any canopies or awnings.
5. Buildings on corners should have entries, windows and an active street presence on the two public facades, to avoid the creation of blank walls in prominent locations.
6. Within the Tourist Commercial area, there is a greater need for paths that provide multi-modal connections to parks and to the Village Centre, and these are encouraged in any new development.

## **Waterfront Commercial (WC) Development Permit Area**

*(Scotch Creek)*

### *Area*

This DPA applies to the areas shown on Schedule F.

### *Guidelines*

1. Residential and tourist accommodation within Waterfront Commercial parcels will normally be oriented towards the Lake, however the building facades and parcel boundaries that face public streets should include landscaping and should also contribute to a continuous pedestrian circulation system.
2. Commercial units within waterfront parcels that face the waterfront should also have a second frontage towards the community, to avoid the creation of blank facades on the landward sides of these units.
3. A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged.
4. Watercraft or recreation equipment storage areas should include adequate landscape buffer or suitable fencing from the public streets.
5. Waterfront development should strive to ensure that public views to the Lake are maintained. Large building masses and solid walls/fences should be avoided.
6. Public pedestrian pathways are encouraged through Waterfront Commercial areas to provide access to the Lake and to other facilities.

## **Industrial (ID) Development Permit Area**

*(Scotch Creek)*

### *Area*

This DPA applies to the areas shown on Schedule F.

### *Guidelines*

1. Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use.
2. Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back a minimum distance from the street, to avoid the creation of wide barriers.
3. Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street.
4. Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape.
5. Green roofs and other sustainable practices are encouraged.

## Section 14 Temporary Use Permits

The Regional District may consider issuing Temporary Use Permits through the authority of the *Local Government Act*.

### *Area*

Temporary Use Permits are allowed in all designations.

### *Guidelines*

1. For all temporary use permits:
  - a) Applicants must demonstrate how the proposed use will not markedly impact adjacent residents, local services and the environment. Where impacts are expected, applicants must provide details of those impacts and mitigative measures.
2. For vacation rentals and similar short-term property rentals, applicants may be required to:
  - a) Demonstrate that the proposed use will not alter the general character of the neighbourhood;
  - b) Screen, fence or provide vegetative buffers between the proposed use and adjacent properties for greater privacy and noise reduction;
  - c) Obtain approval from the ALC, if the proposed use is on ALR land;
  - d) Show proof of adequate servicing (water & sewer) for the proposed use at maximum capacity for the entire duration of the permit. This may include a required inspection by a registered professional.
  - e) Supply an occupancy permit or provide written proof from a qualified professional that the dwelling meets the fire code and is appropriate for the proposed use;
  - f) Designate a local caretaker to be available at times if the property owner is not available or does not reside in the area. The property owner or local caretaker's contact information should be made available to the CSRD and adjacent property owners along with a copy of the temporary use permit;
  - g) Demonstrate adequate parking. Generally, one parking space should be provided per let bedroom;
  - h) Limit the number of guests per bedroom. Generally, the limit should be 2 guests per bedroom;
  - i) Limit the number of pets on site at anytime;
  - j) Restrict signage,
  - k) Restrict number of vehicles and watercraft on site, including RVs, motorized personal watercraft & ATVs;
  - l) Restrict rentals of items and crafts, including motorized personal watercraft, ATVs;
  - m) Supply additional information or meet additional requirements deemed necessary for the safe and unobtrusive use of the site. Additional steps to ensure adequate notification of the proposed use to adjacent property owners may also be required.



## Section 15 Development Approval Information

Through the authority of Section 920.01 *Local Government Act*, a local government may “specify circumstances” or “designate areas” or do both in which development may not proceed until information about potential impacts are provided and assessed. This additional information can be required where the activity involves a rezoning, Development Permit or temporary commercial or industrial use permit.

In order to use this authority, the Regional District must, by bylaw, establish procedures and policies on the process for requiring development approval information and the substance of the information that may be required. The local government may require an applicant to provide this information at his or her own expense. The main objective of using this legislative provision is to ensure that appropriate studies and information are provided to the Regional District prior to development, in order for the Regional District to evaluate the impact of the development on the community.

### *Application of Development Approval Information Bylaw.*

The Development Approval Information Bylaw will apply to all lands within Electoral Area F. The Development Approval Information Bylaw will give the CSRD authority to require an applicant to provide information on the impact of the activity or development that is subject to the application. The Development Approval Information Bylaw will also specify the matters for which additional on-site and off-site information will be required, including but not limited to:

- Affected public infrastructure such as water supply and sewage disposal systems
- Transportation patterns such as traffic flow and parking, including pedestrian pathway systems
- Assessment of capacity of public facilities including schools and parks
- Impact on or need for additional community services
- Impact on and assessment of the natural environment of the area affected
- Assessment of slope conditions
- Assessment of wildfire interface
- Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.

In general, applicants will need to provide sufficient information in order to identify impacts, both positive and negative; and specify measures to avoid, minimize, and/or mitigate appreciable negative impacts.

In the event that appreciable negative impacts are identified, the Regional District will request certain mitigations from the applicant in order to improve the proposal and minimize potential negative impacts on the land and neighbouring properties.

- The Development Approval Information Bylaw will also set out procedures regarding requests for reconsideration of Development Approval Information requirements.