

SLOCAN LAKE NORTH

SLOCAN LAKE NORTH PORTION OF ELECTORAL AREA
'H' OFFICIAL COMMUNITY PLAN BYLAW NO. 1967, 2009

**SLOCAN LAKE NORTH PORTION OF ELECTORAL AREA 'H'
OFFICIAL COMMUNITY PLAN
BYLAW NO. 1967, 2009**

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**LIST OF AMENDMENTS TO OFFICIAL COMMUNITY PLAN BYLAW No.
1967, 2009, UP TO (see date at bottom of last page of
amendments), WHICH ARE INCLUDED IN THIS CONSOLIDATED
VERSION OF THE BYLAW**

Bylaw No. File No.	Adopted	Amendment	Purpose
2193 4600-20- Z1010D- 2193_1967	March 31, 2011	Amendment to provide targets, objectives and policy for greenhouse gas emission reduction under Bill 27 (Green Statutes Act)	Adds new section to the OCP for meeting Provincial GHG requirements.
2754 10/5110/20/ ACCESSORY BUILDINGS AND TUP'S	October 21, 2021	Multiple text amendments to Sections 9.0, 14.0, 18.0 & 19.0.	To amend Development Permit Areas and Temporary Use Permit regulations, and minor housekeeping amendments such as updating LGA references.

October 2021

**MAPPING SCHEDULES are available on the RDCK's [WebMap](#) (PIMS),
please refer to the [tutorial](#) on the WebMap (PIMS) site for
instructions on how to view the mapping. Printable copies are
available by contacting the RDCK GIS department.**

Regional District of Central Kootenay
Slocan Lake North portion of Electoral Area 'H'
Official Community Plan Bylaw No. 1967, 2009

A Bylaw to guide land use decisions within Electoral Area H North pursuant to Part 26 of the *Local Government Act of British Columbia, R.S.B.C. 1996*.

WHEREAS the Regional District of Central Kootenay wishes to adopt an Official Community Plan pursuant to Part 26 of the *Local Government Act*;

AND WHEREAS the Regional Board may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that bylaw;

AND WHEREAS after first reading of the bylaw the Regional Board shall, in sequence, examine the Official Community Plan in conjunction with its most recent capital expenditure program, the waste management plan, wastewater management plan, and economic strategy plan that is applicable in the RDCK to ensure consistency between them, in accordance with the *Local Government Act*;

AND WHEREAS if the Official Community Plan applies to land in the Agricultural Land Reserve established under Provincial Acts and Statutes, the Regional Board shall refer the Official Community Plan to the Province for comment;

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 879 of the *Local Government Act*;

AND WHEREAS the Regional Board of the RDCK has complied with all requirements of the *Local Government Act* prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS upon adoption of this bylaw, the Plan is an Official Community Plan of the RDCK;

NOW THEREFORE the Regional Board of the RDCK, in open meeting assembled, enacts as follows:

The Slocan Lake North portion of Electoral Area 'H' Official Community Plan attached hereto as Schedules 'A', 'B' and 'C' and forming part of this bylaw is adopted as the Regional District of Central Kootenay Slocan Lake North portion of Electoral Area 'H' Official Community Plan Bylaw 1967, 2009.

The Bylaw shall apply only to that portion of the RDCK shown outlined on the attached Schedule 'B' Official Community Plan Mapping forming part of this bylaw.

If any statement, section, sub-section, clause, sub-clause or phrase of this Bylaw and the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw and Official Community Plan.

This bylaw may be cited for all purposes as the **‘Slocan Lake North portion of Electoral Area ‘H’ Official Community Plan Bylaw No. 1967, 2009’**.

READ A FIRST TIME on the 22nd day of November, 2008.

PUBLIC HEARING held on the 30th day of May, 2009.

READ A SECOND TIME on the 25th day of June, 2009.

READ A THIRD TIME on the 25th day of June, 2009.

APPROVED by the Minister of Community and Rural Development this 15th day of September, 2009 Approval No. 2009057.

ADOPTED this 24th day of September, 2009.

“G.L. Wright”

Chair

“Dawn Attorp”

Secretary

**Regional District of Central Kootenay
Slocan Lake North portion of Electoral Area 'H'
Official Community Plan Bylaw No. 1967, 2009**

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<u>Schedule 'C'</u>	<u>Slocan Lake North portion of Electoral Area 'H' Road and Trail Network Plan (Map Series 22 through 24)</u>

Note: Schedule 'B' and 'C' Series can be viewed either on the RDCK website at www.rdck.bc.ca, or in hard copy at the RDCK office.

Acronyms used in this document

Agricultural Land Reserve	ALR
Agricultural Land Commission	ALC
Environmental Impact Assessment	EIA
Qualified Environmental Practitioner	QEP
Official Community Plan	OCP
Regional District Central Kootenay	RDCK
Watercourse Development Permit	WDP
Environmentally Sensitive Residential Cluster	
Development Permit	ESRC DP
Industrial Development Permit	IDP

OFFICIAL COMMUNITY PLAN MAP DESIGNATIONS

The future use and development of land within the Slocan Lake North area must be consistent with the overall pattern of land use depicted on Schedule 'B' and based on the following land use designations:

Rural Designations:

Agriculture	AG
Resource Area	RA

Residential Designations:

Suburban Residential	R1
Country Residential	R2
Rural Residential	R3
Multi-Family Residential	R4

Commercial Designation:

General Commercial	C1
Tourist Commercial	C2
Industrial	M1

Community Services and Administrative Designations:

Administrative and Institutional	I
Parks and Recreation, Culture and Heritage	PA

SCHEDULE 'A'

Regional District of Central Kootenay

Slocan Lake North portion of Electoral Area 'H'
Official Community Plan Bylaw No. 1967, 2009

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and surfaces of water within the Northern Portion of Electoral Area 'H' referred to as Slocan Lake North and as identified on Schedule 'B' of this bylaw, and Map 1, General Context Map.

Interpretation

An Official Community Plan means a community plan as referred to in the *Local Government Act* and applicable provisions of the *Community Charter*, and as adopted by the Regional Board of the Regional District of Central Kootenay (hereafter referred to as the Regional Board), in accordance with the requirements of the *Local Government Act*, and applicable provisions of the *Community Charter*.

Administration

1. This OCP comes into effect as of the date of formal adoption by the Regional Board.
2. The Zoning bylaw will be the primary tool to regulate development, not the OCP. All land use designation amendment proposals must be consistent with the intent of this OCP that serves as a policy foundation for the Zoning bylaw.
3. This Plan will undergo a comprehensive review every five to ten years in order that the document continues to accurately reflect the long-range planning objectives of the Slocan Lake North area.
4. Public hearings to consider Plan amendments will be held upon the time of application and at the discretion of the Board. All public hearings will be advertised in the local newspaper and all property owners within 100 meters of the subject property will be sent notice as per required under the *Local Government Act*. The Board may hold a public hearing at any time to consider a community plan amendment if it is deemed to be in the public interest.
5. The OCP can only encourage senior levels of government to take action; it cannot force or require senior governments to act. Furthermore, although the OCP cannot commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.

2.0 PUBLIC CONSULTATION

An OCP represents the consensus of the community on future growth and development. It provides objectives and policies that inform the RDCK Board and other government agencies in making land use decisions. Residents, businesses, landowners and governments all depend upon the OCP to assess future community potential. An OCP contains broad goals, objectives for particular land uses, specific and general policies, advocacy policies, maps and development permit area guidelines; it does not contain regulations or detailed prescriptions.

While the OCP is a document that is intended to be a collective vision put forth by the community, other agencies and First Nations have been consulted, including:

- Knutaxa Kinbasket Treaty Council
- Lower Kootenay Band
- Sinixt First Nation
- West Bank First Nation
- Okanagan Indian Band
- Village of Slocan
- Village of Silverton
- Village of New Denver
- Kootenay Lake School District No. 8
- Arrow Lakes School District No. 10
- Agricultural Land Commission
- Agriculture, Food and Fisheries
- Community, Aboriginal and Women's Services
- Energy and Mines
- Environment
- Fisheries and Oceans
- Forests and Range
- Interior Health
- Transportation and Infrastructure

This OCP was prepared in consultation with participating local residents, land owners, community groups, the local Advisory Planning Commission (APC), and various levels of government. The process proceeded in three phases: community consultation, policy development and bylaw adoption. The community consultation and policy development

phases involved eighteen APC meetings (all of which were open to the public), two public meetings, six community specific workshops, three open houses, information posted and updated regularly on the RDCK website and three newsletters distributed as a mail drop. The APC, as appointed members responsible for land use planning recommendations, provided direction on all aspects of the development of the plan, considered policy options, and recommended adoption of the plan in compliance with the provisions of the *Local Government Act* and other relevant provincial legislation. An OCP does not commit or authorize the RDCK to proceed with any project that is specified in the Plan.

The Electoral Area H – Slocan Lake North Advisory Planning Commission in cooperation with the Regional District of Central Kootenay Planning Department developed the 'Electoral Area H – Slocan Lake North Questionnaire' in the spring of 2007. The intent of the questionnaire was to provide residents and land owners the opportunity to give consideration to growth and development issues and identify various options and alternatives for addressing those issues in a manner appropriate and acceptable to Slocan Lake North communities. These included the consideration of proceeding with the development of an Official Community Plan for the area, in addition to other land use planning exercises to address specific matters of concern, such as shoreline development.

Some of the highlights of the survey and subsequent report included the following:

- The total population of Electoral Area H has decreased between 2001 and 2006, from 4, 472 individuals to 4, 319 individuals, for a population decrease of 3.4 %.
- The median age of the population in Electoral Area H is 44 years old.
- The population density in Electoral Area H is 1.3 persons per square kilometer.
- 35% of the population of that portion of Electoral Area H, north of the Village of Slocan to Summit Lake that responded to the survey; are part-time or seasonal residents. Based on British Columbia Assessment data for the area, non-resident mailing addresses accounted for 41% of property owners.
- Of those who reside in the area full-time, sixty-six percent of respondents have resided in the area for over 10 years.
- The majority of homes in Slocan Lake North depend upon surface water for drinking water.
- The establishment and protection of public access points to Slocan and Summit Lakes was important to eighty-seven percent of survey respondents.
- Eighty-three percent of survey respondents supported the development of a comprehensive lakeshore management plan for Summit and Slocan Lakes.
- Eighty-nine percent of survey respondents supported land use planning within that portion of Electoral Area H from Slocan Lake to Summit Lake.
- Common identified community issues included:
 - protection of community watersheds;
 - preservation of agricultural lands;

- protection of view corridors;
- promotion of ecologically sustainable development;
- noise pollution;
- availability of medical services;
- protection of historic sites; and
- public access and control over shoreline development.

3.0 CONTEXT

Historical Context

The original inhabitants of the Slocan Lake area were the Sinixt and Lower Kootenay Band, evidence of which can be seen in petroglyph sites along the cliffs of Slocan Lake. Village sites are known to have existed south of the lake in the valley bottoms.



