



**OFFICIAL COMMUNITY PLAN
BYLAW NO. 1794, 2011**

township of
SPALLUMCHEEN

**CONSOLIDATED WITH AMENDMENTS FOR
CONVENIENCE ONLY**



May 9, 2011



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TOWNSHIP OF SPALLUMCHEEN

OFFICIAL COMMUNITY PLAN BYLAW NO. 1794, 2011

A bylaw to adopt the Township of Spallumcheen Official Community Plan.

WHEREAS Council wishes to adopt an Official Community Plan pursuant to the *Local Government Act*.

AND WHEREAS Council has examined the plan in conjunction with its financial plan and any waste management plan that is applicable to the municipality; and referred the plan to the Provincial Agricultural Land Commission for comment.

AND WHEREAS Council has held a Public Hearing pursuant to the *Local Government Act*.

NOW THEREFORE Council of the Township of Spallumcheen, in open meeting assembled hereby enacts as follows:

1. This Bylaw shall be cited as the "Township of Spallumcheen Official Community Plan Bylaw No. 1794, 2011."
2. The following documents and maps attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the Township of Spallumcheen:
 - Schedule A (Official Community Plan Text)
 - Schedule B (Land Use Map)
 - Schedule C (Development Permit Areas)
 - Schedule D (Hillside Development Permit Area)
 - Schedule E (Road Classification Map)
3. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 1570 cited as the "Township of Spallumcheen Official Community Plan Bylaw No. 1570, 2004" and amendments thereto as it applies to the Township of Spallumcheen is hereby repealed.

Official Community Plan – Bylaw No. 1794



READ A FIRST TIME THIS 9th DAY OF May, 2011

AMENDED THIS 6th DAY OF JUNE, 2011

READ A SECOND TIME THIS 6th DAY OF JUNE, 2011

PUBLIC HEARING HELD ON THE 27th DAY OF JUNE, 2011

READ A THIRD TIME THIS 18th DAY OF JULY, 2011

ADOPTED THIS 18th DAY OF JULY, 2011

Certified Correct:

"Original signed by W. Hansma"

MAYOR

"Original signed by L. Shykora"

CORPORATE OFFICER



AMENDMENT BYLAWS:

CONSOLIDATED WITH AMENDMENTS FOR CONVENIENCE ONLY

Bylaw No.	Adoption Date	Map / Text	Summary
BYLAW NO. 1805, 2011	Dec 19, 2011	M	•4885 Lansdowne Future land use designation (Lot 1) from A to SH (Lot 2 from A to SH and CR
BYLAW NO. 1817, 2011	Dec 19, 2011	M	•Pineridge Rd (Lot 3 KAP47909) Future land use designation from A to I
BYLAW NO. 1828, 2012	Feb 18, 2013	M	•9315 Hwy 97A Future land use designation form A to C
BYLAW NO. 1795, 2012	Sep 9, 2013	M+T	• SE South sub area zoning
BYLAW NO. 1835, 2013	Mar 17, 2014	M	•4590 Chamberlaine Rd (Lot A Plan KAP92264) Future land use designation from CR to SH
BYLAW NO. 1843, 2013	Sep 9, 2013	M	•4668 Lansdowne Rd (Lot B Except Plan Part in EPP57223) Future land use designation from A to SH
BYLAW NO. 1872, 2014	Feb 16, 2015	T	•Amending Section 3.0 Regional Context Statement
BYLAW NO. 1879, 2014	Dec 7, 2015	M	•4704 Salmon River Road (Lot 6 Plan 1718) Future land use designation from A to CR
BYLAW NO. 1883, 2015	Sep 6, 2016	M	•4350 Hullcar Rd – Future land use designation from LH to CR
BYLAW NO. 1910, 2016	Jul 10, 2017	M	•2450 Powerhouse Rd (DL 994, Except Plan B964, B4882, 8434, 11845, 41289, 41953, EPP100315) Future land use designation from LH to CR
BYLAW NO. 1940, 2017	Aug 24, 2020	M+T	<ul style="list-style-type: none"> •29 L&A Cross Rd (Lot 1 Plan KAP1823) Future land use designation from A and C to I •4305 L&A Cross Road (Lot 2 Plan 35183) Future land use designation from A to I •Adding Section 10.1.1.a regarding Lot 1 & Lot 2 above and ALR approval
BYLAW NO. 1941, 2017	Feb 5, 2018	M	•1751 Rashdale Rd (Part W1/2 of NW1/4 of SE1/4 Except Plan 2171) Future land use designation from A to CR
BYLAW NO. 1978, 2019	Nov 4, 2019	M	•173 L&A Cross Rd (Lot 2 Plan KAP74333) Future land use designation from A to I
BYLAW NO. 1997, 2020	Aug 17, 2020	M	•684 Otter Lake Cross Rd (Lot A Plan



			EPP120261) Future land use designation from LH to I
BYLAW NO. 1999, 2020	Jun 20, 2022	M	<ul style="list-style-type: none"> • 9531 Hwy 97 (Lot A Plan KAP64279) Future land use designation from C to I
BYLAW NO. 2015, 2020	Sep 14, 2020	M	<ul style="list-style-type: none"> • 4696 Lansdowne Rd (Lot A Plan 34378) Future land use designation from A to SH
BYLAW NO. 2026, 2020	Oct 19, 2020	M	<ul style="list-style-type: none"> • 4851 Lansdowne Rd (Lot A Plan 31338 Except Plan LAP56234) Future land use designation from A to SH and CR
BYLAW NO. 2032, 2020	Dec 7, 2020	T	<ul style="list-style-type: none"> • Adding Section 8.1.4(i)(viii) ensuring McLennan and Keddleston Rd extensions
BYLAW NO. 2051, 2021	Dec 5, 2022	M	<ul style="list-style-type: none"> • 2202 Rashdale Rd (Lot 4 Plan KAP163) Future land use designation from A to CR
BYLAW NO. 2065, 2022	Nov 21, 2022	T	<ul style="list-style-type: none"> • Amending LGA references within Section 21.1 from "Section 920.01(1)" to "Section 485"; • Amending Section 21.1 "temporary commercial or industrial permit" to "temporary use permit"; • Renumbering Section 22.0 OCP Implementation to Section 23.0 • Introducing Section 22.0 – Temporary Use Permits
BYLAW NO. 2069, 2022	Sep 20, 2022	M	<ul style="list-style-type: none"> • 4803 Lansdowne (Lot B Plan 31338) Future land use designation from A to CR and SH
BYLAW NO. 2096, 2022	Jun 19, 2023	M	<ul style="list-style-type: none"> • Boundary adjustment Map 1 and Schedule B - SE Sector to include DL 4168 ODYD & Part N1/2 DL3844 ODYD, Except East 45 Chains; and • East half of DL 4168 ODYD from LH to SH
BYLAW NO. 2127, 2023	Dec 4, 2023	M	<ul style="list-style-type: none"> • 5185 & 5175 Salmon River Rd (Lots 2 & 3 Plan KAP30452 Future land use designation from LH to SH & CR
BYLAW NO. 2101, 2023	Jul 15, 2024	M	<ul style="list-style-type: none"> • 4294 Wyatt Rd (Lot 3 Plan 29612) land use designation from A to CR & SH
BYLAW NO. 2082, 2022	Oct 7, 2024	M	<ul style="list-style-type: none"> • 2150 Rashdale Road (Lot A, Plan KAP31233) from A to CR



SCHEDULE A

OFFICIAL COMMUNITY PLAN TEXT



1.0 COMPONENTS OF THE OFFICIAL COMMUNITY PLAN

Purpose

- 1.1** The Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management within the Township of Spallumcheen.

Mandatory Components

- 1.2** The *Local Government Act* (the Act) lists the required components of Official Community Plans. Mandatory components described in the Act generally include:
- .1 the approximate location, amount, type and density of residential development (required to meet anticipated demand for housing over at least five years);
 - .2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational, public utility land uses;
 - .3 the approximate location and area of sand and gravel deposits suitable for future extraction;
 - .4 restrictions on the use of land subject to hazardous conditions or that is environmentally sensitive to development;
 - .5 approximate location and phasing of any major road, sewer or water systems;
 - .6 approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
 - .7 policies respecting affordable, rental, and special needs housing; and
 - .8 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.

Optional Components

- 1.3** Optional components which may be addressed in an Official Community Plan are also described in the *Local Government Act* and these include:
- .1 policies relating to social needs, social well-being and social development;
 - .2 where there is a Regional Growth Management Strategy, a regional context statement describing how matters addressed in the OCP apply in the regional context;
 - .3 a regional context statement, consistent with the rest of the community plan,



regarding how matters apply in a regional context; and

- .4 policies regarding maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the community plan; and policies relating to preservation, protection, restoration and enhancement of the natural environment, its ecosystems and bio-diversity.

A local government may address other matters in an OCP that it considers appropriate. If however, the regulation of a matter is not within the local government's jurisdiction, the OCP may only state the local government's broad objectives with respect to the matter.



2.0 POPULATION AND HOUSING

Population

2.1 Spallumcheen’s population grew by 23% from 1986 to 1996, and experienced moderate decline over the next 10 years, from 1996 to 2006 as shown in Table 2.1. Over the 20-year period, from 1986 to 2006, the average annual growth rate was approximately 0.7%.

Table 2.1 – Spallumcheen Historic Census Population, 1986-2006

Year	1986	1991	1996	2001	2006
Population	4,310	4,719	5,322	5,134	4,960

Source: Statistics Canada

Based on the BC Stats Population Estimates, Spallumcheen’s population has grown at an average annual rate of 0.6% over the 20-year period, from 1986 to 2006.¹ The more recent 4-year period from 2006 to 2010 shows a similar average annual population increase of 0.8%.¹ This is illustrated in Table 2.2.

Table 2.2 – Spallumcheen Historic BC Stats Population, 1986-2010

Year	1986	1991	1996	2001	2006	2007	2008	2009	2010
Population	4,448	4,834	5,512	5,195	4,991	4,983	5,017	5,135	5,153

Source: BC Stats

Population projections for Spallumcheen have been presented below for three growth scenarios ranging from low to high growth to align with the fluctuations experienced over the past 4 and 20 year periods. These projections are based on the 2010 BC Stats population, as illustrated in Table 2.3. It is important to note that in the Southeast Sector there is a possibility of additional growth outside this average range that may cause the population to spike as development increases.

¹ Considering only the starting and ending population (excludes annual fluctuations in population between that period).



Table 2.3 – Spallumcheen Population Projections, 2010-2030

	2010*	2015	2020	2025	2030
0.5% growth	5,153	5,283	5,417	5,553	5,694
0.7% growth	5,153	5,336	5,525	5,721	5,924
1.0% growth	5,153	5,416	5,692	5,982	6,288

*based on 2010 BC Stats Population Estimates

It should be noted that typically, there is a net census undercount in Statistics Canada data, and invariably segments of the population are missed. BC Stats takes the net census undercount into consideration and produces annual population estimates for BC communities. In Census years up to 2006, BC Stats Population Estimates are slightly higher than those identified by Statistics Canada.

Demographic, Housing & Mobility Overview

2.2 Spallumcheen has also experienced a change in the age composition of the population as shown in Table 2.4. The proportion of residents age 45 and up has been increasing significantly over the last 10 years while the proportion of younger residents has been decreasing. The median age of the population in 2006 was 45 years.

Table 2.4 – Spallumcheen Population Change by Age Group, 1996-2006

	0-14	15-24	25-44	45-64	65+
1996	1,210	685	1,570	1,335	525
2001	985	730	1,300	1,525	595
2006	860	590	1,060	1,740	715
Percentage Change (1996-2006)	-29%	-14%	-32%	30%	36%

Note: 1996 populations for 25-44 and 45-64 are based on the weighted averages from the 25-54 and 55-64 population distributions

Source: Statistics Canada



Average household size has decreased since 1996 by 7% in Spallumcheen. This compares to a 4% change for the Province of BC as shown in Table 2.5. In 2006, the average household size of Spallumcheen was 2.7 people.

Table 2.5 –Average Household Size (# of persons/household), 1996-2006

Census Year	Spallumcheen	BC
1996	2.9	2.6
2001	2.8	2.5
2006	2.7	2.5
Percentage Change (1996-2006)	-7%	-4%

Source: BC Stats

The majority of dwellings in Spallumcheen are single-detached houses (over 90%). A breakdown of private dwellings, based on housing type, is provided in Table 2.6. In 2006, 1,620 dwellings were owned compared to 230 being rented.

Table 2.6 – Percentage of Total Private Dwellings by Housing Type, 2006

	Spallumcheen	British Columbia
Single-detached	90.6 %	49.2 %
Semi-detached	0.8 %	3.1 %
Row houses	--	6.9 %
Apartments, duplex	0.5 %	10.0 %
Apartments, building 4 stories or less	--	20.9 %
Apartments, building 5 stories or more	--	7.1 %
Other	7.8 %	2.8 %

Source: Statistics Canada



Looking at mobility status of Spallumcheen residents, 89% lived at the same address 1 year prior to the 2006 Census. In contrast, 65% lived at the same address 5 years prior to the 2006 Census. Mobility status, by place of residence, is shown in Table 2.7.

Table 2.7 – Mobility Status by Place of Residence (2006)

	1 Year Ago (2005)	5 Years Ago (2000)
Lived at the same address	4,420	3,110
Changed address within Spallumcheen	130	505
Moved to Spallumcheen from another municipality in BC	305	905
Moved to Spallumcheen from another province or territory	90	210
Moved to Spallumcheen from another country	10	35

Source: Statistics Canada



3.0 REGIONAL CONTEXT STATEMENT

Introduction

3.1 The Township of Spallumcheen is required by the Local Government Act to include within the Official Community Plan (OCP) a Regional Context Statement that identifies the relationship between the OCP and the Regional Growth Strategy (RGS). The North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011 was accepted by the Township of Spallumcheen on August 15, 2013 and adopted by the Regional District of North Okanagan on September 21, 2011.

The RGS provides an integrated strategic policy framework for addressing growth management, compact complete communities, economic development, transportation, other infrastructure, environmental concerns and long term regional sustainability, resilience and prosperity. The purpose of this document is to assist in guiding decisions on growth, change and development with the Regional District which includes the Township of Spallumcheen.

Much of the implementation of RGS occurs through local planning and actions.

Strategic Directions

3.2 The RGS identifies nine key policy areas covering a broad range of issues. Within each policy area, the RGS has one or more goals, followed by more specific strategies.

a) Urban Containment and Rural Protection

The Township, through the OCP, is not generally supportive of additional residential development on parcels smaller than 1 hectare outside of identified future growth areas and is committed to maintaining the rural and agricultural character of the municipality.

The Southeast Sector (SES) Comprehensive Planning Area principles and policies are consistent with RGS Urban Containment and Rural Protection goals and policies, emphasizing the creation of compact, complete communities that are a net positive contributor to the Township.

b) Agriculture and Food Systems

The Township's agricultural plans, partnerships, initiatives and OCP policies are generally consistent with the RGS Agricultural and Food Systems goals. The Township completed an Agricultural Area Plan in 2006 which has goals and policies that reflect RGS agricultural policies. The OCP supports the goals of the Township's Agricultural Area Plan.



Township actively participates within the Regional Agricultural Advisory Committee and is a partner within the development of the Regional Agricultural Area Plan.

c) Water Stewardship

The Township's Water Supply Strategy supports the protection, stewardship and conservation of water resources throughout the community. The Township has included aquifer protection policies in Section 14, water and watershed protection policies in Section 18 and established Aquifer Protection and Water Body Protection Development Permit Areas that work toward the goals of the RGS. The Township may consider participating in collaborative water conservation or management actions if Council determines it is a benefit to the community.

d) Environment and Natural Lands

The Township has provided leadership in the protection of the environment through the designation of Aquifer, Water Body Protection and Hillside Development Permit Areas that contribute to the protection of environmentally sensitive lands and ecosystem function. The Township has included many policies that support the protection of watershed function, environmentally sensitive lands and the reduction of pollution that are consistent with the RGS Environment and Natural Lands policies.

The Township's OCP policies support the sustainable management and expansion of the local and regional active and passive park network and identify broader regional trail and greenway linkages.

e) Economic Development

The OCP builds upon the economic strengths of the Township as a historic agricultural community and centre of industry within the North Okanagan, which act as major regional employment nodes. The Township contains the majority of the industrial land base within the North Okanagan and OCP policies encourage the protection, servicing and expansion of those industrial lands. The OCP also recognizes the contribution of the agricultural sector to the economy, identity, landscape and heritage of the Township.

The economic policies within the OCP are consistent with the RGS and the Township has been a partner within several regional economic development initiatives that further RGS economic development goals, including the Industrial Lands Memorandum of Understanding, Regional Employment Lands Inventory and Regional Agricultural Area



Plan. The Township would consider further opportunities to collaborate with regional partners on economic development initiatives.

f) Transportation and Infrastructure

The OCP supports integrated transportation and land use planning in decision-making, including alternative forms of transportation and mixed use developments. The SES policies require an integrated approach to land use and transportation planning to ensure that the goal of a sustainable compact, complete community is met. Rural development also considers transportation infrastructure requirements to service a greater number of residents.

The Township, as a rural municipality, has limited options to encourage active transportation outside of the SES. Mixed use multifamily developments are directed to "Core Development Areas", which act as neighborhood centres and transit hubs within the SES.

The Township has established transportation corridor protection policies, including the designation of corridors that are regionally significant, such as the former Canadian Pacific Railway Corridor. The Township would consider collaborating on regional transportation planning initiatives that support the goals of the RGS.

g) Housing

The OCP identified rural housing options that will assist creating a greater diversity of affordable housing forms within the Township through policy 9.1.5 which supports secondary suites within residential properties. The SES policies address RGS affordable housing policy direction and compact complete community development.

h) Governance and Service Delivery

The Township has participated in a number of regional projects and initiatives over the last five years and is represented on the Regional Growth Management Advisory Committee. The Township will consider opportunities to collaborate on issues of regional significance.



i) Energy and Emissions

The OCP has included the RGS greenhouse gas reduction targets of 15% by 2020 and 25% by 2030, based upon 2007 levels, and references several policies that will assist in achieving these goals.

Implementation

3.3 As set out in the implementation and Monitoring section of the RGS, preparation and adoption of the RGS is a key implementation tool that serves to implement RGS policy within the Township of Spallumcheen OCP.

The Township of Spallumcheen and the Regional District of North Okanagan are committed to working in partnership to achieve the shared goals of the RGS and OCP.

Section 866(4) of the Local Government Act requires that amendments to the Regional Context Statement be submitted to the Regional District of North Okanagan Board of Directors for acceptance.

Should disagreement occur, both the Township of Spallumcheen and the Regional District of North Okanagan are committed to cooperative discussions to resolve disagreements in keeping with the provisions of the Local Government Act.