The first significant wave of non-native settlement in the Slocan Lake area followed the first major silver ore discovery made by Jack Seaton and Eli Carpenter in 1891 proximate to Sandon. This discovery led to the establishment of several silver and lead ore mines in the area and an influx of miners and settlers. This resulted in trail and railway building, as well as construction of steam ships to transport the ore out of the area from the various mine claims that were established, and to facilitate the movement of supplies and people. The best known mines were the Slocan Star, Ruth, Payne, Noble Five, Standard, Whitewater and the Reco. By 1895 both the Kaslo-Slocan Railway (a subsidiary of the Great Northern Railway) and the Canadian Pacific had completed lines to Sandon. Silver continued to boom and town sites, such as Three Forks, New Denver, Slocan City, Silverton, Rosebery, Cody, and Sandon continued to grow. However, by 1898 and the discovery of the Klondike, the area's growth began to wane.

As the mining industry began to slow, the economy started to shift toward forestry. The small Hamlet of Hills Siding (now referred to as Hills) was first settled by several Doukhobor families in 1929 for agricultural purposes; but soon became a lumber and saw mill based community as new families moved in. Summit Lake was similarly founded based on the lumber industry. Economically the area did not experience resurgence until the Second World War and the influx of Japanese Canadians into internment camps in the once vibrant town sites. Japanese Canadians were housed in Slocan, New Denver, Sandon and Rosebery. Following the war many families left the area to resettle elsewhere in Canada or Japan with the last camp closing in 1957. By the 1970's the valley was redefining itself with growth in the saw mill and lumber industry, as well as a growing influx of artists, 'back to the landers' and draft dodgers. The area continues to redefine itself with an eclectic mix of arts and culture, businesses, recreational pursuits, and the forestry and mining industries.

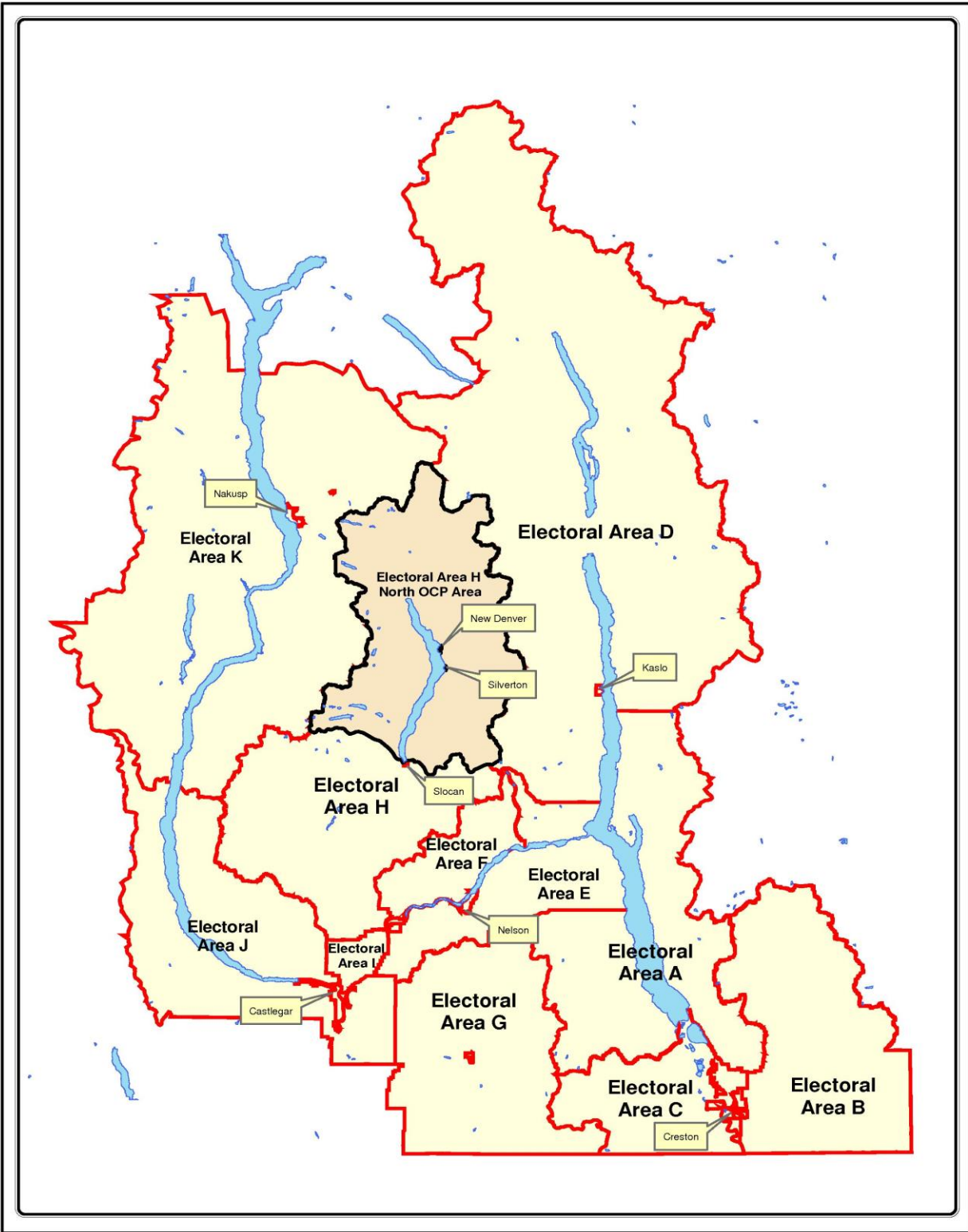
Geographic Context

Slocan Lake North (Map 1) is defined as the northern portion of Electoral Area 'H' within the Regional District of Central Kootenay, which stretches from the confluence of Slocan Lake and the Slocan River in the South to Summit Lake in the North. The main transportation artery throughout the Plan Area is Highway 6 and Highway 31A toward Kaslo. The Plan area falls north of the incorporated Village of Slocan, and surrounds the villages of New Denver and Silverton. The 2006 population of Slocan Lake North is estimated to be 656 full-time residents residing in 298 households, with an average of 2.2 persons per household based on number of local mailing addresses and 2006 Census data. Part-time residency is more difficult to determine based on some households being vacant for part or all of the year.

The Slocan Lake North Plan area is located in the shadow of the Selkirk Mountains with the Valhalla Range to the west and the Kokanee and Goat Ranges to the east. The majority of the population resides in unincorporated communities along Highway 6 running parallel along the eastern shores of Slocan Lake to Summit Lake in the north. Additional population resides in the old mining town sites along Highway 31A toward Kaslo or the 'Valley of the Ghosts'.

Slocan Lake North includes the unincorporated communities of Summit Lake, Hills, Rosebery, Rural New Denver, Sandon, Red Mountain Road, Rural Silverton, Enterprise Creek and Rural Slocan. The remaining upland land base is managed by the Province as Crown land.

Map 1: General Context Map



4.0 COMMUNITY VISION AND GUIDING PRINCIPLES

GUIDING PRINCIPLES TOWARD THE DEVELOPMENT OF SLOCAN LAKE OFFICIAL COMMUNITY PLAN

In developing an Official Community Plan (OCP) for Slocan Lake and area, the following principles must always be adhered to. These principles were developed by the Advisory Planning Commission for Slocan Lake North with consultation with the public.

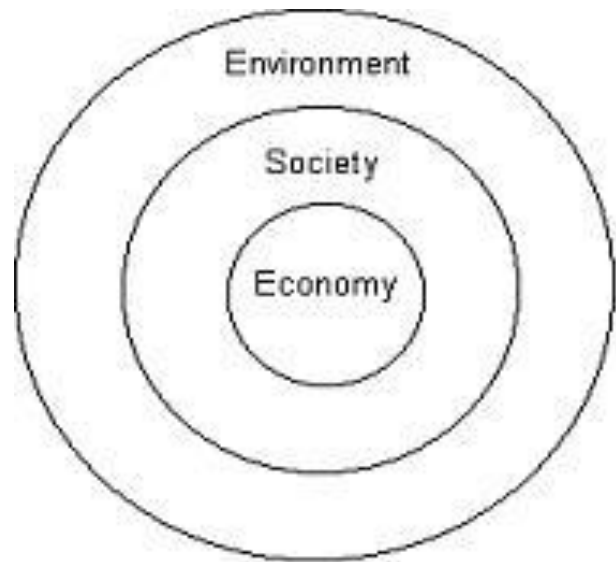
Sustainable Community/ Stewardship	<p>The OCP must support healthy, clean and sustainable communities based on an ecosystem approach, by ensuring that environmental integrity and diversity are maintained in land use decisions.</p> <p>In its support of a sustainable community, the Official Community Plan must serve to preserve and enhance the local economy, and the health and well-being of its residents and property owners as well as the natural environment. The Official Community Plan must encourage environmental stewardship for land, water and air.</p>
Attractive, Liveable and Affordable	<p>Provide an Official Community Plan aimed at creating attractive and liveable communities that offers a wide range of opportunities for residents and property owners.</p> <p>The Official Community Plan must enhance the quality of life for residents by providing a range of housing, job and leisure opportunities. Maintaining attractive, liveable communities involves a mix of land uses; innovative, functional community designs; integration of land uses to ensure ease of mobility; efficient delivery of services; preservation and enhancement of natural features; minimize the potential of adverse impacts of development; and ensuring accessibility to the area's public open spaces.</p>
Public Involvement	<p>Public involvement is a cornerstone of new significant developments within the Slocan Lake planning area.</p> <p>Public involvement helps to ensure sound decision-making, enhances public education and provides opportunities for residents and property owners to contribute suggestions, knowledge and expertise.</p>
Respect	<p>As development of the Official Community Plan (OCP) proceeds, it is of utmost urgency to ensure that all individuals and points of view are respected by all participants to the process.</p> <p>There is a strong desire that all points of view can be expressed without fear of intimidation by those with opposing views.</p>
Public Access	<p>Ensure that public access to Slocan Lake, Summit Lake and Crown owned land is maintained and enhanced for all residents, property owners and tourists.</p> <p>The community plan must identify and ensure goals, objectives and policies are appropriate to assure public access for the future.</p>
Support Existing	<p>Create a community development pattern that supports the existing business</p>

and New Business	<p>community and promotes new business development opportunities, by protecting critical areas of economic enterprise and promoting a variety of locations for economic activity.</p> <p>A strong and diverse local economy is essential to enhance the quality of life enjoyed by area residents and property owners. The Official Community Plan should contribute to a healthy local economy by supporting existing businesses as well as providing opportunities for new business development. The Official Community Plan has to recognize the changing nature of business and jobs in the area and also recognize the current restructuring of the local, provincial, national and international economies.</p>
Community Identity	<p>Foster unique, strong community identities.</p> <p>The Official Community Plan should contribute to the vision of the area as having unique and individual communities by including appealing community centres, an environment of managed development and an abundance of green space for all income levels.</p>
Collaboration & Cooperation	<p>Promote collaboration, cooperation and partnerships between government agencies, non-governmental organizations, volunteers and private interests.</p> <p>The Official Community Plan should focus on ways to develop links between new development initiatives with all developers, to create synergies that collectively benefit all stakeholders. These linkages enable the establishment of relationships between the public and private sectors as well as establishing new and/or better connections between new and existing communities and developments.</p>
Infrastructure	<p>Ensure that Regional District and other publicly owned infrastructure and services are maintained or expanded at a level that is fair, realistic and affordable.</p> <p>It is understood that the rural lands surrounding Slocan Lake are made up of unique communities, and as such, minimal public infrastructure currently exists. However, the Official Community Plan must ensure that land use development is supported by appropriate services and infrastructure that are fair, realistic and affordable in terms of needs, environmental impact and debt load.</p>
Safety	<p>Support safe development.</p> <p>All development shall be safe for the use intended wherever development occurs.</p>
Implementation	<p>Implementation strategies must recognize the need to minimize the need for government bureaucracy and regulation wherever possible.</p> <p>Zoning & permitting must be responsive and flexible to community needs.</p>
Accountability	<p>The Regional District of Central Kootenay is accountable for the application of, and adherence to, these principles and for implementation of developed policy.</p> <p>The RDCK must be seen to follow the principles identified.</p>

5.0 BROAD GOALS

General

1. Keep regulations to a minimum and ensure consistent, fair and non-discriminatory enforcement.
2. Ensure communication and community participation of all age groups in decision making and work collaboratively with member municipalities within and adjacent to the Plan area, including the villages of Slocan, Silverton, New Denver and Nakusp.
3. Balance economic, social, and environmental values in land use decision making.



Environmental

1. Protect the natural environment.
2. Work toward carbon neutrality by focusing on energy efficiency, compact communities and retention of green space.
3. Encourage efficient transportation systems including the promotion of pedestrian and non-vehicular traffic and the use of public transportation.
4. Direct development away from areas of high natural hazards to areas of no or low natural hazards, unless appropriate mitigation works are in place.
5. Ensure that development does not adversely harm or detract from identified wildlife corridors and areas with high wildlife and fisheries habitat value.
6. Protect the quantity and quality of water resources and waterways.
7. Ensure development is managed along with the physical nature and natural limitations of the land base.
8. Ensure the pristine quality and nature of Slocan and Summit Lakes.

Social

1. Designate land use sectors to reduce conflict between land uses while recognizing and respecting historic land use patterns.

2. Encourage cost effective and efficient development patterns in terms of physical and natural resources (e.g. water, roads, waste water, and storm water management) and social services (e.g. schools, recreation).
3. Provide for safe, quiet, and attractive rural residential neighbourhoods that will satisfy the housing and social needs of all Slocan Lake North residents, with particular emphasis on affordable market, rental and seniors housing.
4. Protect and enhance the unique “community character” of the unincorporated settlements within the rural Plan area.
5. Encourage the conservation, protection and enhancement of cultural, spiritual and heritage values.
6. Ensure future development and growth is compatible with community values (e.g. scenic vistas, green space, privacy, quality of life, low population density, rural ambiance).
7. Protect and enhance public access along the foreshore of Slocan and Summit Lakes.
8. Encourage community self-sustainability.



Economic

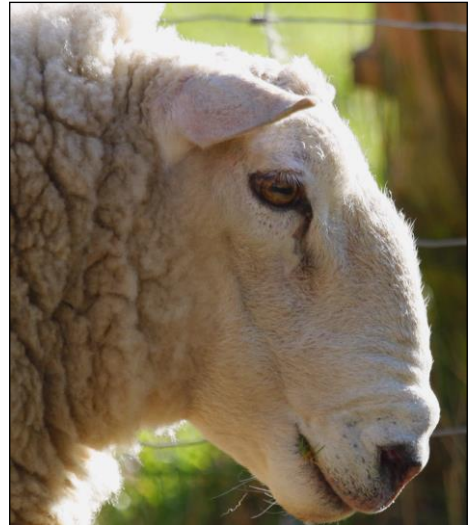
1. Ensure an orderly level of growth to protect the “rural sense of community” in Slocan Lake North, and to ensure that growth does not result in large tax increases.
2. Promote the area’s unique character at the same time as adapting to business needs as demographics shift.
3. Ensure that home-based business opportunities are provided, with recognition of impacts to neighbours, local businesses, and residential character.
4. Build upon the area’s cultural and environmental heritage features as an important attraction for full-time residency and tourism.
5. Promote and enhance local food production through protection of viable agricultural lands and provision of educational and marketing support to local producers.

6.0 AGRICULTURE

Background

Lands within the Agricultural Land Reserve are limited to the northern portion of the plan area, concentrated in the unincorporated communities of Hills and Summit Lake.

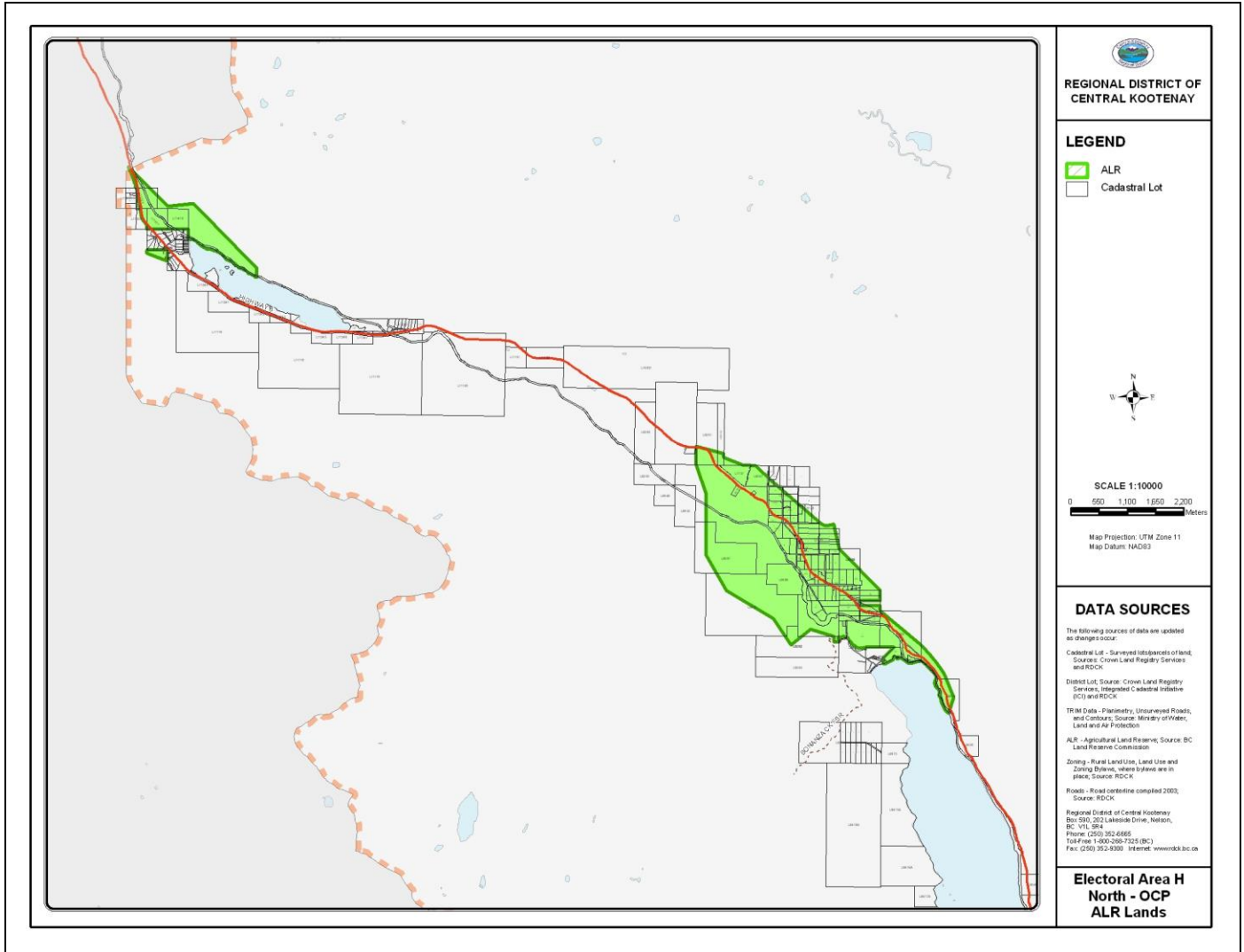
Lands designated as Agriculture in Schedule 'B' include areas within the Agricultural Land Reserve and additional lands with the identified potential for agricultural operation or activity generally including but not limited to the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, fibre crops and horticultural and aquaculture products, as well as activities associated with the production and processing of these items. Agricultural operations and activities, such as livestock grazing, may also depend on lands located outside of the Agriculture designation in Schedule 'B'.



Agriculture Objectives

1. To preserve agricultural land with continuing value for agriculture for current and future production, and to protect this land from uses which are inconsistent with agricultural use or are incompatible with existing agricultural uses in the area.
2. To minimize conflicts between agriculture and other land uses.
3. To encourage the agricultural sector's viability by pursuing supportive land use policies within and adjacent to farming areas and to ensure adequate water and land resources for agricultural purposes with recognition of the importance of local food security.
4. To support any ALR boundary changes initiated by the Province arising from joint local government and ALC initiatives which review agricultural suitability in the Plan area; provided affected landowners are notified and have opportunity for input.
5. To support a strategy for diversifying and enhancing farm income by creating opportunities for uses secondary to and related to the agricultural use.
6. To encourage agricultural practices which do not negatively harm the quality and quantity of soil, air and water resources through organic and sustainable practices.

Map 2: Agricultural Land Reserve Areas



Agriculture Policies

The Regional Board:

1. Encourages that the principal use of lands designated as Agriculture in Schedule 'B' shall be agricultural or rural residential.
2. Ensures that all land use and subdivision of land within the ALR shall be in accordance with the provisions of the *Agricultural Land Commission Act*, associated regulations, orders and decisions of the Provincial Agricultural Land Commission.
3. Will work with the Province to ensure that new development adjacent to agricultural areas provides sufficient buffering in the form of setbacks, fencing, and landscaping consistent with Provincial specifications.
4. Permits parcel sizes to vary depending on respective land use designation and decisions of the Province, but generally shall not be smaller than 4.0 ha (9.8 acres) for lands within the ALR, and generally shall not be smaller than 2.0 ha (4.9 acres) for lands outside of the ALR.
5. Will consider the designation of properties that do not meet the above mentioned minimum lot size as agricultural on a case by case basis provided that the subject property's primary use is that of agriculture or market gardens to diversify the local agricultural community and provide for enhanced food security.
6. Supports the preservation of environmental values, and where possible conserving these values, in conjunction with sustainable agricultural practices, Provincial Acts and Statutes, and associated amendments to the *Local Government Act*, and applicable provisions of the *Community Charter*.
7. Encourages and supports the creation and implementation of environmental farm plans.
8. Will consider the impacts on local food security when making land use decisions on lands within the Agricultural Land Reserve and/or designated Agricultural, including but not limited to:
 - a. Soil capacity;
 - b. Water resources; and
 - c. Capability for agricultural production.