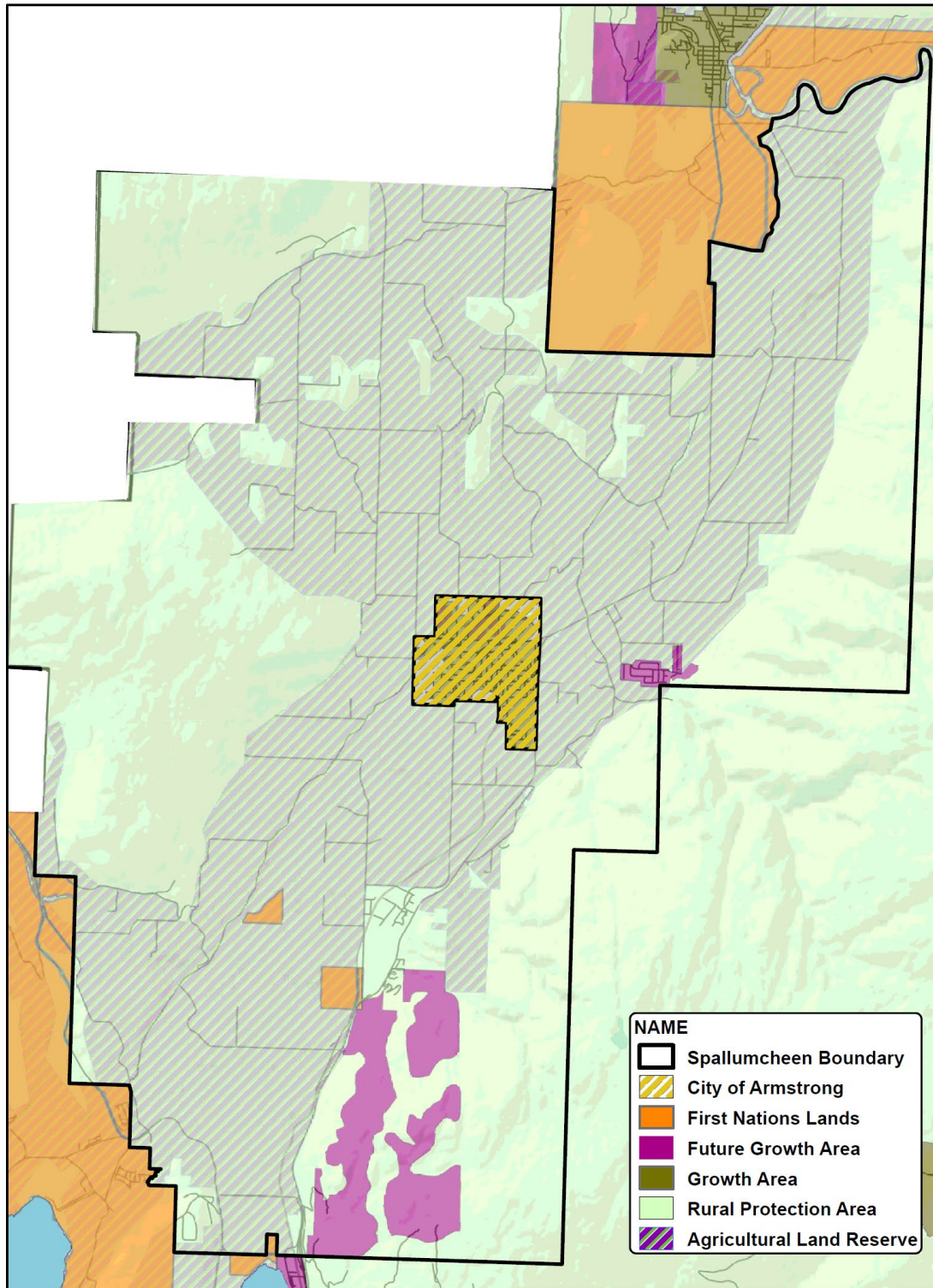
Partnership

3.4 This Regional Context Statement describes the relationship between the Township of Spallumcheen OCP and the RGS and outlines how the Township of Spallumcheen OCP supports the RCS. The analysis indicates that Schedule 'A' of the Township of Spallumcheen OCP is generally consistent with the RGS.

The Township of Spallumcheen and the Regional District of North Okanagan are committed to working in partnership to achieve the shared goals expressed in both the OCP and the RGS. Both parties further commit to working cooperatively to resolve any inconsistencies between the plans over time

Maps

3.5





4.0 COMMUNITY GOALS AND OBJECTIVES

Goal

- 4.1** It is the primary goal of the Township of Spallumcheen to preserve the Township's agricultural land base, the community's rural character and environmental attributes while allowing changes in land use which will not compromise this primary goal.

Objectives

- 4.2** The objectives of the Township of Spallumcheen in the context of this primary goal are as follows:
- .1 Protect local water quality and quantity, including aquifers within the Township;
 - .2 Maintain Spallumcheen as a predominantly agricultural and rural community;
 - .3 Preserve the unique rural characteristics and significant natural features of the Township;
 - .4 Support an increased level of economic activity in the agricultural industry by maintaining the present agricultural land base while allowing increased opportunities to diversify economic opportunities for local farmers;
 - .5 Encourage development of recreational trails and parks for the benefit of residents of Spallumcheen, Armstrong and the North Okanagan;
 - .6 Incorporate the values of the natural environment into decision-making processes in an effort to enhance community sustainability;
 - .7 Encourage industrial expansion within the framework of environmental protection, appropriate servicing standards and the predominantly rural lifestyle of Spallumcheen residents, including areas designated for future growth;
 - .8 Support regional growth management by generally encouraging residential and commercial developments to locate in existing urban centres in the North Okanagan; and
 - .9 Recognize, support and encourage the conservation of Spallumcheen's heritage resources.



5.0 GENERAL

The future of Spallumcheen will be shaped by many factors and the Official Community Plan plays a key role in guiding how the community will grow, change, and how valued characteristics will be protected. The background information, goals and objectives set the tone and intent of the Official Community Plan, while the policies guide decision-making.

During the course of preparing this Plan the following policy directions emerged which have broad application to the community as a whole and which reinforce and build-upon policies addressed in other sections.

General Policies

5.1 Council's policies are as follows:

- .1 The Township shall:
 - .1 generally not support the removal of land from the ALR, including lands located between Highway 97A and Eagle Rock Road, unless otherwise specifically identified in this Official Community Plan;
 - .2 balance the needs of all citizens with support for regional initiatives to improve air quality;
 - .3 prepare to be a disaster resilient community by reviewing the Township's Community Emergency Program and by utilizing planning and implementation tools and information provided by senior government and other sources;
 - .4 encourage and support initiatives which promote and achieve water conservation;
 - .5 continue to support cost-effective, efficient and environmentally sensitive methods of weed control within the Township;
 - .6 generally not support an exemption from the *Local Government Act* requirement for minimum frontage of at least ten percent of the perimeter of the lot where subdivision is being proposed; and
 - .7 consider establishing a Development Cost Charge Bylaw to fund infrastructure associated with growth.



6.0 AGRICULTURAL LAND

Agriculture and related businesses contribute substantially to the local and regional economy. Agriculture is also valued for its contribution to the rural, country lifestyle and scenic qualities enjoyed by both Spallumcheen residents and visitors. There is a strong desire to maintain Spallumcheen's identity as an agricultural, rural community.

General Policies

6.1 Council's policies are as follows:

- .1 Direct Agricultural uses to those areas designated as Agriculture on **Schedule B**;
- .2 All uses and subdivision of land within the Agricultural Land Reserve (ALR), shall be in accordance with the provisions of the *Agricultural Land Commission Act*;
- .3 The Township supports the Spallumcheen farming community and the on-going cooperation of senior governments, including the Agricultural Land Commission, in their efforts to maintain the viability of farming and the agricultural land base in Spallumcheen;
- .4 As all land surrounding the City of Armstrong is within the Agricultural Land Reserve and designated as *Agricultural* in this Plan, any boundary adjustments or annexations to include these lands into the City of Armstrong are not supported;
- .5 The creation of panhandle lots within the Agricultural Land Reserve is not generally supported because of the withdrawal of land from farm production for a driveway area;
- .6 Notwithstanding the minimum lot size standards and land use policies cited in this Plan or the Zoning Bylaw, the Township may, after due consideration, authorize or not authorize an application to the Agricultural Land Commission;
- .7 **Council may consider any application for submission to the Agricultural Land Commission (ALC). These are some general guidelines that may be considered for an application to be submitted to the ALC:**
 - a) **Properties with more than a 12% slope on 50% or more of the property;**
 - b) **Existing multiple residences that pre-date the Agricultural Land Commission regulations or multiple residences that were not authorized for farm help.**



- .8 Encourage the sustainability and future viability of agricultural land within Spallumcheen by supporting the goals identified in the Township's Agricultural Area Plan;
- .9 Agricultural landowners are encouraged to consolidate two or more parcels into a single larger parcel which may be more viable for agricultural purposes and will contribute to conserving the long-term agricultural character of the community;
- .10 The Township supports the continued operation, potential expansion and many benefits of the spray irrigation program; and
- .11 Minimize potential future land use conflicts between adjacent agricultural and non-agricultural uses by considering impacts such as smells, sounds, sprays, and sights (i.e. visual impacts).

Criteria to Consider when Reviewing New Development Applications

6.2 Council's policies are as follows:

- .1 Consider applications to re-designate non-ALR lands on a case-by-case basis, from Agricultural to Small Holdings or Country Residential in accordance with the following criteria:
 - a) If a community water system is available, then the newly created parcel(s) need to connect to the system;
 - b) If a community water system is not available, certification by a hydro-geologist must be obtained showing that the quality and quantity of subsurface groundwater supplies are sufficient to meet the proposed use. The Township may request information that demonstrates the impact of such a development on neighbouring wells. If a community water system becomes available in the future then the parcel(s) should connect to the community system; and
 - c) The parcel(s) should have a suitable building site and driveway access including an area for on-site sewage disposal.
- .2 Once the criteria noted in above have been addressed, the following criteria should also be met:
 - a) Require road access without any infringement on agricultural lands (i.e. no new access should be provided through the Agricultural Land Reserve);
 - b) An existing road leading to a proposed new parcel(s) should meet the road standards of the Township of Spallumcheen;
 - c) The parcel(s) should not be subject to flooding, geotechnical or hydrogeological constraints;



- d) Environmental studies must be completed prior to development, and development should not occur in sensitive areas that perform important ecological/habitat functions; and
- e) There should be minimal negative impact on agriculture and the rural qualities (i.e. visual impacts, potential noise, increased traffic, impacts on water quality and quantity, vegetation removal or land disturbance) of the community.

7.0 RURAL LAND

The community's attractive rural qualities, lifestyle, recreational opportunities, and proximity to larger urban centres, help make Spallumcheen a desirable place to live. The Township, however, is not generally supportive of designating land for additional residential development less than 1 hectare for the following reasons:

- The Township does not support the transition of viable agricultural land to non-agricultural uses;
- Non-agricultural, rural land is often constrained for development by steep slopes, inadequate roads, and lack of necessary services;
- Residential development on rural lands outside the Agricultural Land Reserve may restrict their potential use for resource extraction, may interfere with watershed conservation objectives, may be subject to potential wildfire hazard and such areas are typically remote from commercial centres and community facilities;
- Non-farm residents in close proximity to farms often do not appreciate the side effects of normal agricultural operations which, at times, may include noise, odours, and slow vehicles on rural roads; and
- Additional residential development in rural areas may lead to inaccurate expectations that the Township will support subdivision or non-farm use within, or exclusions from, the Agricultural Land Reserve.

General Policies

7.1 Council's policies are as follows:

- .1 To maintain the rural character of Spallumcheen, most lands outside the Agricultural Land Reserve are designated either Large Holdings, Country Residential or Small Holdings as shown on **Schedule B**. The minimum parcel size for lands within these designations shall be:

- a) *Large Holdings:* 30.5 hectares



- b) *Country Residential*: 2.0 hectares
- c) *Small Holdings*: 1.0 hectares

In this Official Community Plan, these designations are referred to as Rural.

- .2 Lands are designated as *Large Holdings* where such lands are suitable for resource extraction activities, or are situated in remote locations from commercial centres and community amenities, or have road access, infrastructure or servicing problems, or have site specific geographical, geotechnical, or hydrogeological conditions which restrict development.
- .3 To consider amending the Zoning Bylaw to allow clustering of parcels zoned Small Holdings in a new subdivision to allow smaller lots than the minimum lot size required by bylaw as long as the average area of all parcels in the subdivision is greater than or equal to the minimum; and provided that the number of lots in the cluster does not defeat the planning objectives outlined in this Plan. For example, clustering may be permitted where *Natural Areas* (described in this Official Community Plan in Section 15.2), significant environmental features, steep slopes or recreational features can be protected from the adverse effects of land development activities or where an opportunity is available to enhance such areas or features for community benefit.

Criteria to Consider when Reviewing New Development Applications

7.2 Council's policies are as follows:

- .1 Consideration of an application to amend this Official Community Plan to re-designate a parcel from Large Holdings to either the Country Residential or Small Holdings designation, will be guided by, but not necessarily limited to, the following criteria:
 - a) the parcel(s) should not include an area that has a high capability for resource land uses (such as gravel extraction or a forestry woodlot) or include a fish-bearing watercourse;
 - b) the parcel(s) should be outside the Agricultural Land Reserve;
 - c) the parcel(s) should not be subject to flooding, geotechnical or hydrogeological constraints;
 - d) An existing road leading to a proposed new parcel(s) should meet the road standards of the Township of Spallumcheen;
 - e) the parcel(s) should have a suitable building site and driveway access including an area for on-site sewage disposal;
 - f) If a community water system is not available, certification by a hydro-geologist



must be obtained showing that the quality and quantity of subsurface groundwater supplies are sufficient to meet the proposed use. The Township may request information that demonstrates the impact of such a development on neighbouring wells. If a community system becomes available in the future then parcel(s) should connect to the community system.

- g) development which may be facilitated by the proposed redesignation should have minimal negative impact on the rural qualities of the community (i.e. visual impacts, potential noise, increased traffic, impacts on water quality and quantity, vegetation removal or land disturbance); and
 - h) notwithstanding these site-specific considerations, the review of any application for amendment of the Official Community Plan will be guided by the community goals, objectives, policies and guidelines cited in this Official Community Plan.
- .2 Consideration of rezoning applications in a Rural area adjacent to Crown lands, will address whether provision of public road access and/or recreational trails through the subject lands to these Crown lands is in the public interest. The review of such applications shall be guided by community objectives and values pertaining, but not necessarily limited, to:
- a) access to Crown lands,
 - b) rural recreation opportunities,
 - c) watershed protection,
 - d) wildfire hazard mitigation,
 - e) ongoing road/trail maintenance, and
 - f) the Township of Spallumcheen Trails Master Plan.



8.0 SOUTHEAST SECTOR COMPREHENSIVE PLANNING AREA

8.1 Given Spallumcheen’s large agricultural land base, there are limited opportunities for growth in the valley bottom, which primarily contains lands within the Agricultural Land Reserve. Spallumcheen’s Official Community Plan recognizes that significant new growth in Spallumcheen must be directed to hillside areas. The Township has therefore established a Comprehensive Planning Area within the Southeast Sector of the Township. This Comprehensive Planning Area and its policies are intended to allow the Township to not only set the stage for further planning in the area but to help organize and direct the built form in a manner that meets a set of guiding principles. The boundaries of the Southeast Sector and Comprehensive Planning Area are identified on the following Map 1.

The intent of the Comprehensive Planning Area designation is to identify specific areas where development could occur and set out the process, additional work and studies, and policies that must be followed prior to re-designation of the land for specific uses in the Official Community Plan.

.1 Guiding Principles

The following broad principles are to act as a guide for development in the Comprehensive Planning Area.

Social Principles:

- Work to create diverse housing opportunities to allow people in different family types, life stages, and income levels to afford a home in the Southeast Sector.
- As development proceeds, provide opportunities for residents to age in place.
- Provide a mixture of homes, business & recreational opportunities in close proximity to one another.
- Provide easy access to daily activities, and promote healthy communities by providing opportunities for residents to walk to other residential areas, to recreation opportunities and to places of work.
- Preserve Spallumcheen’s agricultural lifestyle by protecting farmland and the rural lifestyle.
- Maintain Spallumcheen’s uniqueness and identity by not allowing commercial strip development to proliferate along the highway system.



Environmental Principles:

- Create well-designed, compact neighbourhoods in the Southeast Sector, which reduce transportation needs by providing opportunities for residents to live close to work and daily activities.
- Integrate development into the landscape and minimize the visual effects of site alteration.
- Respect natural landscape features.
- Ensure that development has high aesthetic, environmental, and financial value through the preservation of open spaces and environmentally sensitive areas.
- Encourage developers in the Southeast sector to utilize innovative technology, to minimize their impact on the environment, minimize greenhouse gas production, and subscribe to sustainability principles.
- Promote the development of an attractive neighbourhood that provides a variety of transportation choices and has safe infrastructure for walking and cycling, in addition to driving.

Economic Principles:

- Ensure responsible development is a net contributor to the community that provides a long term net financial gain for the Township.
- Provide opportunities for Council to be responsive and flexible to uncertainty in the Southeast Sector.
- Avoid land uses that may have low paying occupations.
- Encourage the development of light, clean, and green industrial/commercial uses in the Southeast Sector.

.2 Overview Of Comprehensive Planning Area

The Comprehensive Planning Area is a specific area within the Southeast Sector. Within this area applies a set of policies that are intended to guide any future development that occurs within the Southeast Sector. The boundary of the Comprehensive Planning Area delineates the area within which development will be considered, subject to the more specific policies and direction set out in this document. Conversely, the area of the Southeast Sector located outside the Comprehensive Planning Area, and shown as Large Holdings, will not be considered for development (except for uses that may be required for servicing the Comprehensive Planning Area, such as reservoirs or water lines).



Development in the Comprehensive Planning Area is further guided and refined by identifying the Core Development Area, the Limited Development Area, the Large Holdings area, and the Open Space area shown on Map 1. The intent is that most development be directed to the Core Development Area. The specific details of these designations are set out below:

Core Development Area:

- The intention of the Core development area shown on Map 1 is to contain the majority of potential development in the Southeast Sector Comprehensive Planning Area. More detailed study will be required before any development, particularly studies related to servicing, as no services currently exist in the area at this time.

Limited Development Area:

- The Limited Development Area shown on Map 1 is less suitable for development than the Core development area due to a number of factors, the most prominent of which is topography. Further analysis may identify pockets of land that are suitable for development. While the Limited Development Area is not intended to be used as a growth boundary for development occurring within the Core Development Area, it is anticipated that the Limited Development Area will have lower densities and have a much higher proportion of undeveloped land than the Core Development Area.

Large Holdings:

- The area shown as Large Holdings on Map 1 is comprised of lands at higher elevations and such lands are more remote from commercial and community amenities. These areas have constraints for road access, infrastructure or servicing, as well as environmental or ownership conditions which restrict development. Furthermore, parts of the area consist of Crown Land which are not currently available for development. As a result, additional development will be discouraged in the Large Holdings designation (except for uses that may be required for servicing the Comprehensive Planning Area, such as reservoirs or water lines). The Large Holdings area will remain as large parcels consistent with the Official Community Plan.