7.0 RESOURCE AREA

Background

Resource Areas are described as large parcels of land, primarily 15 ha (37.1 acres) or greater, and includes both private and/or Crown land. Typical uses include forest land, grazing or range land, energy production, public recreation areas, tourism, watersheds, and resource extraction areas. Although it is recognized that local land use designations do not apply to the Crown, the 15 ha minimum parcel size is still applied to Crown land in order to provide regulations upon alienation and to address Crown leases.



Resource Area Objectives

1. To promote sustainable economic development based on forestry, mining, recreation and other resource dependent activity based on the principles of sustainability as outlined in Section 5.0.
2. To retain mining, mineral exploration, energy production, forestry, logging and wood processing as traditional resource-based land uses that contribute to the local economy and nature of communities in the Plan area.
3. To protect the local forest land base and large areas of un-fragmented forest habitat for its aesthetic and recreational value and importance to natural ecological functioning.
4. To ensure that local zoning allows for the economic benefits of value-added wood processing to be retained in the community.
5. To protect riparian zones, sensitive ecosystems, watersheds and biodiversity.
6. To recognize the importance of Crown lands for recreational values and opportunity.
7. To reduce the environmental, aesthetic and neighbourhood impacts of forestry, mining, recreation and other resource based activities in the Plan area.
8. To ensure that resource based activities do not result in increased occurrence or magnitude of natural hazards in the Plan area in cooperation with private landowners and the Province.

Resource Area Policies

The Regional Board:

1. Recognizes that a Resource Area designation includes those uses compatible with larger parcels and/or restrictions to land use such as accessibility or hazards.
2. Supports a 15 ha minimum parcel size for 'Resource 'Area' designations in recognition that these areas will remain rural with limited community services and infrastructure.
3. Recognizes the jurisdiction of the Province over public Crown land.
4. Encourages the maintenance of contiguous blocks of un-fragmented forest land.
5. Encourages appropriate small-scale forest related activities such as sustainable gathering of non-timber forest products, food crops, outdoor recreation, education and value added industry.
6. Will work with the Province to ensure scenic vistas and community watersheds are protected within the Plan area.
7. Will support the development of community owned and managed woodlots.
8. Supports and encourages that the Provincial government develop forestry policies and regulations that support sustainable forestry practice and protect domestic water supplies on all privately owned forest lands.

8.0 RESIDENTIAL

Background

This section outlines the objectives and policies for Suburban Residential, Country Residential, Rural Residential and Multi-Family Residential designations in the Plan area.

Rural Residential and Country Residential development generally includes single detached housing, manufactured homes, duplexes, and accessory buildings and uses that fit with low-density development characteristics. These designations are generally associated with the rural areas outside of and non-adjacent to municipal boundaries.

Top 5 Community Values in Slocan Lake North

1. *Clean air and water*
2. *Scenic beauty*
3. *Peace and quiet*
4. *Privacy*
5. *Country living*

Suburban Residential and Multi-Family Residential development generally includes higher density single and duplex dwellings, triplexes, fourplexes, townhouses, apartments, manufactured home parks and other uses that fit with the residential intent of the designation. These designations are generally limited to those areas adjacent to municipal boundaries where servicing and infrastructure costs are lower and where development is already of a higher density.

General Residential Objectives

1. To accommodate and direct appropriate residential development so that its location, appearance and impact are in harmony with the natural environment, community resources, character and existing land uses.
2. To ensure that development respects the ecological carrying capacity of land and water resources within the Plan area.
3. To identify areas considered suitable for residential development based on uses and densities appropriate and supportive of sustainable development patterns based on the most efficient use of existing and proposed infrastructure and community services.
4. To achieve housing choice by encouraging a variety of residential locations, types and densities in order to accommodate different socio-economic groups, age groups and lifestyles in Slocan Lake North.
5. To integrate affordable, rental and special needs housing into appropriate residential areas where community services are most accessible.

6. To encourage home-based businesses in Slocan Lake North as a means of strengthening the economic base.
7. To manage residential growth in a way that protects the rural residential character, environmental integrity and the social and cultural diversity of the Plan area.
8. To reduce the potential of natural hazards in new residential areas.
9. To encourage senior levels of government to seek solutions to the effects of higher property assessments for certain properties to ensure long-time residents and property owners can affordably remain living within their homes.

General Residential Policies

The Regional Board:

1. Will assess and evaluate proposed residential development based on the following criteria, irrespective of land use designation:
 - a. capability of accommodating on-site domestic water and sewage disposal;
 - b. capability of the natural environment to support the proposed development, and its impact on important habitat and riparian areas;
 - c. susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - d. compatibility with adjacent land uses and designations, and how its form and character enhances the character of the rural area;
 - e. proximity and access to existing road network, and other community and essential services;
 - f. mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - g. type, timing and staging of the development.
2. Encourages future residential development to locations away from Slocan Lake to protect this important natural resource, reducing human impact on the lake and maintaining and improving water quality and natural habitat.
3. Encourages a variety of housing tenures and organizational frameworks, including affordable housing, seniors housing, lease, rental, strata title, and co-operative housing.
4. Provides for affordable housing in the form of permitting secondary suites and garage suites in residential designations subject to specific regulations. Secondary suites and garage suites will be permitted subject to:
 - a. Suites and garage suites will not exceed 40% of the floor area of the principal dwelling;

- b. Proof of adequate water supply to support full-time or seasonal residency and fire protection;
 - c. Means of sewage disposal;
 - d. Provision of adequate off-street parking
5. Will permit the use of cottages as a full-time affordable housing option for family care, market or rental accommodation provided that the maximum floor area not exceed 90 square metres (968 square feet) and in circumstances whereas:
- a. The subject property is 1 ha (2.47 acres) in area or larger;
 - b. Proof of adequate domestic water supply to support full-time residency and fire protection;
 - c. Means of sewage disposal;
 - d. Provision of adequate off-street parking

Suburban Residential (R1) Policies

The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Directs that the minimum lot size be 1.0 ha (2.47 acres) with on-site servicing, 0.2 ha (0.5 acres) provided there is community water supply and be reduced to 0.1 ha (0.25 acres) provided community water and sewerage are provided.

Country Residential (R2) Policies

The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Directs that the minimum lot size be 1.0 ha (2.47 acres).

Rural Residential (R3) Policies

The Regional Board:

1. Directs that the principal use shall be single detached or duplex dwellings.
2. Directs that the minimum lot size be 2.0 ha (4.94 acres).

Multi-Family Residential (R4) Policies

The Regional Board:

1. Directs that the principal use be single family, duplex or multi-family residential.

2. Directs that multi-family dwellings be restricted to one or two-story row housing or townhouses and be subject to the provision of community water and/or sewerage.
3. Supports that multi-family residential includes developments consisting of more than five (5) units per hectare in manufactured home parks, seniors housing developments, co-operative housing, apartments, fractional, strata and row housing developments.
4. Encourages that developments may include an accessory or incidental commercial use.
5. Encourages multi-family developments to provide 10% of area per unit for provision of community gardens or green space.

9.0 COMMERCIAL AND INDUSTRIAL

Background

This section outlines the objectives and policies for General Commercial, Tourist Commercial and Industrial designations in the Plan area.

Slocan Valley North depends highly upon the villages of Slocan, Silverton, New Denver and Nakusp for its commercial and business needs. However, several eating and tourist accommodation facilities exist throughout the Plan area, in addition to several industrial operations.



Industrial activities are provided for under the Industrial land use designation. Industrial uses may include manufacturing, assembly and processing, machining, fabricating, service and repair of equipment; to removal and processing of aggregate and mineral resources. The principal industrial activity in the Plan area is light, small scale industrial, and the Plan recognizes that heavy industrial development will be directed to existing settlement areas, which are better able to function as service centers.

Commercial and Industrial Objectives

1. To enhance the long term vitality of Slocan Lake North through the establishment and support of new and existing businesses and the creation of employment.
2. To encourage that commercial development, both along the lakeshore and elsewhere, build upon and enhance existing commercial areas and infrastructure.
3. To strengthen communities within Slocan Lake North by providing convenient services easily accessible to all community members, irrespective of age, gender or mobility.
4. To recognize the economic importance and benefits of tourism in the Plan area by preserving and protecting the natural environment, community character and recreational values associated with the area.
5. To accommodate a broad variety of home-based businesses consistent with socio-economic diversity, self-sufficiency and private initiative.
6. To promote home-based businesses as a significant means of satisfying local employment needs so that economic benefits are retained in Slocan Lake North provided that they do not conflict or negatively impact on the natural environment and residential character of communities.

7. To accommodate additional commercial and industrial land use where there is community need while minimizing incompatibility with surrounding land uses through the requirement for screening and landscaping of new commercial and industrial developments.
8. To accommodate temporary industrial and commercial uses in appropriate locations.
9. To protect land with recoverable deposits of sand and gravel from adjacent uses that would limit or prohibit extraction, and to identify on mapping, lands having recoverable deposits of sand and gravel.
10. To ensure new proposed mining operations have significant public input prior to development to ensure that issues can be resolved to the satisfaction of the public and operator.

General Commercial (C1) Policies

The Regional Board:

1. Recognizes the commercial and service centre role of the villages of Slocan, New Denver, Silverton and Nakusp, therefore commercial development in Slocan Lake North will primarily be oriented toward serving local community needs and tourist and traveler needs.
2. Directs that existing commercial uses shall be recognized and designated as such.
3. Will encourage the development of neighbourhood commercial areas where appropriate; ensuring that the design of such developments is compatible with surrounding land uses and where the majority of residents in the affected areas have been consulted and are in support of such developments.
4. Supports landscaping and/or screening requirements of new commercial developments where such uses are adjacent to non-commercial properties.
5. Directs that commercial developments will provide signage that is of a scale and design appropriate to community character both on-site and off-site, provided that off-site signage meets Provincial regulations and approval.
6. Directs that commercial developments provide adequate off-street parking pursuant to the corresponding Zoning bylaw.

Tourist Commercial (C2) Policies

The Regional Board:

1. Directs that the minimum site area to unit ratio for tourist accommodation shall range from 1 hectare (2.47 acres) for the first ten units, with larger increments as unit numbers rise for lands away from Slocan and Summit Lakes. For all other uses and for lands adjacent to the foreshore, the minimum lot size shall be 1 hectare (2.47 acres).