Open Space:

- The Open Space areas shown on Map 1 are dominated by steep slopes, some of which are highly visible from the valley bottom. This area is generally undevelopable and should be preserved as open space. The open space area will



not be considered for any form of residential, commercial or industrial development, and should be retained as natural habitat area, open space or parkland. The boundaries of the Open Space areas shown on Map 1 are general in nature, and will need to be refined through further analysis as part of the studies required prior to any development in the area.

- The Comprehensive Planning Area also identifies three Planning sub-Areas, also shown on Map 1. Rather than require developers to come together to prepare a single comprehensive plan that addresses land use, access and servicing for the entire Comprehensive Planning Area, the Township has identified three sub-areas:
 - The North Sub-Area
 - The Central Sub-Area
 - The South Sub-Area

The Sub-Areas and their policies are intended to guide the integration of development and ensure that development occurs in a manner which allows for potential future growth of the Southeast Sector.

Prior to development, the land owners in a sub area must prepare, at their own expense, a comprehensive plan that addresses land use, access, servicing and other items for the entire Sub-Area. While the focus of the comprehensive plan will be on the subject area, (for example the plan for the South Sub-Area focuses on the area within the boundaries of the South Sub-Area) the plan will need to consider and show how one Sub-Area will relate to and connect to the other Sub-Areas (for example, how the roads in the South Sub-Area will connect to the potential roads in the Central Sub area).

.3 Required Studies And Plans:

An application to redesignate land uses in the Comprehensive Planning Area by amending the Official Community Plan requires the completion of a Sub-Area Concept Plan and supporting studies and reports that address the policies for the Southeast Sector and the existing Official Community Plan.

In addition to showing the arrangement of land uses and providing site plans for proposed development, the Sub-Area Concept Plan must also include the following studies, undertaken at the developer's expense, with the exception of the financial cost recovery analysis which will be undertaken by the Township.

- a) Sewer servicing analysis – The sewer servicing analysis will identify how the proposed development will be provided with sanitary sewage collection and treatment. Specifically, it will identify if the development will be serviced with a



community sewer system or individual on-site sewage disposal. The feasibility of on-site sewage disposal will depend on the capacity of the soils as identified in the geotechnical analysis. If the development is serviced with a community sewer system, the study will determine if the system is connected to a municipal sewage treatment plant operated by Armstrong, Vernon, or possibly in the future, Spallumcheen, or if development will be connected to a smaller local collection system and treatment plant. The sewer servicing analysis will also set out the location of the sewage collection network. Sewer services to the Comprehensive Planning Area must be consistent with the Liquid Waste Management Plan.

- b) Water servicing analysis – The water servicing analysis will identify how the proposed development will be provided with water services. It will determine if the source of water will be through connection to an existing water system or through a new water source developed on or near the development site. It will also identify the water distribution network.
- c) Stormwater management analysis – The stormwater management analysis will summarize existing conditions as well as identify how, at an appropriate scale, development-generated stormwater should be managed. The study will identify sustainable approaches to stormwater management by conceptually addressing drainage (convenience/minor and emergency/major systems), lot grading, stream protection, stormwater quality, slope stability and groundwater.
- d) Traffic Impact Study – the Traffic Impact Study will identify the amount of traffic generated by the development and the appropriate improvements required to support the anticipated level of traffic. In particular it will identify any improvements required to provide sufficient access to Highway 97A.
- e) Aquifer/ Groundwater Study – The Aquifer/groundwater study will clearly identify the aquifers in the area, the potential impacts of possible development on the aquifers, methods to avoid negative impacts on the aquifers. The study will also identify the feasibility of using groundwater to supply potential development.
- f) Archaeological Assessment – An Archaeological assessment will be conducted to identify any archaeologically important sites and measures required to mitigate against impacts to the sites and works required to preserve the sites.
- g) Sensitive Ecosystem Inventory – While part of the Comprehensive Planning Area has been provided with a Sensitive Ecosystem Inventory, this inventory will be extended to include the entire area proposed for development. Based



on the inventory, any areas will be identified that should be preserved as sensitive habitats or wildlife corridors.

- h) Geotechnical Analysis – The geotechnical analysis will identify the geotechnical characteristics of the area, including the potential suitability for on-site sewage disposal, suitability for construction, and any potential geotechnical hazards.
- i) Wildfire Hazard – The development must meet the requirements of the Wildfire Hazard Development Permit Area and the Development Approval Information Area No. 4 which relates to Wildfire Hazards.
- j) Visual Impact Analysis – The visual impact analysis will show graphically the visual impact of the proposed development from a wide range of perspectives, particularly the view from Highway 97A and various locations on the valley bottom. The visual impact analysis will be provided in 3 dimensions and provide a photo-realistic view of how the development will look after all of the buildings, roads and services have been constructed.
- k) Financial Cost Recovery Analysis – The financial cost recovery analysis will identify and recommend feasible approaches to cost recovery for municipal services. This analysis will include the potential to establish Local Service areas, the possibility of utilizing Latecomer Fees, the impacts on general taxation, the requirements for additional fees, and other municipal cost recovery considerations.
- l) Sub-Area Concept Plan - Prior to consideration of an application to amend the Official Community Plan to redesignate a parcel or parcels from Comprehensive Planning Area to other land uses within a sub area, land owners should complete a Sub-Area Concept Plan.

The Sub-Area concept Plan should include at least the following:

- i. An analysis of the existing features and factors that influence the concept plan including information generated from the required studies. This shall include an overview of the following:
 - Existing nearby water and sewer services;
 - Existing road network;
 - Existing aquifer and groundwater conditions;
 - Existing archaeological values;
 - Sensitive ecosystem inventory;
 - Existing geotechnical characteristics and potential hazards;
 - Topography;



- Wildfire hazard information;
- Visual impact considerations;
- ii. A land use concept plan that shows the arrangement of land uses and proposed zoning.
- iii. A Road Network Plan showing the proposed roads in the plan area, and the connection of the plan area to the broader road network.
- iv. A Parks, Trails and Open Space Plan showing the location of parks and their function, the trail system, and open spaces.
- v. A Servicing and Utilities Plan that clearly illustrates the water system, sewage system and storm drainage systems.
- vi. A description of how environmentally sensitive areas, archaeological values, and aquifer values will be addressed.
- vii. A Visual Impact Analysis of the proposed development.
- viii. A description of the form and character of the development, and how the form and character supports the policies for the area, particularly how it maintains and enhances the rural character of the area.
- ix. A financial cost recovery analysis for the area.
- x. A description of how the development meets the Guiding Principles and policies for the Comprehensive Planning Area, and the broader policies of the Official Community Plan.

.4 Comprehensive Planning Area Policies:

This section sets out the specific detailed policies that apply to the Comprehensive Planning Area. The general policies of the broader Official Community Plan still apply to this area, but these policies are more specific to the Comprehensive Planning Area.

a) General Policies:

Council's policies are as follows:

- i. The Township requires that development adheres to the policies set out in the existing Township of Spallumcheen Official Community Plan. Where policies have been provided that are more detailed or specific for the Comprehensive Planning area compared to the policies in the broader OCP, the more detailed and specific policies apply.
- ii. The Township requires that all development works toward meeting the broad Economic, Social and Environmental Principles set out for the Southeast sector.



- iii. Ensure that development strives to minimize potential land use conflicts between varying land uses.
- iv. Establish Development Permit Areas and guidelines to promote reduction of greenhouse gas emissions, energy conservation, and water conservation prior to rezoning of land within the Southeast Sector Comprehensive Planning Areas.
- v. Future development proposals within the Comprehensive Planning Area of the Southeast Sector which propose a land use density greater than that which is shown on **Schedule B** be approved through an Official Community Plan amendment application which involves the submission of the required studies and plans as outlined in Section 8.3 and addresses the policies outlined in Section 8.4 of the Official Community Plan and includes payment of the \$20,000 OCP/Southeast Sector Comprehensive Planning Area OCP amendment application fee as required under Fees and Charges Bylaw No.1674, 2007 as amended.

b) Residential Policies:

Council's policies are as follows:

- i. The majority of residential development that is greater than 10 units per hectare shall be directed to the Core Development Area.
- ii. Residential densities at less than 10 units per hectare will be considered in the Limited Development area.
- iii. Within the Limited Development Area, small clusters of development that exceed 10 units per hectare will be considered, on the condition that the overall development density is less than 10 units per hectare.
- iv. Provide a mix of dwelling sizes and types to provide a range of housing opportunities to a variety of socioeconomic groups.
- v. Encourage residential development in locations that will allow residents to live near their place of employment.
- vi. In order to provide affordable housing options, secondary suites are allowed within the Comprehensive Planning Area.
- vii. Allow home-based businesses in order to provide employment opportunities in residential areas.

c) Commercial and Industrial Policies:

Council's policies are as follows:



- i. Any commercial or industrial development within the Comprehensive Planning Area shall be directed to the Core Development Area.
 - ii. Prevent strip commercial development along future roads by creating concentrated nodes of commercial or industrial development inside the Comprehensive Planning Area, or possibly small nodes near future road intersections within Highway 97A.
 - iii. Strip development of Commercial or Industrial use along Highway 97A or any Highway Frontage Roads shall not be permitted.
 - iv. Promote the development of one or more concentrated village centres within the Core Development Area, to create a concentrated multi use centre and a sense of identity for the area.
- d) Mixed Uses Policies
- Council's policies are as follows:
- i. Encourage mixed use developments (uses that mix commercial and residential uses) within the Core Development area.
 - ii. Ensure all mixed use developments are clustered in concentrated nodes in order to promote the development of village center identity.
- e) Parks, Trails and Open Space Policies
- Council's policies are as follows:
- i. Plan for and identify a park, trail and open space network to consider adjacent sub-areas shown in Map 1 as well as maintaining connections to recreational opportunities on Crown Lands.
 - ii. Ensure that development supports the Township's policy of acquiring land for active and passive parks, pedestrian and multipurpose trails, and other public amenity space.
 - iii. Areas designated as Open Space are not suitable for development and shall be maintained in an undeveloped state, bearing in mind that the location of Open Space areas shown on Map 1 are general in nature and the precise boundaries of Open Space areas should be determined through required studies and the Sub-Area concept plans.
 - iv. Encourage the use of the Open Space Areas shown in Map 1 as a natural area with access by the surrounding community, while taking care to maintain any important habitat values.
 - v. A multi use trail network shall be provided that interconnects all residential areas as well as all commercial and industrial areas. The trail network shall



be given priority in Sub-Area Concept Plans, and planned in a coordinated manner with the roads, utilities and land uses.

- vi. Based on further analysis by land owners, part of the Limited Development Area should be identified for Open Space, particularly those Limited Development Areas with steep slopes or important habitat and ecosystem values.
- vii. Within the Southeast Sector Comprehensive Planning Area, lands determined (through the Sub-Area planning process) to be Very High Value Environmentally Sensitive Areas (ESA - Level 1), creeks, wildlife movement corridors, and slopes in excess of 30% grade are designated Open Space on **Schedule B**. Lands designated Open Space may be public or privately owned and shall remain free of development except as authorized through an approved Development Permit. Without amendment to the Official Community Plan, the Open Space areas designated on **Schedule B** may be modified in accordance with an approved Hillside Development Permit provided the modification is in accordance with the recommendations of a qualified environmental professional.

f) Environmental Policies

Council's policies are as follows:

- i. Require that all environmentally sensitive areas, sensitive ecosystems, sensitive habitats, and wildlife corridors area be identified and preserved.
- ii. Ensure sufficient corridors for wildlife are retained by clearly identifying the wildlife corridors and preserving the corridors in their natural state with connections to areas outside the Comprehensive Planning Area.
- iii. Support the establishment of Development Permit Guidelines that promote energy conservation, water conservation and the reduction of greenhouse gas emissions.

g) Form and Character of Development Policies

Council's policies are as follows:

- i. The Sub-Area Concept plans should be prepared in such a way that maintains and enhances the rural character of the area.
- ii. Avoid creating disturbed areas visible from the valley below, and rehabilitate disturbed areas visible from the valley below with indigenous species and natural landscaping.



- iii. Endeavour to arrange land uses in a compact and clustered built form in order to maintain and minimize the impacts on the natural landscape.
- iv. Encourage development to utilize landscaping solutions that minimize water consumption.
- v. Encourage development of buildings and neighbourhoods that meet LEED (Leadership in Energy and Environmental Design) certified standards.
- vi. Ensure that development permits are required for all forms of development in the Comprehensive Planning Area.

h) Hazardous Condition Policies

Council's policies are as follows:

- i. Ensure that the proposed development is designed so that it will not be subject to hazardous conditions including flooding, geotechnical, wildfire or hydrogeological conditions.

i) Transportation Policies

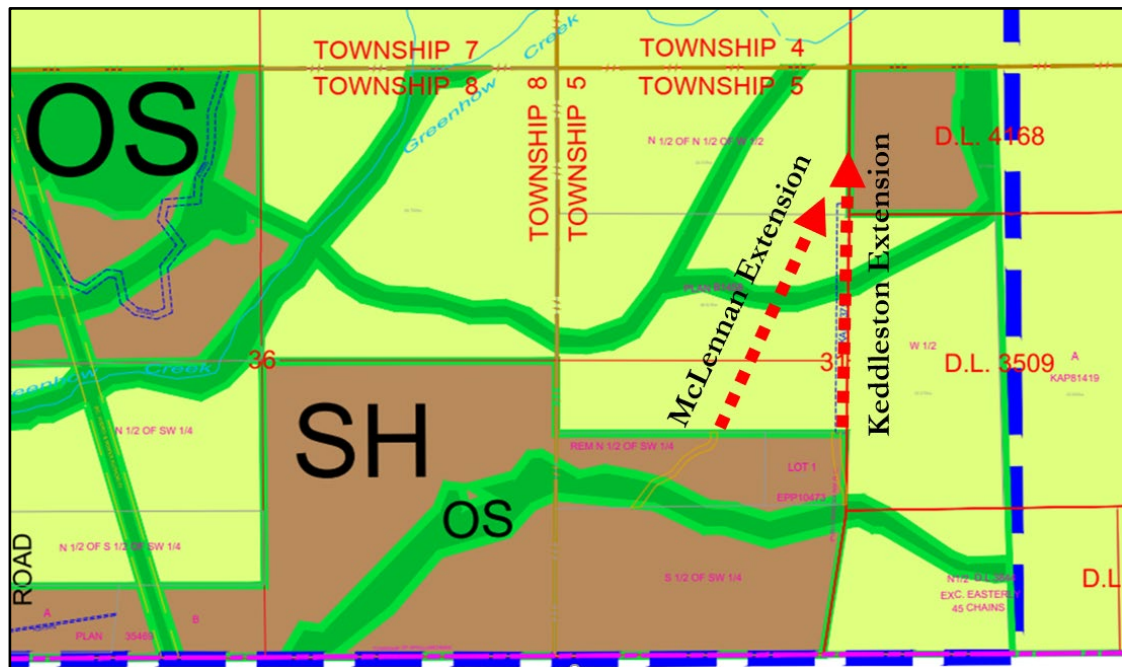
Council's policies are as follows:

- i. The Township will not explore road access options into the Southeast Sector unless creation of such access is initiated by a private landowner, to be designed and constructed at the landowner's expense.
- ii. Primary access to the Comprehensive Planning Area shall not be provided from roads outside the Township and in particular, shall not be provided solely from roads within Electoral areas B and C of the Regional District of North Okanagan. Emergency access, however, may be provided from outside the Township, in order to enhance emergency access both for the areas inside and outside the Township.
- iii. Road access to the Comprehensive Planning Area shall originate from Highway 97A, either from the existing intersection of Greenhow Road and Highway 97A or from the proposed interchange with Highway 97A located between Larkin Cross Road and Otter Lake Cross Road. As a point of clarification, Greenhow Road is considered as part of the Highway 97A corridor, and as such, road access to the Comprehensive Planning Area may originate from Greenhow Road.
- iv. Ensure that road access from a Controlled Access Highway is approved by the Ministry of Transportation or if no access from a Controlled Access Highway is proposed, that the site has access to a municipal road that is constructed to support the anticipated traffic generated by the development.



- v. Any improvements required to the intersection of Greenhow Road and Highway 97A shall be identified in traffic studies and construction of the improvements will be the responsibility of owners who benefit.
- vi. Arrange the built form within mixed use designations in a manner that enables pedestrian and bicycle use.
- vii. Ensure clustered parking in areas of multi-family and commercial uses in order to promote pedestrian activity, reduce street widths and minimize the impact on the natural environment.
- viii. Ensure that McLennan Road and Keddleston Road are extended to the North, with McLennan Road rising gradually across the topography to connect with Keddleston, as shown conceptually in Figure 8.1 below.

Figure 8.1



j) Utilities Policies

Council’s policies are as follows:

- i. Ensure that the Sub-Area Concept Plan identifies a servicing strategy that considers and facilitates the provision of services to adjacent Sub-Areas shown in Map 1.
- ii. Water, sewer, and drainage services for the Comprehensive Planning area, including any off site services required, shall be designed and constructed to the Township’s standards at the developer’s expense.



- iii. A community water system is required to service development, and all development shall be connected to the community water system; individual wells for individual properties will not be considered for development in the Comprehensive Planning Area, except for parcels larger than 1 hectare if supported by a groundwater study.
- iv. A community sewer system is preferred, however on-site sewage disposal will be considered on lots larger than 1 hectare, if the geotechnical analysis clearly states that the soils are capable of accommodating the on-site sewage disposal and the cumulative impacts of any other potential on-site sewage disposal at full build out.

k) Stormwater Policies

Council's policies are as follows:

- i. In addition to the Townships general policies respecting Stormwater, where possible encourage the use of porous surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, using native plant species, infiltration basins, and green roofs in order to reduce overland runoff.
- ii. Identify sustainable approaches to stormwater management that follow best management practises.

l) Hillside Development Policies

Council's policies are as follows:

- i. Locate development and infrastructure in order to avoid slopes that are greater than 30%.
- ii. Maintain the natural setting by integrating hillside development with natural features.
- iii. Arrange buildings and roads in a manner that minimizes the visual impact on steep slopes. Larger building shall be stepped back to respond to hill profile and reduce visual bulk and massing when viewed from lower elevations. Road networks shall be responsive to topography and minimize cut and fill conditions.

m) Archaeological Policies

Council's policies are as follows:

- i. Archaeological values within the Comprehensive Planning Area should be recognized. Any archaeological sites shall be preserved or excavated in accordance with the direction provided in an archaeological report.



n) Sub-Area Policies

For policy and planning purposes, the Comprehensive Planning Area has been divided into the North, Central and South sub areas. The following policies are specific to individual sub areas or the relationships between sub-areas:

Council's policies are as follows:

- i. The general sequence of development is to have the North and South sub areas develop before the central sub area. The central sub area will be considered for development after the North or South sub-areas are substantially developed, and the development of the Central sub area forms the next stage of contiguous development.
- ii. Services including roads, sewer, water and storm drainage should be extended first to the North and South sub areas before further extension of services to the Central sub area.
- iii. Ensure that any residential land uses in the North Sub-area are separated and buffered from potential industrial uses that will be located in the Spallumcheen Industrial Park – Phase 2, in order to minimize future visual impacts, and impacts of air emissions and noise.
- iv. Ensure that any residential land uses in the South Sub-area are separated and buffered from potential industrial uses that could be located immediately west of the sub area, along Highway 97A, in order to minimize future visual impacts, and impacts of air emissions and noise.
- v. In planning for the development in the North and South sub-areas, plan for the connections beyond to the Central sub-area for road networks, utility systems, parks trails and open space systems, environmentally sensitive areas, and wildlife corridors.
- vi. In planning for North, South and Central sub-areas, plan for eventual connections of road networks, utility systems, park systems, trail systems, environmentally sensitive areas and wildlife corridors to the area designated for Large Holdings outside the Comprehensive Planning area.
- vii. Identify emergency road access linkages between the North, Central and South sub areas, and the Large Holdings area located outside the Comprehensive Planning Area; and between the South sub-area, and the Regional District Electoral Areas outside the Comprehensive Planning Area.
- viii. Whereas Rural development is considered appropriate within the South Sub-Area at least for the duration of this Official Community Plan, it is acknowledged that future development in keeping with Smart Growth



principles would be consistent with the longer term vision for the Southeast Sector Comprehensive Planning Area.