2. Directs that existing tourist commercial uses shall be recognized and designated as such.
3. Encourages limited, quiet and clean commercial use along Slocan Lake and Summit Lake, including:
 - a. Rental of non-motorized vehicles such as canoes, kayaks, paddle wheels, row boats, and sail boards and associated infrastructure;
 - b. Rental of fishing boats with small electric or four-stroke outboard motors and associated infrastructure;
 - c. No rental or sales of houseboats, jet skis, ski boats or other noisy recreational water uses shall be permitted; and
 - d. That associated commercial infrastructure is made available for public use if deemed appropriate and safe.
4. Strongly supports the prohibition of floating fuel stations and marinas on Slocan and Summit Lakes.

Industrial (MI) Policies

The Regional Board:

1. Directs that the principal use shall be industrial.
2. Recognizes the importance of existing industry, and supports new small scale light industry so that a broader employment base may be achieved.
3. Encourages industrial development located adjacent to watercourses to reduce impacts on water resources in order to maintain and improve water quality and wildlife habitat.
4. Encourages that priority shall be placed on the extraction and processing of sand and gravel on lands having recoverable deposits and situated in locations having minimal conflict with adjacent land uses. Other development in conformity with long-term land uses proposed in Slocan Lake North may be considered after extraction is complete and rehabilitation has occurred. Areas designated for future settlement uses and which contain sand and gravel deposits should have the resource extracted prior to final development.
5. Directs that applications for re-designation for the processing of sand and gravel resources shall be evaluated on the basis of the following criteria:
 - a. the extent of visual screening;
 - b. the type of processing proposed;
 - c. the prevailing wind direction;
 - d. adjacent land uses;
 - e. accessibility;

- f. a reclamation plan; and
 - g. the characteristics of the aggregate deposit.
6. Encourages the phased rehabilitation of sand and gravel pits after extraction is complete pursuant to the *Mines Act*.
 7. Encourages that access roads to new sand and gravel extraction and processing operations avoid use of streets that serve abutting residential development.
 8. Supports that signage and lighting is hooded as to provide glare on site only to reduce associated light pollution and impacts to the surrounding area.
 9. Discourages industrial activities that are considered noxious or emit large volumes of pollutants, or are otherwise detrimental to the environment, neighbouring properties, and the community as a whole.
 10. Supports that a Development Permit Area pursuant to Sections 488 and 489 of the *Local Government Act* shall be required for all new industrial developments to ensure development is compatible with adjacent land uses.

10.0 COMMUNITY SERVICES AND ADMINISTRATION

Background

The Community Services and Administration land use designation generally refers to public, non-profit or utility uses. Cultural and historic sites are also included within this designation. The Plan recognizes that administrative and institutional development will generally be directed to existing settlement areas, such as the villages of Slocan, Silverton, New Denver, and Nakusp which are better able to function as service centers.



Community Services and Administration Objectives

1. To support a strategy of directing administrative and institutional development to areas where services and amenities are more readily available, and where they best serve the needs of residents.
2. To commemorate local heritage, cultural and historical sites in cooperation with appropriate Provincial ministries, committees, organizations and individuals.
3. To provide the highest quality of healthcare, childcare, education and government services as possible.
4. To ensure that land use decisions accommodate emergency response through provision of adequate access to developments and facilities for fire protection services and emergency first response.
5. To ensure that adequate amounts of land are appropriately designated to accommodate the variety of spiritual and cultural activities important to residents of Slocan Lake North.

Community Services and Administration Policies

The Regional Board:

1. Generally discourages administrative and institutional uses from locating in rural areas, particularly on agricultural land, and directs them to the areas which have the necessary infrastructure and support services. Therefore, a proposal to introduce this type of development in the rural areas should clearly articulate the need for it, analyse its impact on the rural community, and demonstrate how it will respect the character of the rural area.

2. Supports the location and development of fire halls and community halls and parks in the rural area as development requires; and the needs of the community change.
3. Supports the Province, senior governments, aboriginal communities, individuals, and interest groups in identifying and protecting features and sites of scenic, architectural, historical, spiritual, archaeological and ecological significance within the Plan area.
4. Supports the development of active recreational and cultural activities in collaboration with the School Districts.
5. Encourages the development of childcare services and facilities within existing and new developments.
6. Supports the enhancement and creation of greater opportunities for children, youth and adult recreational, educational, and leisure activity.
7. Supports that emergency response organizations are provided the opportunity to comment on emergency access and safety issues when considering major new developments in the Plan area.
8. Will consult with the local fire department(s) to determine needs for access and the filling of tankers to support local fire service to unincorporated communities within the Plan area where appropriate.
9. Will ensure that adequate lands are set aside to allow for churches, cemeteries, libraries, youth organizations, fraternal organizations, community halls and low impact religious retreats within the Plan area.
10. Will continue to support the use of public and private lands for local community events provided that such events are supported and do not negatively impact on neighbouring properties.

11.0 PARKS AND RECREATION, CULTURE AND HERITAGE

Background

Slocan Lake North has a variety of recreational and cultural facilities. The Plan area includes portions of three large mountain wilderness parks, including Valhalla Provincial Park along the western shoreline of Slocan Lake, Goat Range Provincial Park in the north and Kokanee Glacier Provincial Park to the east of the Plan area. In addition, two small provincially run campgrounds exist at both Summit Lake and Rosebery. Camping opportunities also exist at Wragge Creek on the western side of Slocan Lake. Hiking and recreational trails exist along most of the larger tributaries to Slocan Lake, including but not limited to Springer, Enterprise, Silverton, Carpenter, Wilson, Wragge, Kane, and Seaton Creeks, as well as Shannon Lake. A multitude of trails exist between and surrounding the town sites of Sandon and Cody, including the well recognized trail to Idaho Peak. Of local importance are the multi-use rail to trail corridors in the Plan area, including the Galena Trail, Three Forks Trail, Kaslo-Slocan Railway corridor and the Canadian Pacific Railway corridor.



There are significant natural and historical features within the Plan area in which the residents of Slocan Lake North have indicated as important to the character of the area. These include the relatively pristine quality of Slocan Lake and Summit Lake and the historical significance of Sandon, Cody, Zincton and Three Forks as demonstrative of the area's history. Bigelow Bay Regional Park and Bonanza Marsh are also well-used local natural areas.

Parks and Recreation, Culture and Heritage Objectives

1. To provide a diverse range of recreational and cultural opportunities that are sustainable and compatible with the rural and cultural character of Slocan Lake North.
2. To ensure that the provision of recreational facilities is directed primarily toward serving local needs and interests.
3. To provide recreational opportunities for visitors that do not stress existing facilities, services and resources or generate undue costs to local taxpayers.

4. To work toward the development of a comprehensive trail system which encourages and accommodates a variety of users and uses; which is consistent and complementary to existing trail systems within the Plan area.
5. To promote a regional strategy with the villages of Slocan, Silverton, New Denver and Nakusp to develop regional parks and trails that encourages active living for residents and visitors.
6. To provide for the protection and enhancement of buildings and sites with historical and cultural significance in Slocan Lake North, while encouraging the restoration or retrofitting of such sites to meet local and visitor needs.
7. To protect the shorelines of Slocan and Summit Lakes in recognition of their recreational, aesthetic and environmental values.

Parks and Recreation, Culture and Heritage Policies

The Regional Board:

1. Encourages that the Province secure and provide ongoing maintenance and development of public right-of-ways and access to Slocan and Summit Lakes.
2. Encourages and supports the establishment of safe and clean public swimming areas on Slocan Lake and the provision of enhanced public facilities, such as seasonal floating docks.
3. Strongly supports quiet and clean recreational use along Slocan Lake and Summit Lake.
4. Encourages the Federal Government to limit motorized boat use to four stroke motors.
5. Encourages the maintenance and improvement of existing public wharves and docks and that the establishment of additional public wharfs, docks or walkways, if deemed necessary, are limited to existing community areas in and around the villages of Slocan, Silverton, New Denver, and the unincorporated communities of Rosebery and Hills.
6. Encourages that the maintenance and improvement of existing public wharves and docks and that the establishment of additional public wharfs, docks or walkways, if deemed necessary, are developed in an ecologically sound manner; and in accordance with Provincial and Federal standards and regulations.
7. Supports investigating the feasibility of establishing a Regional Park for the lands along the northeast and northwest foreshore and shoreline of Slocan Lake encompassing that area from north of Rosebery to Bonanza Creek and west to the northern boundary of Valhalla Provincial Park, excluding private lands within this area and as resources permit.

8. Encourages investigating options for public ownership and management of the rail to trail corridor between Rosebery to Nakusp, including but not limited to designation of segments of the trail to accommodate a variety of users and uses.
9. Supports the establishment of a community heritage register to manage the multitude of culturally and historically significant properties and sites in Slocan Lake North.
10. Recognizes the importance and significance of the townsites of Sandon, Cody, Three Forks and Zincton in the Plan area as regionally and Provincially significant historic sites.
11. Encourages cooperation amongst the Regional District, residents, the mining and forest industry and the Province to establish appropriate development guidelines that recognize and enhance the heritage significance of the townsite of Sandon.
12. Encourages the development of a Parks and Recreation Master Plan that outlines park acquisition and management strategies and functions, addresses public and commercial recreational needs, as well as infrastructure requirements in consultation with the residents of Slocan Lake North and member municipalities.

12.0 SERVICING AND TRANSPORTATION

Background

The Plan acknowledges the advantages of orderly growth and planning of subdivisions, and the disadvantages of un-serviced development or premature, uneconomical extensions of utilities and services. It also supports combining servicing with sound land use development principles for the protection of environmentally sensitive land.



Over the years, development has occurred with a variety of infrastructure providers and service levels. Cumulatively, this led to a mixture of development standards depending upon when the development was initially constructed and what level of service was required at the time. Presently there is one RDCK owned and operated community water system in the Plan area at Denver Siding. Water supply and distribution in Slocan Lake North primarily depends upon surface water and well water and can be vulnerable to drinking water advisories, or over subscription of water resources. Areas that require water for both domestic and irrigation purposes can be especially vulnerable. There are no community sewage services in the Plan area. Septic, and more recently, package sewage treatment plants, are the present forms of sewage treatment. Waste management facilities for refuse and recyclable goods exist in Slocan and Rosebery.

Servicing Objectives

1. To direct development to areas that can be best serviced by existing or planned utility services.
2. To ensure that water and sewer systems support good health and safety, and meet recognized standards of service.
3. To ensure that new development proposals do not put undue strain or pressure on existing domestic and irrigation water supply.
4. Supports that new developments are subject to the requirements of adequate water supply for both domestic and fire protection purposes.
5. To promote water resource conservation strategies and reduce water demand as much as possible, particularly in areas where the water resource has already been over-subscribed through educative materials and voluntary incentives.
6. To ensure that sewerage disposal does not have detrimental impacts on water and soil resources within Slocan Lake North.

7. To work with the Province to protect Slocan and Summit lakes from grey-water and black-water discharge; and to prohibit the discharge of untreated or treated sewerage from land based activity adjacent to the lake.
8. To protect groundwater and surface water degradation through improper disposal of water-borne waste.
9. To encourage the cooperation and coordination with and among utility companies for the provision of public utilities that service existing and future developments, such as telephone, hydro and gas service.
10. To reduce the impacts of solid waste disposal on the environment and property owners within Slocan Lake North.
11. To encourage reduction of solid waste through recycling, re-use and composting within the Plan area.

Servicing Policies

The Regional Board:

1. Requires that developers pay for the servicing costs associated with new developments. It is intended that the developer incur costs for all upgrades, including design, associated with the increase in the related infrastructure.
2. Supports that the acquisition of existing and new community water and sewer systems shall meet all policies of the Regional Board.
3. Requires that new and improved domestic community water systems be designed and constructed to provide hydrants with sufficient flows for the provision of fire protection.
4. Strongly encourages all users and responsible government agencies to enhance and protect community watersheds in Slocan Lake North.
5. Directs development to areas where RDCK services and facilities are available, unless such services and facilities are provided at no cost to the RDCK and its taxpayers.
6. Applies the precautionary principle¹ in ensuring that the density and intensity of land use is not increased in areas which are known to have concerns with the supply of potable water.
7. Encourages the development of community sewer systems where feasible.
8. Recognizes on-site treatment (treatment plants and septic) as the existing type of sewage disposal in the Plan area.

¹ 'precautionary principle' is an approach to decision-making in risk management which justifies preventive measures or policies despite scientific uncertainty about whether detrimental effects will occur (precautionary principle). *Webster's New Millennium™ Dictionary of English, Preview Edition (v 0.9.7)*. Retrieved September 10, 2009, from Dictionary.com.

9. Encourages the cooperation and coordination with and among utility companies in utilizing existing corridors for multiple uses, where feasible and compatible, as determined by the relevant service provider.
10. Encourages utility agencies to hold public meetings on proposed changes to their facilities that would affect Slocan Lake North.
11. Supports the enhancement of existing waste management facilities to accommodate expanded recycling and composting of waste materials.

Transportation Objectives

1. To encourage the Province to plan for the provision of a road network capable of safely servicing existing and future development.
2. To ensure that future development patterns and land use decisions recognize and support highway safety and mobility objectives.
3. To develop a safe transportation corridor incorporating cyclists and pedestrians to encourage alternative means of transportation between communities in Slocan Lake North.
4. To carefully consider the impacts of additional traffic and increased traffic flow when development choices are being made.

Transportation Policies

The Regional Board:

1. Discourages continuous development along major roads in order to achieve a more efficient use of land and a proper distribution of traffic flow throughout the road network.
2. Supports that all new developments provide adequate off-street parking.
3. Supports that the local road network is safe, effective and equally accessible and inviting for use by cyclists, pedestrians, equestrians and motorists.
4. Encourages the Province to consult with the public prior to commencing any significant transportation initiatives.
5. Supports the designation of Highway 6 as a Scenic Route to link existing tourism routes within the region.

13.0 NATURAL ENVIRONMENT

Background

Slocan Lake North is an area recognized for its pristine lakes and mountainous landscapes. The natural environment is of significant value to the economy and livelihood of the Plan area for recreation, education, tourism, and spiritual well being; and is recognized for its inherent value to wildlife and the ecological functioning of the area.



Due to the nature of development in Slocan Lake North, much of the natural environment has remained un-fragmented and relatively intact. The conservation values of Valhalla, Goat Range and Kokanee Glacier Provincial Parks contribute significantly to the local inventory of large natural space and aesthetic qualities of the landscape. In addition, due to the geographical and topographical constraints of the shoreline of Slocan Lake, this large water body has remained relatively undeveloped and pristine. It is of high importance to local residents, property owners and visitors that the lake is managed to protect this important resource. In addition, there are significant wildlife corridors and habitat values that have been identified in the Plan area.

Natural Environment Objectives

1. To preserve and protect natural values within Slocan Lake North in recognition of their importance to the local economy, residents, visitors and for wildlife and ecological functioning.
2. To preserve water quality in Slocan and Summit Lakes and their tributaries.
3. To maintain high water quality of groundwater and surface water sources of domestic water supply.
4. To foster an awareness of the natural environment and protect sensitive and significant natural features and values from negative impact as a result of development.
5. To encourage the maintenance of wildlife habitat and winter range.
6. To preserve the aesthetic value of the landscape.
7. To encourage the rehabilitation, restoration and enhancement of watercourses, and sensitive or significant environmental values which have been subject to degradation in the past.
8. To encourage Provincial and Federal governments, private organizations and private landowners to protect, enhance and manage sensitive habitat areas in the Plan area

and to adhere to Federal and Provincial statutes and regulations for the protection of fish and wildlife habitats.

Natural Environment Policies

The Regional Board:

1. Supports the identification, protection, and enhancement of environmentally sensitive areas, such as watercourses, wetlands, shorelines, steep rocky terrestrial areas and ungulate winter range.
2. Supports best management practices for land developers, as found in:
 - a. Department of Fisheries and Oceans: Land Development Guidelines for the Protection of Aquatic Habitats, September 1993;
 - b. Ministry of Environment: Develop with Care: Environmental Guidelines for Urban and Rural Land Development in BC, March 2006; and
 - c. other applicable Provincial Guidelines and Best Management Practices sanctioned by the Province.
3. Supports the Provincial requirement that developers apply for and obtain appropriate permits and authorization for "Changes In and About a Stream" pursuant to Section 9 of the *Water Act*.
4. Discourages the use of sewerage holding tanks in the Plan area and the discharge of treated or untreated sewerage or grey water into Slocan and Summit Lakes.
5. Encourages the retention of existing wildlife corridors.
6. Encourages the Province to recognize environmentally sensitive areas, hazard areas, and areas upstream of alluvial fans, and uphold the strictest regulation for forest and mining or mineral development in these areas.
7. Encourages the protection of environmentally sensitive areas, important to the biodiversity and ecological functioning of the Plan area, and areas that contribute to community 'greenway' corridors that link open space areas.
8. Recognizes the area encompassing and surrounding Bonanza Marsh as an environmentally sensitive area.
9. Encourages the removal and management of invasive species and noxious weeds within the Plan area and the development of a comprehensive invasive weed management strategy.
10. Supports Provincial regulation that prohibits the dumping of raw sewage and grey water from pleasure craft into Slocan and Summit Lakes.
11. Encourages both the Provincial and Federal governments to limit the number of public wharves or docks on Slocan Lake to existing community areas and boat launches in and around the villages of Slocan, Silverton, New Denver, and the

unincorporated communities of Rosebery and Hills; and to adopt appropriate guidelines for their placement and construction.

12. Supports that the approval of new private dock and wharf facilities on Slocan Lake, if deemed necessary, are kept to existing community areas and encourages the sharing of such facilities.

14.0 GREENHOUSE GAS EMISSION REDUCTION TARGETS

Background

Beginning in 2007, the Province of BC has moved forward with a number of legislated and policy actions designed to encourage energy efficiency and reduce emissions of greenhouse gases (GHGs). These are driven by a legislated target to reduce the total GHG emissions in the Province by 33% from 2007 levels by 2020, and 80% by 2050.²

Of specific relevance to local governments is the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27, 2008). "Bill 27" amends the Local Government Act to read:

- LGA 473 (3) - An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets (by May 31, 2010).
- LGA 429 - Required Content of a Regional Growth Strategy: (2)(d) to the extent that these are regional matters, targets for the reduction of greenhouse gas emissions in the RDCK, and policies and actions of the local government proposed for the RDCK with respect to achieving those targets (by May 31, 2011).

In addition, Bill 27 provides some additional enabling powers to local governments intended to assist them in achieving reductions of community-wide emissions. This context provides a mandate to communities and regions to explore energy as part of the planning process.

Greenhouse Gas Emission Reduction Objectives

1. Demonstrate leadership in energy conservation, energy efficiency and greenhouse gas emission reductions and to work towards carbon neutrality.
2. Foster the development of renewable energy supply options.
3. Reduce energy consumption and encourage energy efficiency in planning, design and construction of neighbourhoods and buildings.
4. Reduce greenhouse gas emissions and encourage energy efficiency in planning, design and construction of neighbourhoods and buildings.
5. Locate developments where services and amenities are available and efficiently utilized.
6. Ensure future settlement patterns reduce dependency on private automobiles and encourage other forms of transportation such as walking, cycling and transit.

² This target is defined in the Greenhouse Gas Reduction Targets Act (Bill 44, 2007)

Greenhouse Gas Emission Reduction Policies

General

The Regional Board:

1. Will implement the RDCK Corporate Greenhouse Gas Emissions Reduction Plan (2010).
2. Will work collaboratively with our partners and community members to reduce the combined greenhouse gas emissions of the rural areas by 15% from baseline levels (2007) by 2020 and by 25% from baseline levels (2007) by 2030.
3. Encourages the reduction of landfill waste through the RDCK zero waste policy, and will investigate ways to increase waste diversion through strategies identified in the Resource Recovery Plan.
4. Supports collaboration with and supports partners that raise awareness and provide education on energy and emissions to local businesses, residents, and other organizations in the community.

Development and Buildings

The Regional Board:

1. Encourages the clustering of residential development to create separation between neighbouring developments and to avoid continuous sprawl-like development.
2. Encourages energy efficient retrofits of older buildings, including both residential and commercial buildings.
3. Encourages the use of local materials and green building techniques in new and retrofitted developments.
4. Encourages the establishment of a sustainability checklist for the evaluation of development applications and supports the investigation into the creation of associated incentives for developers that develop buildings to a high level of building performance.

Transportation

The Regional Board:

1. Supports a voluntary reduction of personal vehicle transportation emissions by promoting use of public transit, more efficient vehicles, use of alternative fuels, providing sufficient pedestrian and cycling facilities and routes, encouraging home-based businesses, and encouraging changes in travel patterns.
2. Encourages nodal development instead of sprawl along major roads and, where appropriate, encourages clustering of commercial and urban residential development along major roads, in order to achieve a more efficient use of land and a proper distribution of traffic flow throughout the road network.

3. Encourages compact development rather than the creation of low-density residential lots fronting the major road network and the provision of multiple accesses onto the major road network.

Walkways, Trails & Commuter Bicycle Network

The Regional Board:

1. Encourage connectivity between existing walkways and trail systems to schools, parks and commercial areas.
2. Promotes pedestrian-friendly development within urban and suburban residential areas, where pedestrian facilities are established and integrated with transit service planning.
3. Supports the enhancement of cycling and pedestrian systems in new and existing developments, and supports the development of a comprehensive network of pedestrian and bicycle routes along existing and future road networks.
4. Supports an integrated, improved, and expanded trail network in new and existing developments, to provide effective and safe trail transportation options for residents and visitors.
5. Supports on-street alternative transportation options with incorporation of sufficient buffering, and accommodation of the movement of agricultural machinery.