Insert SE Sector Map 1



9.0 RESIDENTIAL LAND

Residential development in Spallumcheen consists primarily of single family homes constructed on-site, modular homes or mobile homes.

General Policies

9.1 Council's policies are as follows:

- .1 New residential development is encouraged to be constructed on the current supply of existing, vacant residential parcels as well as serviced parcels in the Southeast Sector Comprehensive Planning Area.
- .2 Neighbourhoods consisting, predominantly, of small parcels in the Township of Spallumcheen are designated as Residential as shown on **Schedule B**.
- .3 Land which is required to meet the majority of housing needs for the Township of Spallumcheen is designated Residential, Small Holdings or Country Residential in this Plan.
- .4 The Township shall consider the potential for additional residential building lots on non-ALR lands adjacent to McLeod subdivision subject to provision of servicing (notably a community sewer system), roads and amenities.
- .5 The Township supports the establishment of secondary suites as permitted by this Plan and the Zoning Bylaw as they are recognized as a form of affordable and rental housing in the community. Except for dwellings within the Residential Mobile Home Park Zone, secondary suites will be allowed in areas designated Residential, Small Holdings, Country Residential, Large Holdings and within areas designated as Agricultural in accordance with the *Agricultural Land Commission Act*.
- .6 Manufactured homes, including both modular and mobile homes, will be treated equivalent to site-built homes with respect to where they are allowed to be located, and in terms of how they are regulated in the Zoning Bylaw.

Secondary Dwellings

9.2 Council's policies are as follows:

- .1 Secondary single family dwellings are supported on parcels that are 2 hectares or greater in size and located **outside** the Agricultural Land Reserve.
- .2 Secondary single family dwellings are supported for use by a member of the owner's immediate family or for farm use on parcels that are 2 hectares or greater in size and



located **within** the Agricultural Land Reserve. Council recognizes that approval may be necessary from the Agricultural Land Commission.

Subdivision for a Relative

9.3 Council's policies are as follows:

- .1 The Township supports regulations under Section 946 of the *Local Government Act* as it relates to subdivision to provide residence for a relative.
- .2 The Township supports policies of the Agricultural Land Commission's Homesite Severance Policy on Agricultural Land Reserve lands.



10.0 INDUSTRIAL LAND

Spallumcheen's industrial sector employs workers from throughout the region. A large proportion of the Industrial Park's Phase 2 area is in the Agricultural Land Reserve although land in this area has only marginal agricultural capability.

The Spallumcheen Industrial Park is not connected to a municipal sanitary sewer system and the area is known to be above an unconfined aquifer that is highly sensitive to development. The Township has concerns about the potential impacts additional industrial development may have on the ground water resource.

The Township is supportive of the development of additional industrial land in the short to medium-term and will consider alternative locations including, but not limited to, lands adjoining Phase 1 of the existing Industrial Park subject to the provision of adequate sanitary sewer and stormwater management.

General Policies

10.1 Council's policies are as follows:

- .1 Non-polluting, light manufacturing will be preferred as an appropriate type of industrial use in the Township. Lands identified for future and current industrial use are designated as Industrial on **Schedule B** and include light industrial, general industrial, agricultural industrial, and soil removal/processing uses.
 - a. Notwithstanding the above, the Township acknowledges that despite being designated Industrial on Schedule B, the following properties are within the Agricultural Land Reserve and rezoning or any non-farm use of these lands must be approved by the Agricultural Land Commission:
 - Lot 1, Sec 35, ODYD Plan 1823, Twp 8, Except Plans H433 and KAP74091 and located at 29 L & A Cross Road; and
 - Lot 2, Secs 2 & 35, ODYD, Plan 35183, Twp 7, Except Plan 35556, KAP54885 and KAP74082 and located at 4305 L & A Cross Road.
- .2 The Township shall consider implementation of a Development Cost Charge Bylaw applicable to industrial and commercial development to assist with paying the capital costs of providing, constructing, altering or expanding sewage, drainage and highway facilities to service, directly or indirectly, the development for which the charge is being imposed.

Criteria to Consider when Reviewing New Development Applications



10.2 Council's policies are as follows:

- .1 Applications to change this Plan to designate a new Industrial area, will be subject to consideration of the possibility of noise pollution, unsightly premises which could prevail and the outdoor storage needs of the applicant as well as the pollutants discharged by the industry which should be of such character that they will not adversely affect the water, land or air, either in the short or long term.
- .2 Applications for an Industrial designation on **Schedule B**, will be evaluated subject to the following criteria:
 - a) the proposed site shall have direct access to a Controlled Access Highway subject to the approval of the Ministry of Transportation. Notwithstanding this requirement, lands may be considered for Industrial use, where they do not have access to a Controlled Access Highway, provided that the site has access to a municipal road that is constructed to support the anticipated loads of raw materials and finished products;
 - b) the use should not have an adverse affect on other lands that are located either adjacent to the subject property(s) or adjacent to the highway leading to the subject property(s); and
 - c) provision shall be made to achieve adequate screening of the site from adjoining properties and the abutting highway. In this regard a development permit is required pursuant to the provisions of this Official Community Plan.

Agricultural Industrial

10.3 Council's policies are as follows:

- .1 Agricultural industrial land uses that support local farm production are encouraged to locate on non-ALR land.
- .2 Agricultural industrial land uses may be permitted on lands designated as Agricultural provided that the lands are of lower agricultural capability, and these uses are in compliance with the *Agricultural Land Commission Act*.

Gravel Extraction

10.4 Council's policies are as follows:

- .1 Sand and gravel deposits suitable for future extraction are designated as Industrial east of Highway 97A generally between Hutley Creek and the Eagle Rock Road intersection.



- .2 Land designated Industrial and currently being used for aggregate extraction purposes represents a significant future option for concentrated expansion of the manufacturing sector in Spallumcheen. The aggregate extraction site landowners/lease holders are encouraged to make land available for industrial use in the medium-term once the aggregate resource is exhausted on localized sites.
- .3 The base excavation of a gravel site on the east side of Highway 97A should be limited so that the area may be later used for industrial building sites at highway elevation; while recognizing that elevations may extend eastward providing the slopes are compatible with the proposed land development.
- .4 Without sterilizing access to aggregate resources at finished road elevation, gravel extraction sites and quarries should be screened and landscaped along road edges and from adjacent non-industrial uses. Natural vegetation should be retained whenever possible.
- .5 Depleted extraction areas are encouraged to be rehabilitated and used for purposes consistent with Official Community Plan goals, objectives and policies.
- .6 The Township may identify sites of other aggregate deposits within the municipality which may be suitable for future extraction.
- .7 The Township may explore the potential to adopt a Soil Removal and Deposit Bylaw as a means to manage the hauling of sand, gravel, rock, etc., including the imposition of rates or levels of fees which may be collected in order to help offset the higher costs of road repair and maintenance needed for roads typically used as routes for the hauling of soil.

Spallumcheen Industrial Park – Phase 2

10.5 Council's policies are as follows:

- .1 The land designated Industrial on the upland terrace north of Hutley Creek and east of Highway 97A as shown on **Schedule B** is designated primarily for light industrial types of land uses. All industrial rezoning applications will require information on:
 - a) provision of a major access road which meets the requirements of the Township of Spallumcheen Subdivision Servicing Bylaw and the Ministry of Transportation's requirements for access to Highway 97A;
 - b) the provision of water services as well as on-site or community sewer services; and
 - c) possible environmental impacts related to the proposed industrial operation.
- .2 Notwithstanding designated light industrial land uses for the Spallumcheen Industrial



Park - Phase 2, gravel extraction and quarry activities should be permitted to continue in this area and that the extraction site or quarry licensee should endeavor to minimize the potential for conflicts with other land uses.

- .3 The Township of Spallumcheen supports the exclusion of land within the Spallumcheen Industrial Park - Phase 2 from the Agricultural Land Reserve as these lands have only marginal agricultural capability.



11.0 COMMERCIAL LAND

There is only a small amount of commercial development in Spallumcheen as it has long been the Township's policy to direct new commercial business to more urbanized communities.

General Policies

11.1 Council's policies are as follows:

- .1 Land for future and current commercial uses is designated as Commercial on **Schedule B** and includes highway commercial, tourist commercial, service commercial, agricultural commercial, and recreational commercial uses.

Criteria to Consider when Reviewing New Development Applications

11.2 Council's policies are as follows:

- .1 While existing Commercial designations are supported, no additional Commercial land uses should be designated except, without having to amend this Official Community Plan, consideration would be given to a rezoning application for:
 - a) a neighbourhood commercial use in an Agricultural, Rural or Residential area for which there is a local need; or
 - b) a recreation commercial use in an Agricultural or Rural area which is in proximity to Crown land recreational opportunities or adjacent to a natural feature such as a lake or stream.

except that an application will not be considered in an Agricultural area unless the use conforms to the *Agricultural Land Commission Act* or prior approval has been obtained from the Agricultural Land Commission.



12.0 HOME-BASED BUSINESSES

The Township encourages entrepreneurial innovation and economic opportunities represented by home occupations. There are a wide variety of types and sizes of home occupations in Spallumcheen. A successful home-based business may out-grow the limitations of space or maximum number of employees allowed under the applicable zoning. There may come a time when a home-based business needs to relocate to a more appropriate location with commercial or industrial zoning.

General Policies

12.1 Council's policies are as follows:

- .1 Home-based businesses, including bed and breakfast operations, may be permitted in all Agricultural, Residential, and Rural designated areas, subject to meeting all requirements of the Zoning Bylaw and the Agricultural Land Commission.
- .2 The interests of property owners neighbouring a home-based business must be protected in order that current and future residents and landowners may maintain the continued peaceful enjoyment of their private property within the established rural character of the community.



13.0 COMMUNITY USES, PARKS AND TRAILS

A number of recreational facilities are administered by the Armstrong – Spallumcheen Parks and Recreation Commission. The facilities are located within the City of Armstrong but are jointly owned, funded and utilized by Spallumcheen residents.

Hiking, walking, horseback riding, wildlife viewing, bird watching and nature appreciation are pastimes enjoyed by many Spallumcheen residents. A series of trails on Crown land and rights of way provide public access to various viewpoints, ponds and wetlands in the community.

Mount Rose Swanson is the most extensively used hiking area in the Township and is a destination for hikers from around the region. Situated in the western sector of the community, Mount Rose Swanson was declared a "designated recreation area" by the Ministry of Forests and in 1967 it was named as the area's Centennial Trail. Hikers access the trailhead at Chamberlaine Road where a variety of routes take them to a viewpoint with a panoramic vista of the valley.

Community Uses

13.1 Council's policies are as follows:

- .1 Utility, assembly and civic uses shall be permitted in the Township of Spallumcheen except as restricted by the Zoning Bylaw or the *Agricultural Land Commission Act*.

Parks and Recreation Areas

13.2 Council's policies are as follows:

- .1 The parkland standard of 4 hectares per 1000 population is supported, as outlined in the Parks and Recreation Master Plan of the Armstrong-Spallumcheen Parks and Recreation Commission.
- .2 The joint usage of school and neighbourhood park sites between the Armstrong-Spallumcheen Parks and Recreation Commission and School District No. 83 is supported by the Township.
- .3 Any effort by the provincial government to enhance, improve and extend recreational facilities on Crown lands is encouraged when such initiatives could provide a diverse range of recreational experiences, particularly near settlement areas, provided that sensitive areas of the Township's watershed are protected from potentially negative impacts of human activities.
- .4 Endeavor to acquire land for active and passive parks, pedestrian and multi-purpose trails, and other public amenity space in conjunction with the property development



and subdivision process.

- .5 The Township will pursue the establishment of an interpretive forestry trail at Mount Rose Swanson and will explore options to obtain “park” status for the area with the objective of securing adequate funding and other resources to maintain Mount Rose Swanson for future public use and to preserve its natural qualities.

Trails

13.3 Council’s policies are as follows:

- .1 Consideration will be given to the provision of roads, parks and recreational opportunities, potential pathways including but not limited to the Trails Master Plan and potential access to Crown lands when processing Official Community Plan amendments, rezoning applications and subdivision applications in the Township.
- .2 Support the ongoing development of trails in accordance with the Trails Master Plan, giving priority, but not limited to:
 - a) Rosedale East to Powerhouse Road and McLeod Subdivision trail;
 - b) Linkages with neighbouring communities (ie. City of Armstrong Greenways, Enderby River Walk, South Grey Canal to the North BX area and south boundary of the Township, Rail Transportation Corridors, Grey Canal to Goose Lake, then to Stepping Stones area, Spallumcheen Band interpretive walk);
 - c) Mt. Rose Swanson; and
 - d) Memorial Mountain.
- .3 The development of public road rights-of-way for pedestrian trails and other non-motorized use, is supported with the understanding that:
 - a) the Township assumes no responsibility for the construction or maintenance of trails; and
 - b) trail development does not preclude the Township from developing a road at a future date.
- .4 Any effort by the Provincial government to identify, restore and manage locally significant trails on Crown lands in the Spallumcheen area is supported by the Township.
- .5 The Township will consult with the Agricultural Land Commission about route planning for rural trails through the Agricultural Land Reserve.
- .6 Update the Township’s current Trails Master Plan to develop a map showing trail corridors in order to allow the Township’s Official Community Plan to be updated so



that the Township's Approving Officer may determine whether a landowner undertaking a qualifying subdivision shall provide land for park or 'cash-in-lieu' of land for park purposes.



14.0 AQUIFER PROTECTION

Aquifer protection is very high priority for Spallumcheen residents, and there is a strong desire for increased aquifer protection.

The Township has aquifer protection regulations to help protect the groundwater aquifer located beneath the Industrial Park. Applications for development in the Industrial Park require a Development Permit Application to ensure the aquifer will not be negatively impacted. The Province has identified groundwater aquifers within the Township which has motivated further exploration regarding aquifer protection to safeguard local water quality. It is a priority of Council to establish an approach for aquifer protection, utilizing existing Ministry of Environment aquifer mapping.

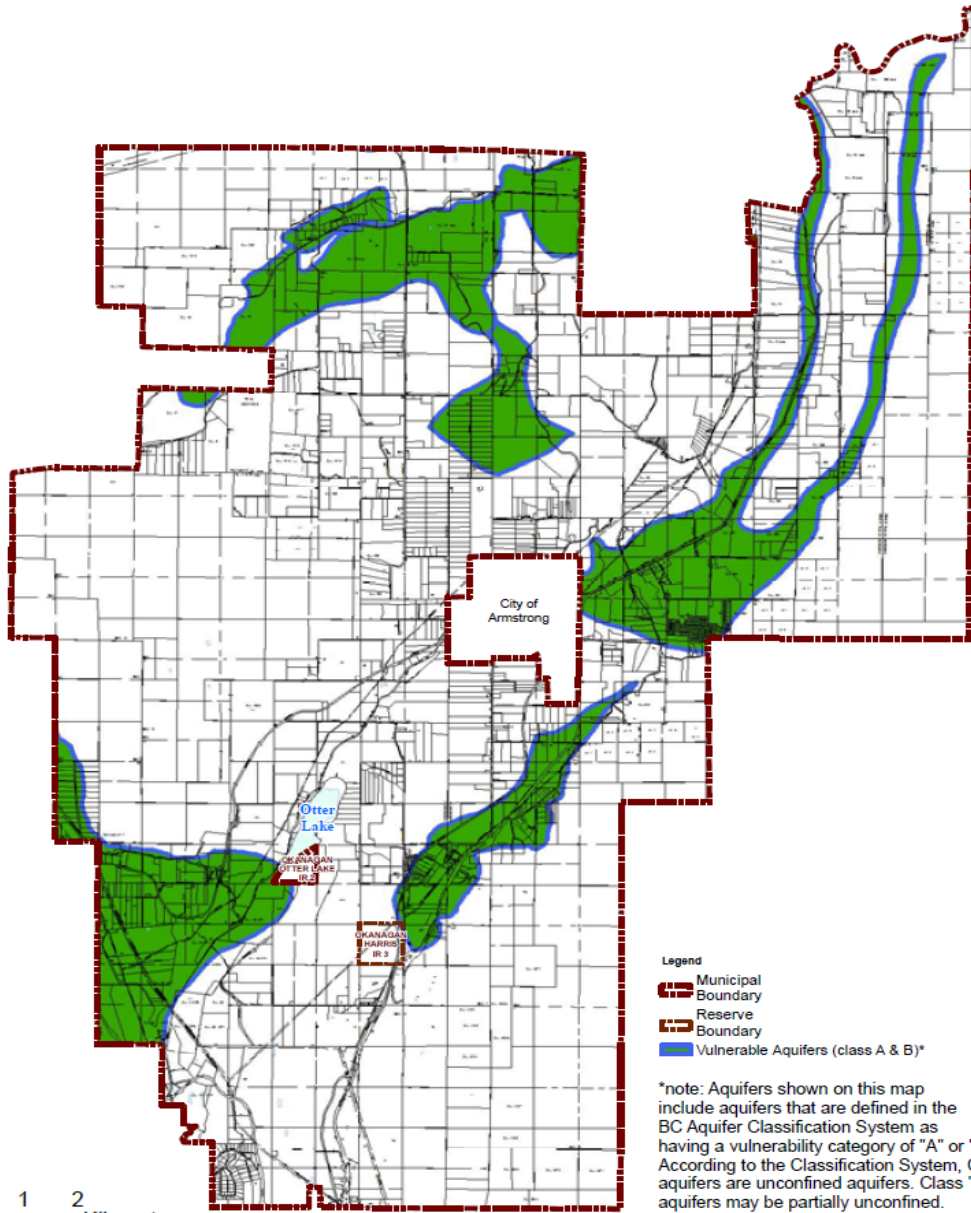
General Policies

14.1 Council's policies are as follows:

- .1 Build on work completed to date with respect to aquifer protection by expanding the Aquifer Protection – Natural Environment Development Permit Area to encompass all areas above unconfined aquifers (supplemented with appropriate mapping as may be provided by the appropriate Ministry and other projects that the Township undertakes).
- .2 Explore long term options for understanding and protecting the **quality** of water in aquifers within the Township to:
 - a) consider the effect of water quality in relation to the amount of water being withdrawn from an aquifer;
 - b) consider the impacts of various land uses, particularly large operations and developments (e.g. intensive farming, large residential subdivisions, industrial), on the quality of water in aquifers located within the Township of Spallumcheen;
 - c) discourage certain uses over aquifers; and
 - d) pursue a community sewer system, where appropriate, to reduce the impact of individual parcels on the aquifer.
- .3 Explore long term options for understanding and protecting the **quantity** of water in aquifers within the Township, looking specifically at:
 - a) how much water is being withdrawn from aquifers within the Township of Spallumcheen;
 - b) the sustainable level of each aquifer; and



- c) the level of development that can occur within Spallumcheen while still maintaining a sustainable water supply.
- .4 Support actions identified in the Township's existing Agricultural Area Plan to investigate irrigation (efficiencies and technologies) and prepare a groundwater irrigation strategy.
- .5 Support the recommended goals and strategies of the Township's existing Water Supply Strategy with respect to aquifer protection and the groundwater extraction potential of Spallumcheen's aquifers.
- .6 Ensure aquifer protection is considered in the next update of the Township's Liquid Waste Management Plan.
- .7 To address water quality concerns, rezoning of lands over unconfined aquifers as shown in the Aquifer Vulnerability Map (Map 2) is discouraged if the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation, until such time as the Aquifer Protection – Natural Environment Development Permit Area has been expanded and/or revised.
- .8 Actively engage the Ministry of Agriculture to make Environmental Farm Plans mandatory for practicing agricultural operations located within the Agricultural Land Reserve.



- Legend
- Municipal Boundary
 - Reserve Boundary
 - Vulnerable Aquifers (class A & B)*

*note: Aquifers shown on this map include aquifers that are defined in the BC Aquifer Classification System as having a vulnerability category of "A" or "B". According to the Classification System, Class "A" aquifers are unconfined aquifers. Class "B" aquifers may be partially unconfined.

THE ACCURACY & COMPLETENESS OF INFORMATION SHOWN ON THIS DRAWING IS NOT GUARANTEED. IT WILL BE THE RESPONSIBILITY OF THE USER OF THE INFORMATION SHOWN ON THIS DRAWING TO LOCATE & ESTABLISH THE PRECISE LOCATION OF ALL EXISTING INFORMATION WHETHER SHOWN OR NOT.

DATA SOURCE: MINISTRY OF ENVIRONMENT
([HTTP://WWW.ENV.GOV.BC.CA/WSD/PLAN_PROTECT_SUSTAIN/GROUNDWATER/AQUIFERS/INDEX.HTML](http://www.env.gov.bc.ca/wsd/plan_protect_sustain/groundwater/aquifers/index.html))

AQUIFER VULNERABILITY MAP

MAP

2



15.0 ENVIRONMENTAL FEATURES

Reducing greenhouse gas emissions, the protection of natural areas within the community for recreation, preservation of wildlife habitat and enjoyment of the rural lifestyle are a high priority for the Township.

Greenhouse Gas Emissions

The Province has passed new legislation regarding greenhouse gas emissions (GHGs). Bill 27, the *Local Government (Green Communities) Statutes Amendment Act* (2008) requires local governments to include GHG targets, policies and actions in their Official Community Plans. This follows extensive work done by the Province to promote greater energy efficiency and action on climate change culminating in the development of the BC Climate Action Plan and the BC Energy Plan. The BC Climate Action Plan commits the province to a 33% reduction in GHG emissions by 2020 based on 2007 levels. This target has since been enshrined in legislation. Since municipalities can exert some influence over reducing GHG emissions, the Province requires municipalities to establish their own set of targets and strategies to reduce emissions.

The Regional District of the North Okanagan (RDNO) undertook an energy and emissions planning program in July, 2010. The result was a report on Regional Policies and Target Setting. The Township has used these policies and targets within this Official Community Plan.

15.1 Council's policies are as follows:

- .1 Reduce community-wide greenhouse gas emissions by a target of 15% from 2007 levels by 2020.
- .2 Reduce community-wide greenhouse gas emissions by a target of 25% from 2007 levels by 2030.
- .3 Recognize that the community has already undertaken a variety of initiatives that contribute to a community-wide reduction in greenhouse gas emissions. These initiatives include:
 - a) the Southeast Sector's Comprehensive Planning Area;
 - b) existing objectives and policies in the OCP, such as:
 - i. maintaining Spallumcheen as an agricultural and rural community
 - ii. encouraging recreational trails
 - iii. protecting the natural environment
 - iv. supporting regional growth management



- v. building on existing urban centres
 - vi. promoting water conservation initiatives;
 - c) a review of the Zoning Bylaw, and
 - d) actions in the Agricultural Area Plan.
- .4 Encourage residential retrofits to utilize more efficient energy sources, such as furnace upgrades, geothermal, solar hot water heating, high efficiency windows and additional insulation.
 - .5 Explore incentives (such as tax credits and rebates) to facilitate cost effective residential and commercial retrofits.
 - .6 Encourage all new single family residential development to be highly efficient by requiring buildings to exceed an EnerGuide for Houses (EGH) rating of 75 or meet BuiltGreen silver standards as a condition of each building permit.
 - .7 Encourage all new multi-family residential and commercial development to be highly efficient (e.g. using local materials, applying green building techniques, meeting LEED standards).
 - .8 Create a development permit area to promote energy conservation, water conservation, and the reduction of greenhouse gas emissions in new industrial, commercial and major residential developments.
 - .9 Encourage innovative land use planning and site design to promote energy efficiency where possible.
 - .10 Encourage and support opportunities for establishing a biomass energy system that utilizes agricultural waste.
 - .11 Encourage alternative energy supplies such as solar energy, wind energy, geothermal energy, and waste heat recovery from municipal and industry activities where feasible.
 - .12 Develop a Community Energy Plan to better understand how the community could be more energy efficient and to identify Spallumcheen's alternative energy potential. This will contribute to a reduction in community-wide greenhouse gas emissions.
 - .13 Encourage the local production and utilization of food on underutilized land within the Township, in support of the goals identified in the Township's Agricultural Area Plan.
 - .14 Promote strong trail/greenway connections into and throughout the Township to decrease vehicle dependency and contribute to a reduction in greenhouse gas emissions.



- .15 Consider other opportunities to encourage greenhouse gas emission reductions, for example more fuel efficient vehicles and equipment, education, gardens, increased public transit, or a regional rail system.

Natural Areas

15.2 Council's policies are as follows:

- .1 The following locations within the Plan area as generally identified on **Schedule B**, are defined as Natural Areas which are environmentally sensitive to development and the Township will have due regard for the significance of these locations when considering land development proposals within their general vicinity:
 - a) Quilakwa Ridge east of Highway 97A near the north boundary of Spallumcheen;
 - b) Otter Lake;
 - c) St. Anne's Pond near the historic O'Keefe Ranch;
 - d) Eagle Rock;
 - e) Viewpoint at highest elevation of Rashdale Road;
 - f) "Little Great Divide" at Fortune Creek; and
 - g) Deep Creek ravines.
 - h) Open Space.
- .2 The deeper forested gullies in the Township are considered significant Natural Features and development within these gullies is not supported.
- .3 The protection of the natural characteristics of streams, their banks and adjacent vegetation is encouraged.
- .4 Additional Natural Areas may be identified from time to time as new information becomes available.
- .5 Explore funding and prepare options in order to conduct an inventory of significant and/or representative natural features and habitats, including guidelines or criteria to be considered with respect to proposed development which may impact identified areas.
- .6 The Township supports the protection of natural areas in general within the community for public recreation, preservation of wildlife habitat and for their contribution to rural aesthetics.
- .7 The Township will consider the requirements of the recently enacted *Species at Risk* federal legislation when evaluating land use applications which may impact wildlife habitat.



- .8 The Township will implement the requirements of the Provincial Riparian Areas Regulations when evaluating land use applications which may impact the riparian areas of streams and wetlands.
- .9 Council will encourage all development and infrastructure projects to conserve and protect riparian areas of streams and wetlands, wildlife habitat, trees or other indigenous vegetation.
- .10 Council will require, unless exempted under the provisions of Section 20.5, that those owning properties located within Water Body Protection – Natural Environment Development Permit Areas (see **Schedule C** map) obtain development permits prior to altering land or receiving building permit or subdivision approval. Development permit criteria and exemption provisions are provided in the Development Permit Areas section of this Official Community Plan.
- .11 Council will consider allowing the owner(s) of land affected by dedications for environmental protection to use the original site area in computing density and minimum area for development or subdivision purposes.
- .12 To protect water quality and sensitive habitats, livestock watering facilities are encouraged to be located away from water bodies. Where livestock access to a water body is needed, fencing should be used to restrict access to locations where a developed watering site has been established.
- .13 Retain, in a largely undisturbed state throughout and after the development process, an area of land immediately adjacent to streams and wetlands. The area to remain free of development is referred to as the 'streamside protection and enhancement area' as defined above.

Roadside Brushing

15.3 Council's policies are as follows:

- .1 It is acknowledged that hedgerows exist along road rights-of-way, and that clearing and/or removal of vegetation or terrain re-grading is necessary:
 - a) to eliminate a hazard or for weed control;
 - b) to protect safe vehicle sight-lines and to ensure adequate areas for vehicle and pedestrian movements;
 - c) to allow free movement of water; and
 - d) to protect the integrity of public works.



16.0 HERITAGE CONSERVATION

Spallumcheen has a rich community heritage. Locations such as the original Lansdowne townsite, Lansdowne cemetery, and O’Keefe Ranch have history which is significant to the community and region. The rural landscape of Spallumcheen is enhanced by a number of vintage farmhouses and barns. Whether the heritage resource is a key part of local history or simply a reminder of times past, conservation of heritage features contributes positively to the character and ambiance of the community.

The Township appreciates the importance of Spallumcheen’s heritage resources including the sites, artifacts, language, cultural values and traditions of Native and non-Native peoples residing in the area (both pre and post European contact). Spallumcheen’s Heritage Inventory of historic buildings was updated in 2009.

General Policies

16.1 Council’s policies are as follows:

- .1 Seek to integrate heritage conservation and awareness and acknowledge sites and resources for their heritage value.
- .2 Work with the Agricultural Land Commission to protect particularly vulnerable heritage resources located within the Agricultural Land Reserve through designation or other mechanisms.
- .3 Requests from property owners seeking heritage protection for their property will be reviewed by the Township and when considering a heritage protection request. Decisions will be guided by the following policies:
 - a) pursuant to the *Local Government Act*, a Heritage Designation may be applied to real property for the protection of heritage resources;
 - b) voluntary heritage designation will be emphasized;
 - c) a request for a Heritage Designation may only be supported if accompanied by a statement from the property owner which confirms that compensation will not be required;
 - d) a Conservation Covenant may be required for buildings with established heritage value;
 - e) the Township may enter into a Heritage Revitalization Agreement with a property owner for the preservation of heritage resources; and



- f) Recognize that the Township has prepared a Heritage Inventory of historically significant sites and structures within Spallumcheen.
- .4 Where a request for heritage protection is accepted, the property must be added to the Township's Heritage Inventory.
- .5 Encourage property owners of heritage sites and resources to consider registration with the Canadian Register of Historic Places and compliance with Standards & Guidelines on the Conservation of Historic Places.



17.0 TRANSPORTATION CORRIDORS

The Township's responsibilities related to roads is a provision of Part 3 of the *Community Charter* which gives a municipality ownership of most roadways within its boundaries. Provincial highways remain under the jurisdiction of the Province. The Township is responsible for:

- authorizing a license of occupation, easement, or encroachment in respect of a municipal highway;
- closure of highways and transfer of title of the land without application for a Crown grant;
- broad authority for regulating highways as a municipal service;
- regulating and prohibit use of highways;
- restricting on common law right of passage by public over a highway; and
- agreements designed to exempt persons, in exchange for compensation, from a bylaw that regulates or prohibits extraordinary traffic on municipal highways.

General Policies

17.1 Council's policies are as follows:

- .1 The Township's road classifications are identified in the Road Classifications Map shown on **Schedule E**.
- .2 Establish a road hierarchy based on the following classifications:
 - a) Arterials – roads which are primarily intended to provide safe and efficient mobility. Arterial roads are intended to serve traffic travelling between major origins and destinations within a community. Speed limits are generally more than 50 km/h and on-street parking is discouraged outside of town centres. Direct access is very limited to fronting properties.
 - b) Collectors – roads which typically serve a dual function: providing mobility between local roads and arterial roads by collecting and distributing local traffic within residential neighbourhoods and commercial or industrial areas, and providing access to individual properties. Speed limits are typically 50 km/h or more and on-street parking is generally permitted.
 - c) Local Roads – roads which primarily provide direct vehicular and pedestrian access to private properties. Local roads allow access to and from the arterial/collector roadway network, but generally discourage through vehicle traffic. Speed limits are usually not more than 50 km/h.



- .3 Consider amending the Township of Spallumcheen Subdivision Servicing Bylaw to require that paved roads be provided for all subdivisions except Homesite Severances approved under section 21.2 of the *Agricultural Land Commission Act* and that the option to provide cash-in-lieu for paving be provided.
- .4 Explore opportunities for the widening of paved shoulders, or pathways in conjunction with road upgrades, particularly along arterial and collector roads. The intention is to improve safety for non-vehicular users such as pedestrians, horseback riders, slow moving farm vehicles, and cyclists.
- .5 When future roads are planned on properties within the Agricultural Land Reserve, the process to finding a safe, minimum-impact route to fill a road network gap would at least, involve consultation with the farm community, affected landowners and the Agricultural Land Commission.
- .6 In accordance with the *Agricultural Land Reserve Subdivision and Procedure Regulation*, the following shall be permitted in the Agricultural Land Reserve:
 - a) dedication or upgrading of an existing road with vehicular access and use declared to be a public highway under Section 4 of the *Highway Act*;
 - b) road construction or upgrading within a dedicated right of way that has a constructed road bed for vehicular access and use; and
 - c) if the widening or works does not result in an overall right of way width of more than 24 metres, widening of an existing constructed road right of way shall be permitted for safety or maintenance purposes, or drainage or flood control works.
- .7 Where a lesser amount of road is required to be dedicated than is otherwise required pursuant to the standards of this Plan and the Township of Spallumcheen Subdivision Servicing Bylaw, then the Approving Officer may require a Covenant to be registered to prohibit any buildings or structures within an area, measured from the existing mean road centreline, equal to the distance of the road widening that would otherwise be required to be dedicated plus the required front or exterior side yard setback of the applicable zone, all as a Condition Precedent for subdivision approval.
- .8 It is recognized that current rural road standards have to be upgraded to meet the needs and expectations of the community.
- .9 Where possible, the Township of Spallumcheen will acquire, as public right of way, roads that are currently not dedicated as such, but used by the public.
- .10 Roads shall be dedicated or protected from encroachment of buildings and structures generally to a right of way width of approximately 20 metres.



- .11 It is recognized that in some instances a Local Road intersecting with a Controlled Access Highway may have to be abandoned and the Township will only consider supporting such an initiative by the Ministry of Transportation where an appropriate alternative route has been identified and constructed as necessary and approval has been obtained from the Agricultural Land Commission as may be appropriate.
- .12 Certain road linkages and new routes may be needed to complete an effective Local Road network in Spallumcheen and the following potential routes are hereby designated as a Future Local Road:
 - a) Subject to approval of the Agricultural Land Commission, a Future Local Road connection from the McLeod Subdivision area (Springview Place) to Highway 97, via Rosedale East Road and Powerhouse Road; and
 - b) Subject to approval of the Agricultural Land Commission, a Future Local Road connection between Powerhouse Road and Eagle Rock Road.

Controlled Access Highways

17.2 Council's policies are as follows:

- .1 Highway 97 and 97A are designated as Controlled Access Highways through the Township of Spallumcheen and the policies of the Township of Spallumcheen respecting these highways are as follows:
 - a) the function of Controlled Access Highways as Provincial highways serving inter-regional travel needs, will be maintained by restricting access points and ensuring that the development of adjacent land does not adversely affect the function of these highways;
 - b) the right of way requirement for any sector of a Controlled Access Highway will be established upon review by the Ministry of Transportation; and,
 - c) a road dedication, road reserve covenant or other consideration as appropriate may be required as a Condition Precedent for application approval.

Transportation Corridor

17.3 Council's policies are as follows:

- .1 Railway right-of-ways within the Township of Spallumcheen are designated as Transportation Corridors on **Schedule B**.
- .2 Transportation Corridors include uses that support primary transportation functions such as railways, cycle routes and trails.



- .3 Transportation Corridors must be dedicated and protected from the encroachment of buildings, fences and any other type of barrier and in no case shall the width of the corridor be less than 100 feet.
- .4 Should the Transportation Corridor no longer be needed for rail purposes, the Township would seek to preserve this corridor for future mobility in accordance with the uses permitted in the Transportation Corridor utility services.



18.0 UTILITY SERVICES

Water, sanitary sewer, and storm water management infrastructure are critical elements to be considered in the planning for Spallumcheen's future. The availability of these services, current condition and their potential for expansion will influence the location, scale and type of new development in the community.

The Township's Liquid Waste Management Plan (LWMP) identifies the need for a community wastewater collection and treatment system to service existing and planned development of the Industrial Park.

Solid waste management is a function of the Regional District which is implemented in accordance with an approved Solid Waste Management Plan. To uphold objectives to minimize the volume of waste disposed of at regional landfills, the Township of Spallumcheen endorses efforts to reduce, re-use and recycle.

Water

18.1 Council's policies are as follows:

- .1 Support the vision of the Township's existing Water Supply Strategy to protect and provide safe and reliable water for our homes and farms, with the objectives of:
 - a) Protection of public health relative to potable water; and
 - b) Stewardship of the shared resource recognizing the importance of water supply to the vitality of the community.
- .2 Water conservation is supported and the initiative to install domestic water meters throughout the Township shall be continued. The installation of water meters in those water improvement districts and specified areas which have not yet completed the task is strongly encouraged.
- .3 The Township shall actively lobby provincial authorities to regulate the use of ground water.
- .4 The Township shall cooperate with the local water improvement districts to protect the Eagle Rock Aquifer.
- .5 Review policy options available to the Township to ensure ground and surface water resources are protected from potentially harmful effects of all types of land uses.
- .6 The Township may require an environmental impact assessment, at the time of rezoning, in conjunction with applications or referrals for development or other activities which may impact an aquifer or surface water source utilized by a local



water utility in order to ascertain the possible extent and severity on the impacts.