Transit

The Regional Board:

1. Supports continuing to facilitate improvement to and expansion of public transportation service opportunities, bus shelters and cross walks in cooperation with BC Transit.
2. Supports the reduction of the use of private automobiles and encourages the RDCK and member municipalities to investigate initiatives to expand public and shared transit, including the use of buses, car co-operatives and delivery services.

Renewable Energy Supply

The Regional Board:

1. Seeks partnerships with utility companies, independent power producers, NGOs, member municipalities, Provincial and Federal agencies and others to further local energy strategies and concurrent planning efforts.
2. Encourages the investigation and development of renewable energy supply options such as district energy, ground source heat pumps, solar, heat recovery systems, etc., where opportunities might be present.

3. Supports the exploration of renewable energy opportunities in the agricultural and forestry industries, such as biomass energy production.
4. Supports the creation of a renewable energy service for the RDCK.

15.0 HAZARD LANDS

Background

Hazard lands include, but are not limited to areas the RDCK has reason to believe are subject to natural hazards including flooding, mud flows, torrents of debris, erosion, rock fall, landslip, and avalanche and wildfire.

Hazard Lands Objectives

1. To prevent development in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed.
2. To prevent injury and loss of life and to prevent or minimize property damage as a result of natural hazards.
3. To recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
4. To support existing and on-going inventories and studies in order to further determine the nature, extent, and risk of development below, on and adjacent to identified natural hazard areas.

Hazard Lands Policies

The Regional Board:

1. Directs development away from those lands that may have a potential natural hazard, or have been identified as hazardous by the RDCK or other agencies having jurisdiction.
2. Directs development away from lands identified to being susceptible to soil instability and potentially hazardous geotechnical conditions.
3. Discourages development of land susceptible to flooding. Lands subject to a general liability to flood should be used for parks, open space, habitat conservation, recreation or agricultural uses provided that those activities do not compromise the ecological integrity, or result in contamination of associated water bodies.
4. Requires that the construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods damageable by flood waters to be flood proofed to Provincial standards where land that may be prone to flooding is required for development and no alternative is available.

Fire Management Policies

The Regional Board:

1. May request that the Regional Subdivision Approving Authority, in consultation with the Local Fire Chief and/or Ministry of Forest and Range Fire Protection Officer,

require the developer to undertake a fire hazard risk assessment at the time of submitting a subdivision application where the Province indicates that a property may be subject to a moderate or higher fire risk. The Regional Board may request the same assessment during a land use designation amendment or development permit process. The assessment will provide a recommended fire hazard mitigation strategy, that will be submitted to both the RDCK and the Province, and is recommended to include, but is not limited to, the following:

- a. incorporating fuel breaks adjacent to or on the residential subdivisions;
 - b. establishing zones around potential structures and homes which are clear of debris, highly combustible material or trees;
 - c. utilizing fireproofing techniques and fireproof materials in building design, requiring at a minimum a fire rated roof;
 - d. designing roads that provide evacuation routes and facilitate movement of fire fighting equipment, ensuring main roads have both an ingress and egress;
 - e. ensuring all roads are named and signed;
 - f. ensuring availability of water supply facilities adequate for fire suppression;
 - g. ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements;
 - h. implementing setbacks, interfacing fire protection standards, and building material standards pursuant to the Provincial publications *The Home Owners FireSmart Manual* and *FireSmart: Protecting Your Community From Wildfire*.
2. Directs the Regional Subdivision Approving Authority to require that where a fire hazard mitigation strategy has been prepared the developer enter into a restrictive covenant to ensure the strategy is followed.
 3. Encourages proactive wildfire mitigation programs to reduce the risk of wildfires in Slocan Lake North to the moderate fire hazard risk as recommended by the Provincial *FireSmart* program.
 4. Supports protection of accesses to water sources such as hydrants, standpipes, lakes, and stream to remain free of obstructions for fire protection purposes.
 5. Encourages local volunteer fire departments to work with the RDCK to keep up to date with emergency preparedness and with the identification of increased risk as a result of natural or man-made events.

16.0 AGGREGATE AND MINERAL RESOURCES

Background

The Slocan Lake North area has a long history of mineral exploration and mining and there are numerous existing mineral and mine claims throughout the Plan area. There is active mining and mineral processing in the area surrounding the community of Sandon. Aggregate resources can be found in Rosebery, Rural New Denver and Red Mountain Road. Additional aggregate resources may exist throughout the Plan area, but have not been identified as part of this process.

Aggregate and Mineral Resources Objectives

1. To protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
2. To minimize conflicts between sand and gravel processing operations and adjacent land uses.
3. To support Provincial requirements for rehabilitation and reclamation of resource extraction sites.

Aggregate and Mineral Resources Policies

The Regional Board:

1. Supports the Provincial requirements for the removal of aggregate and mineral resources. The Province is encouraged to refer mineral exploration proposals to the RDCK for comments and give due consideration to the impact of resource extraction activities on surrounding land uses and developments.
2. Will consider land use designation amendment applications for the processing of aggregate resources on the basis of a variety of criteria, including but not limited to the:
 - a. extent of visual screening, and other mitigation works proposed;
 - b. type of processing proposed;
 - c. prevailing wind direction, and the potential for noise and dust;
 - d. compatibility with adjacent land uses;
 - e. environmental sensitivity of the site, and adjacent land;
 - f. accessibility; and
 - g. characteristics of aggregate deposits and groundwater resources.

3. Strongly encourages the Province to seek full community support before Crown land is utilized for aggregate processing.
4. Encourages the Province not to issue new surface leases and permits for mineral processing near designated residential areas or Slocan Lake unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.
5. Encourages the Province to include in their licensing the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
6. Will consider permitting sand or gravel extraction or processing if the land is located in the ALR with ALC approval.
7. Will consider implementing conditions set by the Province to mitigate the impact of aggregate extraction and processing sites.
8. Will consider the utilization of recoverable deposits prior to subsequent development in areas where recoverable deposits are located.
9. Will consider that any mineral or mining management activity relating to the exploration or production of minerals, sand, gravel, coal or quarries that is classified a "mineral" or a "mine" under Provincial Acts and Statutes not be restricted by any terms or conditions of this bylaw so long as the Province manages the activities and land for that purpose.

17.0 CROWN LAND

Background

Slocan Lake North is made up almost entirely of Crown land managed by the BC Provincial government under various Provincial agencies. Crown land is used for various public and commercial purposes. The most significant public use is recreation, and the most significant and visible commercial uses of Crown land are forest harvesting, cattle grazing, energy production, mining, and tourism. Other visible examples are gravel quarries, telecommunication sites and utility corridors.

Crown Land Objective

1. To encourage the Province to respect the interests and concerns of residents of Slocan Lake North in decisions concerning activities, development, and sale of Crown land.

Crown Land Policies

The Regional Board will:

1. Strongly encourage the Province to seek full community support before any change in land use on Crown land, including issuing licences or permits for any development or activity, land sales, and land use designation amendments that may affect the community.
2. Strongly encourage the Province to give adequate notice to the RDCK and the community about applications for the lease or sale of Crown Lands, and to encourage the Province to hold a public meeting in the effected community before a decision is made on such applications.
3. Encourage the retention of Crown lands by the Province in the Plan area, except for public purposes.
4. Strongly discourage the alienation of environmentally sensitive Crown lands with important habitat and wildlife corridors and shoreline, through the sale and lease of adjoining Crown lands.
5. Encourage the management or disposition of Crown land in a manner that is consistent with the broader policies of the Plan regarding settlement patterns and the conservation of environmentally sensitive areas with recognition of the recreational and conservation values associated with these lands.

18.0 TEMPORARY USE PERMITS

Background

Temporary Use Permits may be issued by the RDCK under the Local Government Act, S.493. The temporary use may continue in accordance with the provisions of the permit until the date that the permit expires, or three years after the permit was issued, whichever occurs first. Permits may be renewed only once, after which the use must be either permanently designated in the OCP Bylaw and Zoning Bylaw or cease. Temporary Use Permits are not a substitute for a land use designation amendment in accordance with the Zoning Bylaw. Permits are also subject to approval by the Agricultural Land Commission where land is classified as farm under the Assessment Act.

Objective

1. Permit temporary uses to provide short-term opportunity when considered appropriate by the Regional Board, without negatively affecting surrounding properties or the environment.

Policies

The Regional Board:

1. May consider the issuance of Temporary Use Permits throughout the plan area, subject to the following:
 - a. demonstration that the use is temporary or seasonal in nature;
 - b. address potential conflict with nearby land uses;
 - c. address potential impacts on environmentally sensitive areas;
 - d. satisfy provision of adequate servicing that meets health requirements; and
 - e. consider relevant policies within other sections of this plan.
2. May require conditions under which a temporary use may be allowed, including: the buildings or structures that may be used; the period of applicability of the permit; the area, duration or timing of use; and required site rehabilitation upon cessation of the use.
3. May require security deposits, site restoration plans or letters of undertaking to ensure conditions are met.

19.0 DEVELOPMENT PERMIT AREAS

Background

The OCP may designate Development Permit Areas under the authority of local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board prior to any development or subdivision of land within a designated Development Permit Area.

Development Permit Areas allow for implementation of special guidelines for the protection of the natural environment, protection from hazardous conditions, for revitalization of designated areas, or to guide the form and character of development within the Slocan Lake North Plan area.

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.

Development Permit Area #1: Watercourse Development Permit (WDP) Area

Category

The WDP area is designated under Section 488(1) (a) of 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 WDP area is comprised of:

1. Riparian assessment areas (Figure 1) for fish and wildlife habitat and drinking water, which include all watercourses and adjacent land:
 - a. within 30 metres of the high water mark of a watercourse;
 - b. within 30 metres of the top of the ravine bank in the case of a ravine less than 60 metres wide; and
 - c. within 10 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse.

“high water mark” means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary

years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks in vegetation as well as in the nature of the soil itself, and includes the active floodplain;

“top of ravine bank” means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is latter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break and the break does not include a bench within the ravine that could be developed;

“watercourse” includes any of the following: a watercourse, intermittent or not; a pond, lake, river, creek or brook, and a ditch, spring or wetland that is connected by surface flow to a watercourse.

Justification

The primary objective of this Development Permit Area designation is to regulate development activities in watercourses and their riparian areas so as to protect aquatic habitat; and to conserve, enhance, and where necessary, restore watercourses and their riparian areas.

The impact of development on watercourses can be minimized by carefully examining the proposed development and taking appropriate measures in relation to the environmentally sensitive riparian areas land.

Determining whether development falls within the WDP Area

To confirm whether a proposed development is within land identified as a riparian assessment area in the WDP area for which a Development Permit application is required, the following applies:

Any area located within 30 metres of the high water mark of a watercourse; within 30 metres of the top of the ravine bank in the case of a ravine less than 60 metres wide; and within 10 metres of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse;

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 WDP Area to determine whether a development permit application is required.