- .7 Any application from the Board of Trustees of an incorporated Water Improvement District seeking dissolution and to transfer all assets and liabilities to a Service Area will be reviewed in accordance with the Township of Spallumcheen water improvement district dissolution policy.
- .8 Where the Township has received an application to establish a Service Area as outlined in this Section and where the Township considers that inappropriate costs or excessive administrative or engineering encumbrances would be imposed on the Township of Spallumcheen or the property owners in the proposed Service Area, the application may be refused.
- .9 Where surface waters are used for a local utility; and where these surface waters directly emanate from a watershed within a Provincial Forest; and where the water intake is in close proximity to this Provincial Forest; then in these circumstances it is the policy of the Township of Spallumcheen that local communities should have an opportunity to provide comment prior to any use or activity being approved.
- .10 Where harvesting plans include an area of a community watershed as noted above, it is the policy of the Township that logging should not occur unless safe drinking water quality standards can be maintained and the possibility of slope failure or flooding as a result of timber harvesting and logging practices has been evaluated and addressed.
- .11 The Township shall actively pursue the protection of the watershed to the east of the municipal boundary through discussion with the appropriate ministries for a boundary extension to encompass said lands beginning in 2004.
- .12 The importance of the Fortune Creek watershed for the City of Armstrong Water Utility is recognized and the Township will assist the City of Armstrong where possible to maintain the high water quality in the watershed.
- .13 Responsible stewardship and protection of all stream corridors within the Township is encouraged recognizing the importance of water quality to the health of fish and other wildlife as well as human populations.
- .14 Amend the Subdivision Servicing Bylaw to allow parcels zoned Small Holdings and Country Residential to be serviced with an on-site water supply.
- .15 Development of land (where more than 1 additional parcel is created) that is dependent upon subsurface groundwater supplies shall be subject to certification by a hydro-geologist as to the quality and quantity of water available prior to rezoning or subdivision approval as the case may be. The Township may request information that demonstrates the impact of such a development on neighbouring wells.



Liquid Waste Management

18.2 Council's policies are as follows:

- .1 Consider undertaking an update to the Township's Liquid Waste Management Plan, expanding the scope of the Plan to include the Southeast Sector.
- .2 The Township does not support the creation of new lots of less than 1.0 hectare which are proposed to be serviced by septic disposal systems in recognition that the Province has repeatedly cautioned local governments in British Columbia that such approvals threaten a community's eligibility for senior government grants for community sewer infrastructure. Legitimate homesite severance subdivisions which are approved by the Agricultural Land Commission may be exempt from this policy.
- .3 It is the policy of the Township of Spallumcheen that when considering a rezoning or subdivision application, that sewage effluent absorption field lengths should follow the septic tank standard for both package treatment plant systems or conventional septic tank systems and any relaxation of standard disposal field site selection criteria is not supported.
- .4 The Township reaffirms its intention to pursue the possibility of a community wastewater system to service the existing Spallumcheen Industrial Park and nearby residential areas which could entail connection to the Armstrong Sewer Utility or an independent treatment facility. The Township recognizes that servicing the Industrial Park or other areas with waste water treatment systems would be of benefit to agriculture if such servicing enables increased volumes of reclaimed water to be utilized for irrigation. The Township continues to explore servicing options, cost reduction strategies, and may undertake further study as a follow-up to the Liquid Waste Management Plan.
- .5 Explore the potential of establishing a community sewer system constructed by developers as part of the Southeast Sector, that could also service other areas of the community such as the Industrial Park and nearby residential areas.
- .6 All developments serviced either by a community sanitary sewer system or on-site septic disposal system must have a properly functioning system approved by the appropriate authorities.
- .7 The Township will continue to monitor policy changes at the provincial government level which may affect ground disposal methods.



Solid Waste

18.3 Council's policies are as follows:

- .1 Reduction, reuse, and recycling of solid waste and any other regional approaches to solid waste management are encouraged by the Township of Spallumcheen.
- .2 The Township shall cooperate with other municipalities and the Regional District of North Okanagan to determine the feasibility and a potential site for a regional composting facility.

Storm Water Management

18.4 Council's policies are as follows:

- .1 The Township shall integrate storm water management practices with stream corridor, water quality, and other riparian area protection strategies.
- .2 The Township shall consider appropriate methods to reduce the area of impervious surfaces such as by maximizing the potential for public open space and landscaped areas to function as rain water catchment areas, provided that, such management techniques will not negatively impact groundwater quantity or quality.
- .3 Landowners are encouraged to ensure that natural drainage patterns are not disrupted, erosion is not exacerbated, and sedimentation of streams is not increased as a result of storm water control, excavation, site grading or placement of fill.
- .4 The Township encourages compliance with "Best Management Practices" for stormwater for all land use and development activities that may affect the quality, quantity and flow rate of stormwater run-off.



19.0 HILLSIDE GUIDELINES

Given Spallumcheen's large agricultural land base, there are limited opportunities for growth in the valley bottom, which primarily contains lands within the Agricultural Land Reserve. As a result, any significant new growth in Spallumcheen must be directed to hillside areas. These hillsides not only contribute to the character and beauty of the area, they also contain plant and animal habitats unique to the Okanagan Valley, British Columbia and Canada. These hillsides provide opportunities for spectacular residential development, but this pressure for development presents unique design challenges for the creation of safe, environmentally sensitive neighbourhoods that are significantly different than those encountered in the valley bottom. Council has directed staff to provide guidelines to enable a development form which maintains the aesthetic qualities and environmental functionality of hillsides that will contribute, rather than detract from Spallumcheen's character.

Of key importance to the very character of hillside development is the preservation of undeveloped land which provides natural space, buffering and habitat for native plants and animals. Poorly designed or constructed development will not harmonize with the surroundings to create the necessary components of a complete neighbourhood. Development design for hillsides needs to not only protect natural features and provide natural open space; it must also reflect the character and quality of its setting. Clustering of development and densification of units in lower impact areas can result in similar or greater lot yield than the typical current hillside development pattern. This approach can also significantly reduce development costs.

Hillsides pose unique challenges for the development of residential neighborhoods. Meeting these challenges requires a shift from traditional methods of servicing, subdivision layout and building form. The growing awareness of the value and frailty of ecosystems in hillside areas has resulted in increased demands to protect these environmentally sensitive areas. Growing awareness of the financial cost to maintain servicing in hillside areas and the social and economic impacts of providing primarily only large lot single family dwelling housing opportunities, has resulted in a demand to re-examine the very nature of hillside development. There are hillside developments which demonstrate how inappropriate land use and servicing can permanently remove localized ecosystems overwhelming and diminishing the very views and natural features which residents value. As these developments age the costs to maintain infrastructure becomes a burden on the community in general as the tax base created from the low density development is inadequate to cover these costs. Additionally, the dramatic increase in large hillside lot housing prices has far outstripped the ability for the local economy to enable inclusion of these areas as affordable housing options.



The Township's Subdivision Servicing Bylaw (SSB), in Schedule A, Hillside Standards, were adopted to standardize road design requirements and reduce the impact of new roads in hillside areas.

The Hillside Guidelines have been created to assist the Township and the development community in achieving environmentally sound, attractive and livable hillside neighbourhoods. It is the Township's intent that these guidelines will provide a standard of development which results in appropriate residential hillside development, while promoting innovation and flexibility to enhance the area's unique hillside character. Hillside requirements are intended to enhance the desirability and marketability of hillside developments, while supporting the key goal of managing hillside development. Hillside requirements are necessary for review of all forms of hillside development including building permits, development permits, development variance permits, rezoning and Official Community Plan amendments.

Goals of Hillside Development

New development on hillsides must:

- complement the scenic hillside character of Spallumcheen by integrating unique or special natural features such as landforms, rock outcroppings, talus slopes, viable existing stands of trees and vegetation, ravines, water features, hilltops and ridgelines;
- minimize the footprint of development during and after construction;
- protect wildlife habitat, corridors and other environmental values;
- avoid unstable or hazardous sites and protect lives and property from hazardous conditions, such as rock falls, storm runoff, and erosion;
- provide safe year round access for residents, visitors and service providers;
- be compatible with adjacent development, open spaces and natural features by respecting existing views, privacy, access to light and safety;
- support innovative, low impact buildings;
- support mixed development densities that provides variety in housing opportunities and affordability; and
- minimize infrastructure maintenance requirements and costs thereby enhancing the financial sustainability of proposed development.



General Policies

19.1 Council's policies are as follows:

- .1 While the Township will consider development on hillsides, such development must fit within Spallumcheen's rural character and be built in such a way that it reduces negative visual, environmental, and servicing impacts.
- .2 Development on hillsides is subject to the Hillside Development Permit Area in accordance with Section 20.7.
- .3 Consider creating zones specific to hillside areas.



20.0 DEVELOPMENT PERMIT AREAS

20.1 Commercial Development Permit Area

.1 Authorization

The Commercial Development Permit Area is designated pursuant to *Local Government Act* Section 919.1(1)(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

.2 Designated Area

All properties designated as Commercial on **Schedule B** of this Official Community Plan, or zoned as Commercial, are designated a Commercial Development Permit Area.

.3 Justification

Properties designated as a Commercial Development Permit Area are located in high traffic areas where they are readily visible and easily accessible to their customers and clientele. These commercial developments are primarily oriented to the motor vehicle traveling consumer and are a visually prominent form of development along the highway corridors.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.1.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) subdivision of land; or
- b) construction, addition or alteration of a building or other structure.

.5 Objectives

The objectives of designating the Commercial Development Permit Area are:

- a) to protect and enhance the visual setting of the Spallumcheen Valley and provide for the integration of new commercial development into this setting;
- b) to address matters related to overall form and character of commercial development including components such as buildings, landscaping, storm drainage, parking, loading, site access, vehicular and pedestrian movement, lighting, and screening;
- c) to achieve commercial development which is aesthetically appealing, appropriately integrated into its surroundings, functional, and designed for the safe and convenient movement of vehicles and pedestrians on the site; and



- d) to present a positive image of Spallumcheen’s highway commercial environment to residents, visitors and highway travelers.

.6 Exemptions

With the approval of the Township’s Administration and Planner, the following development proposals may not require a Development Permit:

- a) an addition or alteration to an existing building or other structure which will not be visible from an adjacent public road right-of-way, adjacent park or adjacent residential property, provided that the proposal requires no variance(s) from the Zoning Bylaw, no assessment under the Riparian Areas Regulation and no approval from the appropriate provincial ministry or agency;
- b) an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs, and which would have no impact on form and character of the building and would not impact the existing landscaping or access provisions;
- c) interior alterations to buildings;
- d) additions to buildings which increase the floor area by an amount less than 25% of the existing floor area and which do not affect vehicular parking requirements, vehicular movement or loading areas, which do not require additional sewage disposal works and which do not constitute a change in the type of land use;
- e) the construction of new buildings or structures which do not require a building permit;
- f) the erection of signs and fencing provided they conform with the Zoning Bylaw;
- g) temporary structures limited to construction site offices, short-term special event and emergency facilities; and
- h) a subdivision for lot consolidation, road widening or boundary adjustment provided it conforms with the Zoning Bylaw.

.7 Commercial Development Permit Guidelines

The following guidelines shall be considered for all commercial development within a Commercial Development Permit Area:

a) Submission Information

- i. As part of each Development Permit application, a site plan shall be provided which shall be drawn to scale and include footprints of all existing and proposed buildings, natural features, parking, loading, driveway and walkway areas, existing and proposed plantings including common and



botanical names, quantity, height and size, size and location of berms, fencing, signs, garbage receptacles, a plan of the irrigation system, location of overhead and underground utilities, property lines, easements, rights of way, drainage storage and/or retention areas, and direction of drainage and catchment systems.

- ii. Elevation plans shall be provided which show each façade of the building(s) and include information on exterior finish, architectural details, roofing materials and colours.
- iii. A report, certified by a Professional Engineer, registered in the province of British Columbia, shall be provided which describes how storm drainage will be managed on the site including collection, retention and disposal to a suitable system of dry-wells or other systems which shall be designed, inspected and certified as-built by a Registered Professional Engineer.

b) Site Design

- i. Driveway accesses should be located as far as possible from intersections.
- ii. Parking lot layouts should facilitate safe and convenient movement to, from and within, the site.
- iii. Exterior lighting and illuminated signs should be oriented so as not to create a direct glare on neighbouring buildings, properties or public roads.
- iv. Freestanding signs should be integrated into a landscaped node.
- v. Outdoor employee amenity areas, with features such as benches and tables, are encouraged.
- vi. Consider public and employee safety in the overall design of the development site.
- vii. Rear access to businesses should be provided from rear parking areas.
- viii. All parking, vehicular movement and pedestrian areas should be paved and well lit.

c) Form and Character

- i. Buildings should be designed so that visual interest is provided at pedestrian/motorist level. This may be achieved through the provision of architectural components such as doors and windows, and variations in the plane, texture and/or colour of exterior walls facing walkways and vehicular routes.
- ii. An exterior finish of high quality wood, brick, stone, rough face concrete



block, stucco or siding, in natural, earth tone colours is encouraged.

- iii. Buildings on corner sites or with double road frontage should be designed in recognition of their visibility from each road and should present a continuity of design, colours, design details, materials, exterior finish and landscaping on all facades facing a public right of way.
- iv. Canopies and awnings are encouraged as a means to provide weather protection, and add visual interest to building exteriors.
- v. The siting and enclosure of areas for the collection of refuse and recyclable materials should be coordinated with the overall design of the development. The enclosure structure should be constructed and finished to the same quality as the principal building.
- vi. Varied rooflines are encouraged and long, flat facades should be avoided wherever possible. Rooftop and wall-mounted mechanical equipment shall be screened from view by the inherent form of the roof or by purpose-built structures constructed from durable, all-weather materials.
- vii. Main entrances should be designed to be visually prominent and this may be accomplished through the use of entry porticos, deep roofline overhangs, parapets, awnings, porches, or other features.

d) Landscaping

- i. Landscaping shall be provided and maintained for all commercial developments and should include a combination of grasses, trees and shrubs, provided at the edges of buildings, between buildings and parking areas, within larger parking areas (i.e. more than 20 stalls), at site entrances, between parking areas and public roadways, and as a means to screen outdoor storage areas and waste disposal containers.
- ii. For traffic safety reasons, landscaping should not obstruct sight distances at intersections or driveways.
- iii. The form and character of landscaping should include the following:
 - a) a minimum 3.0 meter wide landscape area along road frontages;
 - b) the retention of existing significant trees where possible;
 - c) new plant materials should be suitable for site specific climate conditions and should include native plants appropriate to xeriscape (drought resistant, low water usage) landscape schemes;
 - d) topsoil depths should be 100mm for grass areas, 250mm for shrub areas and 400mm for tree areas;



- e) new trees within the landscaped area should have a minimum of 60mm diameter caliper and should be planted parallel to the property line at approximately 10 meter centres;
 - f) clusters of shrubs should be planted between the new trees as noted above and these shrubs should have a density to allow 100% coverage within these clusters at maturity and drought tolerant grasses or rock mulch should be established in the remainder of the landscaped area;
 - g) within parking areas, one tree should be planted in the parking area for every 20 parking spaces and appropriately protected from vehicle damage; and
 - h) foundation plantings of shrubs and groundcovers should be established along pedestrian areas around buildings.
- iv. Landscaping shall be protected from pedestrian, vehicular and equipment damage through the use of curbs, low walls or fencing, bollards or other installations.



20.2 Industrial Development Permit Area

.1 Authorization

The Industrial Development Permit Area is designated pursuant to *Local Government Act* Section 919.1(1)(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

.2 Designated Area

All properties designated as Industrial on **Schedule B** of this Official Community Plan, or zoned as Industrial, are designated an Industrial Development Permit Area.

.3 Justification

Properties designated as an Industrial Development Permit Area are located in high traffic areas where they are readily visible and easily accessible to their customers, clientele, suppliers and distributors. Industrial developments are primarily oriented to vehicular traffic and are a visually prominent form of development along the highway corridors.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.2.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) subdivision of land; or
- b) construction, addition or alteration of a building or other structure.

.5 Objectives

The objectives of designating the Industrial Development Permit Area are:

- a) to protect and enhance the visual setting of the Spallumcheen Valley and provide for the integration of new industrial development into this setting;
- b) to address matters related to overall form and character of industrial development including components such as buildings, landscaping, storm drainage, parking, loading, site access, vehicular and pedestrian movement, lighting, and screening;
- c) to achieve industrial development which demonstrates attention to aesthetic objectives, is appropriately integrated into its surroundings, functional, and designed for the safe and convenient movement of vehicles and pedestrians on the site; and
- d) to present a positive image of Spallumcheen's industrial sector to residents, visitors and highway travelers.



.6 Exemptions

With the approval of the Township's Administration and Planner, the following development proposals may not require a Development Permit:

- a) an addition or alteration to an existing building or other structure which will not be visible from an adjacent public road right-of-way, adjacent park or adjacent residential property, provided that the proposal requires no variance(s) from the Zoning Bylaw, no assessment under the Riparian Areas Regulation and no approval from the appropriate provincial ministry or agency;
- b) an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs, and which would have no impact on form and character of the building and would not impact the existing landscaping or access provisions;
- c) interior alterations to buildings;
- d) additions to buildings which increase the floor area by an amount less than 25% of the existing floor area and which do not affect vehicular parking requirements, vehicular movement or loading areas, which do not require additional sewage disposal works and which do not constitute a change in the type of land use;
- e) the construction of new buildings or structures which do not require a building permit;
- f) the erection of signs and fencing provided they conform with the Zoning Bylaw;
- g) temporary structures limited to construction site offices, short-term special event and emergency facilities; and
- h) a subdivision for lot consolidation, road widening, or boundary adjustment provided it conforms with the Zoning Bylaw.

.7 Industrial Development Permit Guidelines

The following guidelines shall be considered for all industrial development within an Industrial Development Permit Area:

a) Submission Information

- i. As part of each Development Permit application, a site plan shall be provided which shall be drawn to scale and include footprints of all existing and proposed buildings, natural features, parking, loading, driveway and walkway areas, existing and proposed plantings including common and botanical names, quantity, height and size, size and location of berms, fencing, signs, garbage receptacles, a plan of the irrigation system, location of overhead and underground utilities, property lines, easements,



rights of way, drainage storage and/or retention areas, and direction of drainage and catchment systems.

- ii. Elevation plans shall be provided which show each façade of the building(s) and include information on exterior finish, architectural details, roofing material and colours.
- iii. A report, certified by a Professional Engineer, registered in the province of British Columbia, shall be provided which describes how storm drainage will be managed on the site including collection, retention and disposal to a suitable system of dry-wells or other systems which shall be designed, inspected and certified as-built by a Registered Professional Engineer.

b) Site Design

- i. Driveway accesses should be located as far as possible from intersections.
- ii. Access to and from parking and loading areas must not impede traffic flows on public roadways.
- iii. Site layouts should facilitate safe and convenient movement to, from and within, the site.
- iv. All parking, vehicular movement and pedestrian areas should be paved and well lit.
- v. Outdoor employee amenity areas, with features such as benches and tables, are encouraged.
- vi. Lighting and illuminated signage shall be oriented so as not to create a direct glare on neighbouring buildings, residential areas or public roads.

c) Form and Character

- i. Buildings on corner sites or with double road frontage should be designed to acknowledge the building's visibility from each street through continuity of design, colour, materials, exterior finish, and landscaping.
- ii. Parking, outdoor storage, manufacturing and assembly areas, garbage bins, or loading/unloading areas should be visually screened by landscaping from adjacent residential areas, and public roadways.
- iii. For multi-tenant buildings, or multi-building sites, all lettering on signs shall be compatible in size, colour and style and all logos shall be of similar size.
- iv. For light industrial development, large areas of building walls shall be articulated by a combination of windows, entry features, building materials, textures, architectural features and landscaping.



- v. For light industrial development, varied rooflines are encouraged and long, flat facades should be avoided wherever possible.
- vi. For heavy industrial development, building components housing publicly accessible office and/or customer service areas are encouraged to incorporate architectural details such as windows, entry features, distinctive rooflines and exterior finish materials which distinguish such areas from more utilitarian warehousing, manufacturing and processing areas.

d) Landscaping and Fencing

- i. For traffic safety reasons, landscaping should not obstruct sight distances at intersections or driveways.
- ii. Landscaping shall be protected from pedestrian, vehicular and equipment damage through the use of curbs, low walls or fencing, bollards or other installations.
- iii. Where visual screening is desirable, the use of evergreen shrubs, trees and other plantings forming an opaque visual barrier is encouraged.
- iv. Fencing along the front property line is discouraged if not essential to site security.
- v. Where fencing is deemed necessary along road frontages, the landscaping shall be placed between the fence and the property line.
- vi. Perimeter landscaping along road frontages is required.
- vii. Installation of raised landscaped berms is encouraged where appropriate to enhance the effect of visual screening. Berms required for on-site drainage control shall be landscaped.
- viii. For heavy industrial development, there shall be continuous perimeter landscaping along road frontages. Landscaping should include shrubs and trees of sufficient height and quality to provide effective screening.
- ix. The form and character of landscaping should include the following:
 - a) a minimum 3.0 meter wide landscape area along road frontages should be established;
 - b) the retention of existing significant trees where possible;
 - c) new plant materials should be suitable for the site specific climate conditions and should include native plants appropriate to xeriscape (drought resistant, low water usage) landscape schemes;



- d) topsoil depths should be 100mm for grass areas, 250mm for shrub areas and 400mm for tree areas;
- e) new trees within the landscaped area should have a minimum of 60mm diameter and should be planted parallel to the property line at approximately 10 meter centres;
- f) clusters of shrubs should be planted between the new trees as noted above and these shrubs should have a density to allow 100% coverage within these clusters at maturity and drought tolerant grasses or rock mulch should be established in the remainder of the landscaped area; and
- g) within parking areas, one tree should be planted in the parking area for every 20 parking spaces and appropriately protected from vehicle damage.



20.3 Multi-Family Residential Development Permit Area

.1 Authorization

The Multi-Family Residential Development Permit Area is designated pursuant to *Local Government Act* Sections 919.1(1)(f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

.2 Designated Area

All manufactured home communities, being multi-family residential developments, are designated a Multi-family Residential Development Permit Area. The area designated as Multi-family Residential Development Permit Area is that area zoned as Residential Manufactured Home Community Zone in the Township of Spallumcheen Zoning Bylaw

.3 Justification

Spallumcheen’s manufactured home communities are located in close proximity to less intensively developed residential neighbourhoods, agricultural areas, commercial and/or industrial sites. Manufactured home communities, including buildings, landscaping, parking and storage areas, should be designed to be compatible with land uses in the surrounding area.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.3.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) subdivision of land; or
- b) construction, addition or alteration of a building or other structure.

.5 Objectives

The objectives of designating the Multi-Family Development Permit Area are:

- a) to protect and enhance the visual setting of the Spallumcheen Valley and provide for the integration of new manufactured home communities into this setting; and
- b) to address matters related to overall form and character of manufactured home communities including components such as buildings, landscaping, parking and storage areas.

.6 Exemptions

With the approval of the Township’s Administration and Planner, the following development proposals may not require a Development Permit:



- a) an addition or alteration to an existing building or other structure which will not be visible from an adjacent public road right-of-way, adjacent park or adjacent residential property, provided that the proposal requires no variance(s) from the Zoning Bylaw, no assessment under the Riparian Areas Regulation and no approval from the appropriate provincial ministry or agency;
 - b) an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs, and which would have no impact on form and character of the building and would not impact the existing landscaping or access provisions;
 - c) interior alterations to buildings;
 - d) additions to buildings which increase the floor area by an amount less than 25% of the existing floor area and which do not affect vehicular parking requirements, vehicular movement or loading areas, which do not require additional sewage disposal works and which do not constitute a change in the type of land use;
 - e) the construction of new buildings or structures which do not require a building permit;
 - f) the erection of signs and fencing provided they conform with the Zoning Bylaw;
 - g) temporary structures limited to construction site offices, short-term special event and emergency facilities;
 - h) the replacement of a manufactured home within a manufactured home community;
 - i) a subdivision for lot consolidation, road widening, or boundary adjustment provided it conforms with the Zoning Bylaw; and
 - j) an expansion to an existing manufactured home park may not require a Development Permit provided that landscaping, paving and screening have already been completed in the expansion area in conformity with the policies outlined in this Section and in other relevant Township bylaws.
- .7 Multi-Family Residential Development Permit Guidelines

The following guidelines are intended to address the objectives of the Multi-Family Residential Development Permit Area designation:

a) Submission Information

- i. As part of each Development Permit application, a site plan shall be provided which shall be drawn to scale and include footprints of all existing and proposed buildings, natural features, parking, loading, driveway and walkway areas, existing and proposed plantings including common and



botanical names, quantity, height and size, size and location of berms, fencing, signs, garbage receptacles, a plan of the irrigation system, location of overhead and underground utilities, property lines, easements, rights of way, drainage storage and/or retention areas, and direction of drainage and catchment systems.

b) Site Design

- i. Provision of resident amenity space such as gardens, children’s play areas, landscaped outdoor common areas, benches and water features are required.
- ii. Exterior lighting should be oriented so as not to create a direct glare on neighbouring buildings, properties or public roads.
- iii. All parking, vehicular movement and pedestrian areas should be paved and well lit.

c) Form and Character

- i. Residential and other buildings should be finished in natural, earth tone colours and be similar in character throughout the development.

d) Landscaping

- i. Landscaping shall be provided for all manufactured home communities and should include a combination of grasses, trees and shrubs, provided at the site perimeter, front and side yards, at site entrances, along internal roadways, and as a means to screen outdoor storage areas and waste disposal containers.
- ii. For traffic safety reasons, landscaping should not obstruct sight distances at intersections or driveways.
- iii. The form and character of landscaping should include the following:
 - a) a minimum 3.0 metre wide landscape area along public road frontages;
 - b) the retention of existing significant trees where possible;
 - c) new plant materials should be suitable for the site specific climate conditions and should include native plants appropriate to xeriscape (drought resistant, low water usage) landscape schemes;
 - d) topsoil depths should be 100mm for grass areas, 250mm for shrub areas and 400mm for tree areas;



- e) new trees within landscaped areas adjacent to public roads should have a minimum of 60mm diameter and should be planted parallel to the property line at approximately 10 metre centres; and
 - f) clusters of shrubs should be planted between the new trees as noted above and these shrubs should have a density to allow 100% coverage within these clusters at maturity and drought tolerant grasses should be established in the remainder of the landscaped area.
- iv. Landscaping shall be protected from pedestrian, vehicular and equipment damage through the use of curbs, low walls or fencing, bollards or other installations.



20.4 Aquifer Protection – Natural Environment Development Permit Area

.1 Authorization

The Aquifer Protection - Natural Environment Development Permit Area is designated pursuant to *Local Government Act* Section 919.1(1)(a) protection of the natural environment, its ecosystems and biological diversity.

.2 Designated Area

All parcels designated as Industrial in this Plan, or zoned as Industrial, within the Spallumcheen Industrial Park as defined on **Schedule B**, are designated as an Aquifer Protection - Natural Environment Development Permit Area.

.3 Justification

The area of the Spallumcheen Industrial Park is known to be above an unconfined aquifer that is highly sensitive to development. Care must be taken in the storage, handling, manufacture, and use of products on sites within the Industrial Park to avoid contamination of the groundwater system which is the source of domestic water for many Spallumcheen residents.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.4.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*:

- a) subdivision of land;
- b) construction, addition or alteration of a building or other structure; or
- c) alteration of land.

.5 Objective

The objective of the Aquifer Protection - Natural Environment Development Permit Area designation is:

- a) to protect the subsurface aquifer below the Industrial Park against possible pollution from industrial land use.

.6 Exemptions

With the approval of the Township's Administration and Planner, the following development proposals may not require a Development Permit:

- a) an alteration which is limited to the addition, replacement or alteration of doors, windows, building trim, awnings, or roofs;
- b) interior alterations to buildings;



- c) the construction of new buildings or structures which do not require a building permit;
- d) the erection of signs and fencing provided they conform with the Zoning Bylaw;
- e) temporary structures limited to construction site offices, short-term special event and emergency facilities;
- f) a subdivision for lot consolidation or road widening provided it conforms with the Zoning Bylaw; and
- g) if the proposed development will not include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 375/96).

.7 Aquifer Protection - Natural Environment Development Permit Guidelines

- a) All applications for a development permit shall be accompanied by a report certified by a Professional Engineer or Geoscientist registered in the province of B.C. and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, if the proposed development will include any of the purposes or activities listed in Schedule 2 of the Contaminated Sites Regulation (B.C. Reg. 375/96).

The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design, and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up and disposal.

Specified mitigative measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. A Surface and Foundation Drainage Plan may be required which shows that storm waters will be appropriately collected and discharged as part of a system designed, certified, and inspected as-built by a Professional Engineer registered in the province of B.C. The location of fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, wastewater or natural gas shall be identified in the report.

The report, which will form part of the Development Permit terms and conditions, may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property.

The report will be used to assist the Township in determining the conditions and requirements it will impose in the Permit.



- b) A means of on-site sewage disposal shall be approved by the Interior Health Authority and designed, inspected and certified as-built by a Registered Professional Engineer with due consideration of the effluent absorption capability of the soils and local groundwater conditions; and notwithstanding this engineering design, the Township may require the installation of a holding tank instead of an on-site sewage disposal system where local conditions warrant.



20.5 Water Body Protection – Natural Environment Development Permit Area

.1 Authorization

The Water Body Protection – Natural Environment Development Permit Area is designated under Section 919.1(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.

.2 Designated Area

All lands within 30 meters of the high water mark of Shuswap River, Deep Creek, Fortune Creek, Maid Creek, Otter Lake and all other mapped and unmapped streams within the Township as shown on **Schedule C** are designated as the Water Body Protection – Natural Environment Development Permit Areas.

Note to reader which does not form part of this bylaw: The definition of a "stream," "high water mark," and "streamside protection and enhancement area (SPEA)" can be found in the Riparian Areas Regulation of the Fish Protection Act.

.3 Justification

Properties adjoining Shuswap River, Deep Creek, Fortune Creek, Maid Creek, Otter Lake and all unmapped streams and wetlands are designated as Development Permit areas in order to protect water quality, fish and fish habitat. The presence of fish species in the designated water bodies have been recorded by Federal and Provincial authorities. Care must be taken to protect fish bearing streams and other water bodies from the impacts of construction, land alteration and land use activities which may have a negative impact on water and habitat quality.

.4 Development Permit Triggers

a) Unless otherwise indicated as an exemption in 20.5.6, a development permit must be obtained for any of the following development activities associated with or resulting from the Township of Spallumcheen regulation or approval of residential, commercial or industrial uses or ancillary uses to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- i. subdivision of land;
- ii. removal, alteration, disruption or destruction of vegetation;
- iii. disturbance of soils;
- iv. construction, addition or alteration of a building or other structure;



- v. creation of non-structural impervious or semi-impervious surfaces;
- vi. flood protection works;
- vii. construction of roads, trails, docks, wharves and bridges;
- viii. provision and maintenance of sewer and water services;
- ix. development of drainage systems; or
- x. development of utility corridors.

.5 Objective

The objective of the Water Body Protection – Natural Environment Development Permit Area designation is to protect and where possible, rehabilitate the riparian area of waterbodies, including the Shuswap River, Deep Creek, Fortune Creek, Maid Creek, Otter Lake and all mapped and unmapped streams in the Township. Development within these areas requires assessment to ensure protection of fish and riparian habitat from potentially harmful development activities and to ensure that the natural features, functions and conditions that support these habitats are not lost. The objective is to ensure that the area of land immediately adjacent to streams are retained, in a largely undisturbed state throughout and after the development process. The area to remain free of development is referred to as the streamside protection and enhancement area (SPEA).

.6 Exemptions

To qualify for an exemption, the Township of Spallumcheen may require the developer to sign an affidavit, confirming that no development will occur in the riparian assessment area.

- a) With the approval of the Township’s Administration and Planner, the following development proposals may not require a Development Permit:
 - i. interior alterations to buildings;
 - ii. the erection of signs and fences provided they conform with the Zoning Bylaw;
 - iii. a subdivision for lot consolidation provided it conforms with the Zoning Bylaw;
 - iv. if a covenant has been registered on the property confirming a leave strip of 30 meters from the high water mark of a stream and it has been deemed that a sufficient building envelope, suitable building site and sewage disposal area can be provided;



- v. if the Township of Spallumcheen receives notification from the Ministry of the Environment that an assessment report has been received documenting that the proposed development meets the requirements of the Riparian Areas Regulation and the proposed development is not located within the SPEA identified by the assessment;
- vi. for farming activities (while this DPA does not apply to some farming activities themselves, it does apply to non-farming activities on land that may otherwise be used, designated, or zoned for agriculture);
- vii. for mining activities, hydroelectric facilities, and forestry (logging activities) as their land use activities are regulated by other provincial and federal legislation; however, the Township can regulate how and where mineral or forest products can be processed;
- viii. for institutional development;
- ix. for development activities not located within a "riparian assessment area", which is defined as follows:
 - for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark;
 - for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
 - for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.
- x. The Water Body Protection – Natural Environment Development Permit Area does not apply to the reconstruction or repair of a permanent structure described in Section 911(8) of the *Local Government Act* if the structure remains on its existing foundation.

.7 Guidelines

Development shall be in accordance with the following guidelines:

- a) retain, in a largely undisturbed state throughout and after the development process, an area of land immediately adjacent to streams and wetlands. The area to remain free of development is referred to as the SPEA as defined above.
- b) the Township may support variances of existing bylaws, in accordance with the *Local Government Act*, in order to prevent encroachment into the riparian



assessment area and SPEA as defined above. The changes that may be considered include, but are not limited to:

- Reducing front and/or rear yard setbacks;
- Increasing the maximum allowable site coverage of buildings (providing density is not increased);
- Increasing the maximum allowable building height (provided density is not increased); and
- Reducing parking space requirements.



20.6 Wildfire Hazard Development Permit Area

.1 Authorization:

The Wildfire Hazard Development Permit Area is designated pursuant to *Local Government Act* Section 919.1(1)(b) protection of development from hazardous conditions.

.2 Designated Area:

Properties which may be at risk of wildfire hazard are shown on **Schedule C** and are designated as a Wildfire Hazard Development Permit Area.

.3 Justification:

Development in wildfire hazard areas must be undertaken with precautions intended to minimize the risk of damage to property caused by wildfires. In recent years, wildfires affecting numerous B.C. Interior communities have demonstrated the unpredictable nature, the incredible force and the extent to which wildfires may threaten human settlements. The 'urban / wildland interface', that is, the area between developed land and undeveloped forested or grassland areas, is not the only area at risk of wildfire damage. History has proven that the damaging effects of wildfires can extend a considerable distance into developed neighbourhoods.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.6.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*, as generally stated below:

- a) subdivision of land;
- b) construction, addition or alteration of a building or other structure; or
- c) alteration of land.

.5 Objective:

The objective of the Wildfire Hazard Development Permit Area designation is:

- a) intended to help protect property from the damage of wildfires which may ignite in or around the Township of Spallumcheen.

.6 Exemptions

With the approval of the Township's Administration and Planner, the following development proposals may not require a Development Permit:

- a) interior alterations to buildings;
- b) the construction of new buildings or structures which do not require a building



permit;

- c) the erection of signs and fencing provided they conform with the Zoning Bylaw;
- d) temporary structures limited to construction site offices, short-term special event and emergency facilities;
- e) the replacement of a manufactured home within a manufactured home community;
- f) a subdivision for lot consolidation or road widening provided it conforms with the Zoning Bylaw;
- g) actions which have been assessed by a qualified professional who has prepared a report (to the satisfaction of the Township) which concludes that the land is not considered to be subject to wildfire hazardous conditions; and
- h) a Section 219 Restrictive Covenant has been registered as a priority charge under the *Land Title Act* against the title of the subject property at the time of subdivision or building permit which incorporates the recommendations of a qualified professional in wildland fire management assessment and indemnifies the Township of Spallumcheen from any losses or damages caused by the spread of wildfire.

.7 Wildfire Hazard Development Permit Guidelines:

In specifying the terms and conditions related to issuance of a Wildfire Hazard Development Permit, the Township shall consider how compliance with the following guidelines may help achieve the objectives of this section:

- a) In general, development in a Wildfire Hazard Development Permit Area should adhere to the following guidelines:
 - i. All land clearing and construction debris (wood and vegetation) resulting from development shall be properly disposed of as soon as construction is complete.
 - ii. Developers of new subdivisions in urban / wildland interface areas should consider the integration of trails, roads, and cleared park land around the development which may serve as fire breaks, and/or provide vehicle access routes to facilitate fire suppression in interface areas.
 - iii. Building sites should be located on the flattest areas, avoiding gullies, saddles and draws that may accumulate fire fuel and funnel winds.
 - iv. Fuel reduced buffers around homes to a distance of 10 metres or to the property line, whichever is the lesser, are encouraged. The owner should landscape and maintain the area with the intent of eliminating the



accumulation of combustible debris and creating a 'defensible space' around the home.

- v. Integration of a defensible space around a building should include adequate vehicle access, and access to a reliable water supply available to firefighters.
- vi. Tree limbs and shrubs that overhang roofs or grow under building overhangs should be removed and disposed and the cleared condition should be maintained.
- vii. Eaves, attics, decks and openings under floors should be screened to prevent the accumulation of combustible material and to block the entry of burning embers (firebrands) which may be carried by the wind in advance of a wildfire.
- viii. Building design and construction shall generally be consistent with the standards of the National Fire Protection Association 299 (Standard for Protection of Life and Property from Wildfire).



20.7 Hillside Development Permit Area

.1 Authorization

The Hillside Development Permit Area is designated under the *Local Government Act* Section 919.1 (1):

- a) protection of the natural environment, its ecosystems and biological diversity;
- b) protection of development from hazardous conditions;
- c) establishment of objectives for the form and character of intensive residential development; and
- d) establishment of objectives for the form and character of commercial, industrial or multi-family residential development;

.2 Designated Area

The following properties are designated as Hillside Development Permit Areas:

- a) All properties designated as Hillside on **Schedule D**; and,
- b) Parcels larger than 2 hectares, with more than 50% of the property having grades of 12% or steeper.

.3 Justification

Properties within the Hillside Development Permit Area are located on slopes that could affect visual quality, the environment, and safety related to development. These lands present special challenges in terms of slope instability, soil erosion, stormwater drainage, groundwater management, and other environmental and visual impacts. Protecting these slopes in the course of development is important to both the environment and natural beauty of Spallumcheen.