Guidelines

A Development Permit is required, except where specified under the exemptions section, for development or land alteration on land identified as a riparian assessment area within the WDP Area. Where not exempt, development requiring a development permit includes any of the following associated with or resulting from residential, commercial or industrial

activities or ancillary activities to the extent that they are subject to local government powers under Local government legislation the:

- a. removal, alteration, disruption or destruction of vegetation;
- b. disturbance of soils;
- c. construction or erection of buildings and structures;
- d. creation of non-structural impervious or semi-impervious surfaces;
- e. flood protection works;
- f. construction of roads, trails, docks, wharves and bridges;
- g. provision and maintenance of sewer and water services;
- h. development of drainage systems;
- i. development of utility corridors;
- j. subdivision as defined in section 455 of the *Local Government Act*.

Development shall be in accordance with the following guidelines:

1. All development proposals subject to this permit will be assessed by a Qualified Environmental Practitioner (QEP) in accordance with the Riparian Areas Regulation established by the Provincial and/or Federal governments as used elsewhere in the Province;
2. A WDP shall not be issued prior to the RDCK ensuring that a QEP has submitted a report certifying that they are 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, and;
3. The Riparian Areas Regulation implemented through the WDP does not supersede other Federal, Provincial and or local government requirements, including that of other development permit areas, building permits, flood covenants, Federal or Provincial authorization. Land subject to more than one development permit area designation must ensure consistency with the guidelines of each development permit area, to provide comprehensive stewardship of both fish and wildlife habitat.

Exemptions

The WDP area does not apply to the following:

1. existing construction, alteration, addition, repair, demolition and maintenance of farm buildings;

2. existing institutional development containing no residential, commercial or industrial aspect;
3. reconstruction, renovation or repair of a permanent structure if the structure remains on its existing foundation. Only if the existing foundation is moved or extended in to a riparian assessment area would a WDP be required; and
4. an area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied or a development permit for the same area has already been issued in the past and the conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.

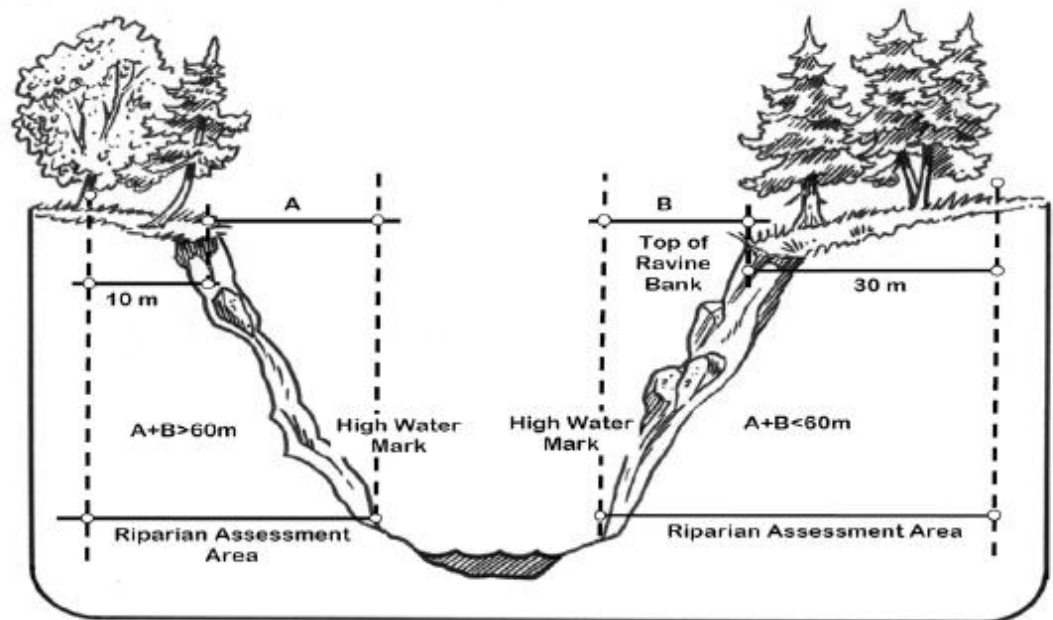


FIGURE 1: RIPARIAN ASSESSMENT AREA: means the area within 30 m of the high water mark of a watercourse; within 30 m of the top of the ravine bank in the case of a ravine less than 60 m wide; and within 10 m of the top of the ravine bank in the case of a wider ravine that link aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential upland vegetation that exerts an influence on the watercourse. Applies only to residential, commercial and industrial designations.

Source: British Columbia Ministry of Environment, *Riparian Areas Regulation Implementation Guidebook*, March 2005

Development Permit Area #2: Residential Cluster Development Permit (RCDP) Area

Designation

The RCDP area is designated under Section 488.1(1) (a) and (e) of the Local Government Act for protection of the natural environment, its ecosystems and biological diversity and the establishment of objectives for the form and character of intensive residential development.

Area

The RCDP Area is comprised of all privately owned or leased lands designated as Suburban Residential (R1), Country Residential (R2) and Multi-family Residential (R4) on Schedule 'B'.

Justification

The intent of the RCDP Area is to ensure that intensive residential development is completed in a manner that is sensitive to the rural character of the Plan area, adjoining lands, the natural environment, and achieves a high standard of appearance. Lands in the Plan area have not been studied to a high level for their ability to sustain intense development over the long term. It is therefore desirable to allow development to occur in a manner which allows for efficient use of land and services and protects lands deemed environmentally sensitive or hazardous from potential adverse impacts.

Objectives

The RCDP Area seeks to achieve the following objectives:

1. Ensure that new intensive residential development respects the existing rural character of surrounding areas.
2. Reduce the impacts of residential land uses on the natural environment and surrounding lands.
3. Achieve a high standard of appearance.
4. Protect major traffic corridors from adverse traffic and congestion.

Prohibition

Land within the Residential Cluster Development Permit (RCDP) Area must not be subdivided and construction of, addition to or alteration of a building or other structure must not be started without first obtaining a Development Permit, unless otherwise exempt in this Bylaw.

Guidelines

Development shall be in accordance with the following guidelines:

1. Development that may impact designated "Watercourse Development Permit" (WDP) Areas, either directly through disturbance or indirectly through site infrastructure, shall be subject to the requirements of the RCDP Area in addition to these guidelines.
2. Building footprints and paved areas should be minimized, where possible, or otherwise clustered to reduce the total impervious cover of the site.

3. Natural, on-site filtration is encouraged through means such as, but not limited to, the:
 - a. retention of natural vegetation;
 - b. clustering of buildings and structures; and,
 - c. use of landscaped areas for storm water infiltration.
4. Siting of buildings and structures, uses and site infrastructure away from property boundaries is encouraged to minimize potential impacts to surrounding lands.
5. Building profiles should reflect the character of surrounding development with special attention to the height of new buildings in relationship to surrounding buildings on adjoining properties.
6. Existing vegetation should be retained, where possible, as part of the overall landscape design.
7. Pedestrian networks, through and adjacent to the site should be designed to welcome people, encourage pedestrian activity, and integrate with and link to larger public spaces when possible.
8. Pedestrian amenities must be of sufficient width to allow for a safe walking environment for people of all ages and levels of mobility.
9. Transportation and parking provisions of a site design should include elements that recognize, respect and balance the needs of all transportation modes, including but not limited to cyclists, scooter users, disabled persons, commercial vehicles, public transit, pedestrians and motor vehicles, as well as consider environmental and visual impacts.
10. Traffic calming elements should be integrated into site plans.
11. Retention of green space in common areas is encouraged.
12. The use of covenants to ensure common lands in strata subdivisions are not subdivided further is encouraged.

Exemptions

The RCDP area does not apply to the following:

1. Fee simple lots, strata developments, shared interest, cooperatives, or companies that propose lots or sub-lots that:
 - a. are all larger than 1 hectare (2.47 acres);
 - b. create less than five sub-lots or lots; or,
 - c. involve the construction of less than five buildings or dwelling units.
2. Additions, alterations and accessory structures in pre-existing developments, where all of the following are demonstrated at the time of application for Building Permit:
 - a. The parcel's strata, shared interest corporation, cooperative, or company has provided a letter of support for the proposal;
 - b. It is clearly demonstrated that the proposal will not impact adjacent riparian areas; and,
 - c. Proposed buildings and structures, with the exception of fences, are:
 - i. Sited a minimum of 7.5 metres from front or exterior side lot lines and 2.5m from any other lot line; and,
 - ii. Are screened from adjacent lands by a landscape screen.

Development Permit Area #3: Industrial Development Permit (IDP) Area

Category

The IDP area is designated under Section 488(1) (a) and (f) of the Local Government Act, and applicable provisions of the Community Charter for the establishment of objectives for the protection of the natural environment and form and character of industrial uses within the Plan area.

Area

The IDP area is comprised of all privately owned or leased lands designated as Industrial (M1) on Schedule 'B'.

Justification

The primary objective of this development permit area designation is to ensure that industrial developments within the Plan area are compatible and considerate of the natural environment and the surrounding residential and rural character of the Plan area.

Guidelines

Development shall be in accordance with the following guidelines and considerations:

- a. impact on farm land;
- b. capability of the natural environment to support the proposed development;
- c. compatibility with adjacent land uses and designations, and the character of the area;
- d. susceptibility to natural hazards, including but not limited to flooding, slope instability, or wildfire risk;
- e. the size of the property in relation to the proposed industrial activity;
- f. the Province is requested to ensure industrial activities involving emission of toxic or irritant material meet the highest standards regarding the protection of groundwater catchment areas, surface water and riparian areas and air-borne industrial pollutants;
- g. wherever possible, new industrial activity shall be located in close proximity and with direct access to major roads;
- h. prior to commencement of industrial activity, a landscape buffer shall be required on industrial properties adjacent to non-industrial designated properties; and
- i. all industrial activity; including parking and storage must be screened and wide buffers shall be left along roads and property lines.

Exemptions

The IDP area does not apply to the following:

- a. existing construction, alteration, addition, repair, demolition and maintenance of industrial buildings.
- b. Development associated with agricultural, residential or institutional land uses and activities.

20.0 Implementation

Introduction

The OCP sets out statements on the broad objectives, polices and directions for the Plan area, but does not provide the tools for implementing its policies. The RDCK has a number of tools and methods available for implementing the Plan. The purpose of this section is to set out specific steps the RDCK can take to implement this Plan. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying permitted. It also may contain specific regulations that control the size, siting, and various other details of development on a parcel of land. A Zoning Bylaw enforcing the policies of this Plan may be developed during or following the adoption of this bylaw. This must occur through a lengthy public review process and will occur only through a separate public input process. Individual communities may initiate a Zoning Bylaw for their community or it may include the entire Plan area dependent on the preferred direction of each community.

Subdivision and Development Servicing Bylaw

The RDCK Subdivision and Development Servicing Bylaw sets out minimum standards for access, water systems, and sewer systems. Subdivisions must meet these standards before they are approved. The Subdivision and Development Servicing Bylaw will need to be reviewed and amended where necessary to ensure that it works to implement various policies in the Plan, particularly with respect to servicing levels related to parcel sizes.