.4 Development Permit Triggers

Unless otherwise indicated as an exemption in 20.7.6, a development permit must be obtained when any of the following types of development activity occur, in accordance with Section 920 of the *Local Government Act*, as generally stated below:

- a) subdivision of land;
- b) construction, addition or alteration of a building or other structure; or
- c) alteration of land.

.5 Objectives

The Hillside Guidelines regulate design features inside and outside of the public right-of-way area to protect the natural environment by providing policy and regulatory



direction for environmentally sensitive development on hillsides. Technology and public acceptance of new methods and styles are never static, therefore strict regulations can become outdated and lose sight of their original intent. In order to facilitate innovation and flexibility in hillside design, the overarching objectives of the Guidelines serve as the criteria for the review and approval of proposals. A balance is required to ensure that as many objectives as possible are attained while not undermining any one of the goals.

The objectives can be separated into four major categories which the Hillside Guidelines address: a) Site and Subdivision Design, b) Works and Services, c) Buildings and Structures, and d) Natural Environment.

a) Site and Subdivision Design

- i. Identify and incorporate significant site features in subdivision and development design. Proposed development layout and the typical building site design must acknowledge these natural features. This is required to:
 - develop an understanding of the environmental and geological conditions of the site prior to any construction to ensure that the most appropriate methods are used to develop the site; and
 - preserve and protect unique natural features.
- ii. Undertake subdivision planning and design that respects the existing natural area's terrain and hazardous conditions, while enhancing the area's natural character. This is required to:
 - enable subdivision planning and design that allows as much undisturbed native green space as possible on a site;
 - direct more development density to the less sensitive and flatter sections of a site, thereby creating clusters of development which avoid ecologically sensitive sites;
 - ensure that steeper portions of a site (with an existing slope of 30% or greater) are not included in the developable area calculation; and
 - minimize the impact of grading and retain as much of the natural topographic character of the site so natural vegetation and other features remain undisturbed in order to protect ecological values, maintain slope stability and provide aesthetically pleasing views.
- iii. Protect and preserve the scenic characteristics of strategic hillsides, by considering views toward the development site from the rest of the Township as part of the development design criteria. This is required to:



- ensure significant ridgelines visible throughout the area are protected thereby maintaining the natural appearance of skylines for public enjoyment and benefit; and
- maintain the contiguous character of each hillside, with less sprawling uninterrupted development and visibly connected Environmentally Sensitive Areas (ESA), open spaces and wildlife corridors.

b) Works and Services

- i. Implement methods for collection, conveyance, control and treatment of storm water that mitigates potential impacts and emulates the area's natural water cycle. This is required to:
 - limit runoff from new development based on the soil capacity and sensitivity for ground recharge and overland conveyance.
- ii. Integrate onsite design which compliments the streetscape design required in the Subdivision Servicing Bylaw Schedule A Hillside Standards section. This is required to:
 - ensure works and services are suited to the development proposed and support the streetscape required for creation of a people, not vehicle, orientated neighbourhood.
- iii. Provide municipal services and utilities on hillside developments that minimize redundancy and provide cost efficient maintenance and future replacement. This is required to:
 - ensure that development on hillsides does not result in financially unsustainable increases in infrastructure relative to the number of units created, (i.e. single loaded roads or service mains that only cater to market objectives); and
 - ensure comprehensive design of water and sewer systems based on ultimate land use and topography. The service life of proposed infrastructure must be considered when examining the limitations of required works. This is required to ensure the scope of initial works is consistent with proposed phasing and does not facilitate installation of works that will have no or minimal use during their service life.
- iv. Provide safe and functional access to individual properties and homes throughout the year. This is required to:
 - ensure driveway access design is incorporated into the overall development design in order to restrict driveways that may be unsafe



in winter conditions; and

- ensure lot layout provides for onsite parking that does not restrict access to the garage and allows space for visitors, service pick-up and delivery.

c) Buildings and Structures

i. Spallumcheen recognizes the unique nature of hillsides and the need to provide livable neighbourhoods that are not dominated by vehicles or homes. To reflect this, the following considerations have been identified for on-site coverage and setbacks:

- flexible front and side yard setbacks that reduce the amount of cutting and filling required, and support level entry and good street presence;
- a less "imposing" character on surrounding developments; and
- planting of trees on the newly created lot that will eventually mature and contribute towards the long-term aesthetic character of the development as viewed from the rest of the area.

ii. Avoid over height buildings and minimize the visual impact of new buildings on hillsides. This is required to:

- ensure building design compliments the zoning height requirements and does not block view corridors from adjacent lots and is based on center lot curb elevation rather than existing ground; and
- decrease grading requirements by increasing ceiling heights of lower/basement levels.

d) Natural Environment

i. As part of the Development Permit process, complete requirements as articulated in the environmental evaluation prior to any site works or design being initiated. This is required to:

- ensure development site design and construction protects areas with significant environmental values by conforming to conditions noted in the DP approval.

ii. Minimize slope alterations and retain the natural terrain and topography of the site. This is required to:

- minimize disturbance to natural vegetation, to maintain ecosystem integrity and protect natural buffers between development clusters



with removals based on an intimate knowledge of the site in accordance with the information required under Section 20.7.7.

- iii. Identify and protect significant organic and inorganic natural features and wildlife habitat corridors. This is required to:
 - ensure that natural features that support unique micro-ecosystems and provide habitat remain undisturbed and linked to other open space features such as ravines, forested areas and water supply.
- iv. Plant vegetation that helps mitigate the impact of development, enhances visual quality and addresses the needs of residents. This is required to:
 - ensure the use of indigenous local plants and tree species which can provide food and shelter for local wildlife, cost less to maintain, are drought tolerant and fire resistant.

.6 Exemptions

With the approval of the Township's Administration and Planner, the following development proposals may not require a Development Permit:

- a) a subdivision creates less than 3 new parcels;
- b) a subdivision creating new parcels within the Large Holdings zone;
- c) a subdivision is a lot consolidation;
- d) a subdivision where no new road of any length is created;
- e) the construction, addition or alteration of a dwelling or accessory building or structure on an existing parcel;
- f) if a covenant has been registered on the property confirming development will not occur on Hillsides designated under 20.7.2 of this bylaw;
- g) quarrying or gravel extraction activities;
- h) alterations to land for the purposes of normal farm practices as part of a farm operation consistent with the *Farm Practices Protection Act*;
- i) addition to or alteration of a building or structure used for farm purposes only;
- j) the construction of new buildings or structures which do not require a building permit;
- k) the erection of signs and fencing provided they conform with the Zoning Bylaw;
- l) temporary structures limited to construction site offices, short-term special event and emergency facilities; and



m) the replacement of a manufactured home within a manufactured home community.

.7 Hillside Development Permit Guidelines

Subdivision and site design on hillsides is expected to respond to the unique characteristics of each site and avoid significant disruption of the natural terrain. Along with respecting the natural hillside, projects must provide a desirable form and character necessary for marketability. For planning new residential development on hillsides, these principles should be considered:

- large estate lots result in low yield per linear meter of road;
- clustering development using higher and mixed densities to protect steep slopes or environmentally or geotechnically sensitive parts of the hillside; and
- larger, irregular shaped lot sizes may be considered as a means of utilizing areas where road frontage is limited, provided undisturbed areas are protected on the lot by a Section 219 Restrictive covenant registered against the title.

The following guidelines shall be considered for all development within the Hillside Development Permit Area:

a) Assessing the Site

Objective: To identify significant features prior to developing the subdivision layout, road and site building design in order to retain natural features of the site and the hillside character.

Sites proposed for development in Hillside areas (as defined in Section 20.7.2 of this bylaw) requesting to use the Subdivision Servicing Bylaw (SSB) Schedule A Hillside Standards section must provide information in accordance with Section 21.6. The proposed design for development must minimize the overall development footprint on the site. The site assessment for design purposes must look for:

- i. Natural site characteristics that can be incorporated and accentuated in the design in a manner that respects the hillside and special features.
- ii. Soil and rock characteristics that can enable re-use for construction as well as their depths, stability and natural angle of repose to ensure site safety and limit of future erosion.
- iii. Environmentally Sensitive Areas and adjacent areas that can be accentuated as part of the development's character and identity. Emphasizing the existing characteristics of a site and retaining natural



resources, will allow for cost efficient construction and maintenance, and can reduce permitting and approval times.

- iv. Locations to cluster development and increase densities that will minimize servicing costs, cuts and fills;
- v. Interaction of the flora and fauna on a site focusing on opportunities for development to maintain or improve the natural habitat for significant species in the area.
- vi. Natural storm water recharge areas, storm water and groundwater routes that can be integrated as part of the site design.
- vii. Ability of the existing soils and ground cover to withstand overland flows and peak flow rates and limit concentrations of water that can cause erosion. Eliminating the potential for erosion is much more cost effective than cleaning up after it has occurred.
- viii. Visibility of a site from a distance can have a significant impact on public perception of the area and impact future sales. Effort spent in avoiding negative visual impacts and mitigating unpreventable visual impacts will decrease the time required for the site to mature and blend into the hillside rather than become an unsightly ongoing scar on the community.

b) Planning the Development

Objective: To undertake subdivision planning and design that respects the existing natural area's terrain and hazardous conditions, ensuring that the form and character of the development enhances the natural setting.

The Township supports the use of clustered development and varying densities in order to provide appropriate building sites while retaining natural features and hillside character. It is recognized that some sites will lend themselves to single family detached forms only. As such, guidelines for both single family only and clustered development options are provided.

For single family detached development, a plan for a proposed hillside development shall show how it meets the following criteria:

- i. When calculating development area and lot yield for single family subdivisions, the maximum development potential for any property must exclude all predevelopment lot areas with a slope of 30% or greater. Higher density, smaller sized lots are encouraged. However, where smaller



lot sizes cannot be achieved on lands with slopes less than 30%, a larger lot size may be considered, provided site disturbance is minimized and a covenant is registered on title preserving natural open space areas within the lots.

- ii. Use lot sizes and building setbacks in a flexible manner to protect slopes and natural features from development encroachments as identified in Section 20.7.
- iii. Show native slope, depth of topsoil, depth to rock, proposed setbacks, driveway grades and building pads on grading and subdivision development plans.
- iv. Clustering of development should strive to provide a minimum of 20% of the gross developable site area (area less than 30% slope), as permanent open space.
- v. Each single family parcel created by subdivision must have a buildable site or pad area which suits the proposed house size for that zone. Zoning setbacks are based on the front and side yard property lines. Access to the building site and therefore building height is dependent on the adjacent road grade. The pad area must be prepared as part of the site grading and land development. Building pad depth permitted is a function of the steepness of the existing native slope, lot depth and resulting depth to the proposed toe of slope. Development on all slopes must be designed to ensure that the toe of slope of the building platform is retained within each lot created based on geotechnical and structural design limits. A 2:1 slope is required though use of a steeper slope may be permitted if supported by site specific soil conditions which provide for slope stability with at least a 1.5 safety factor and the re-growth of native plant species. The location of the proposed toe of slope must take other area grading activities into consideration and ensure at least a 3 metre separation from any top of cut down slope. The subdivision grading plan must include sections through each lot which clearly show building envelopes, including the top of cut and toe of slope, as well as the top of cut of down slope development.
- vi. Engineered structural slopes are required in all fill locations where roads, utilities or buildings are being supported. Verification of the volume of topsoil required to fill over a structural slope, to a flatter, non-structural final grade is required prior to removal of any topsoil from a site. These engineered slopes must be protected by means of a Section 219 covenant registered on title of each final lot to ensure design slopes are not built on

or disturbed without design by a geotechnical engineer that compliments the existing engineered slope design.

- vii. The undeveloped portion of the parcel shall be designated and secured by registration of a no-build covenant on title as permanent open space and shall not be further subdivided. Dedication of the open space to the Township for natural space or parkland is the preferred approach. If neither of these is viable, other options such as a land trust or an organization capable of holding and managing the site must be established. Smaller tracts may be managed through a homeowner’s association established through covenant registered on title of lots as a condition of development approval.

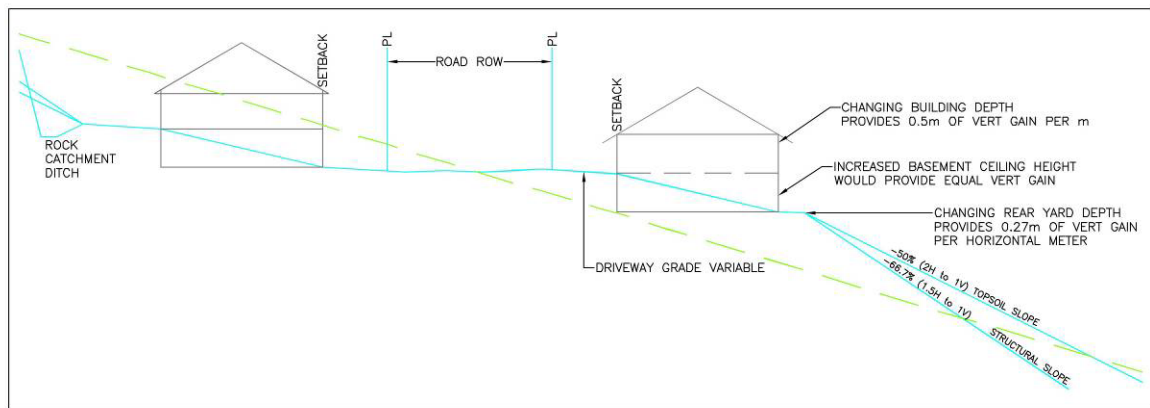


Figure 4: Onsite Grading Issues

- viii. Mixed single and higher density development should be used as an alternative to single family lot subdivision where topography restricts creation of adequately sized single family clusters. In addition to the guidelines for single family development, above, the following criteria must be met for mixed development densities:
 - a) Reduction of site manipulation and preservation of more of the natural character of the hillside than a standard single-family subdivision.
 - b) Increase of undeveloped buffer area adjacent to designated environmentally significant areas on the property.
 - c) Increase of the open space provides a natural corridor through or around the property, or connects to other open spaces in the area.



- d) Use of open space to buffer higher density development from neighbouring single family development.
 - e) The character of building forms for higher density development matches that of single family to create a consistent theme and quality that enhances the neighbourhood.
 - f) Mixed development should be in the form of smaller single-family lots, duplexes, triplexes, four-plexes, patio homes or small-scale townhouse complexes. Where appropriate site specific higher density development that is set back from the view perspectives and blends into the natural topography may be permitted.
 - g) The location and size of open space to be retained, the availability of undeveloped buffers to neighbouring properties and the nature of surrounding development must be considered when deciding the appropriate mix of building forms.
- ix. With regard to roads and lot layout, the following criteria should be considered:
- a) Straight lines and rectilinear shapes do not complement natural hillsides. Design roads and lots in a pattern that offers a variety of lot sizes and configurations that complement the topography and features of the site. See further guidelines regarding roads in Section 20.7.i.
 - b) Use panhandle lots to minimize cut and fill and provide access to buildable areas that are too high or low to be directly accessed from the road. Mixed development must incorporate the panhandle access to higher density development to screen the housing mass from the single family roadscape. Panhandle accesses shall meet the requirements of the Fire Department for fire protection. Access to the proposed building site must be rough graded from the road to the building site as part of lot grading and subdivision development.
- x. With regard to trails and open space, the following criteria should be considered:
- a) Retain open space and corridors between development cells or lots to provide continuous viable habitat linkages within the development site, as well as with neighbouring sites.
 - b) Use trails or linear systems that complement or take the place of typical required streetscape pedestrian facilities and provide



horizontal loops linking cul-de-sacs and open spaces which are not otherwise linked due to topographic or other constraints. An open space, streetscape and trail system shall be developed to provide pedestrian access within the hillside area and to/from key destinations in other parts of the community (e.g. schools, bus stops, parks, other trails, etc).

- c) Avoid extensive slope grading to accommodate parks and trails. Create a range of trail types based on natural topography and environmental concerns. Trail ratings and signage indicating the trail grade and width are required to ensure safe use of the various trails is provided. Establish "pocket" parks that direct the public to unique view opportunities or provide respite on trails where natural terrain permits.
- d) Incorporate significant features such as rock outcrops, streams, cliffs, ravines and stands of trees into the open space/trail system ensuring that public safety and the environmental sensitivity of these features are not compromised.

c) Earthworks & Grading

Objective: To minimize the impact of grading and retain the natural and topographic character of the site.

In preparation of a grading plan (Section 21.6.d.) that demonstrates the feasibility of road and building envelope creation without excessive manipulation of the site, the following must be considered:

- i. Site grading is not permitted during the nesting period of any species utilizing the site. The Development Permit must confirm the specific nesting period for species native to a site including reptiles.
- ii. Avoid grading or alteration of key topographic features (e.g., knolls, ridgelines, talus slopes, bedrock outcrops, cliffs, ravines, etc).
- iii. Avoid a straight, linear top of slope. Use radii and undulations that resemble pre-development slope conditions. Avoid sharp cuts and long or wide slopes with a uniform grade.
- iv. Round out slope transitions and blend transitions between lots or adjacent undeveloped areas.
- v. All lot grading to provide building pads must be constructed in conjunction with the construction of road, utilities and services.



- vi. Building pad areas must be created as part of lot grading such that structural retaining walls or extensive cut and fill are not required. These building pads are to be set at or near the design lower floor elevation such that no blasting or significant material removal or infill is required to build on the site. Large high density or commercial development sites are to provide grading from the road to the setback with the remainder of lot grading to be completed as part of building construction. Blasting of the buildable area to at least the services elevation is required to minimize disturbance from future infill development.
- vii. Creation of large flat terraces on hillside sites in order to expand developable area or to develop housing or other uses characteristic of flat or gently-sloped sites is not permitted. Development of smaller terraces for building pads and minimal rear yard areas is acceptable provided the toe of the structural slope is located within the lot. Special care is to be taken to retain as much native slope and vegetation at the edge of required grading works.

In designing and developing the site, minimize the total amount of cut and/or fill and its environmental and visual impact by:

- i. Disposing excess topsoil onsite by increasing the depth of topsoil fill used. Dispose of other excess material at appropriate off-site locations where necessary. Ensure enough topsoil is retained to cover all cut and fill slopes to a depth of no less than 150mm.
- ii. Re-vegetating exposed slopes as quickly as possible to prevent erosion and slope stability problems, even for temporary topsoil stockpiles.

In preparing an erosion control plan, Section 21.6.h or grading plan, Section 21.6.d, natural and manmade factors that cause erosion must be considered and erosion minimized by:

- i. Avoiding potentially hazardous or unstable areas of the site.
- ii. Not exposing large areas of highly visible sub-soil and parent material of the site.
- iii. Phasing clearing and removal of trees and vegetation based on imminent development construction phases. Plan site earthworks to coincide with the seasons by having all topsoil and other fine material relocation completed outside of the summer months.



- iv. Where works are adjacent to or potentially impacting existing development and grading of the site in summer is necessary, temporary irrigation suited to the project size is required.
- v. Avoiding grading that results in terrain forms that are not characteristic of the natural topography (i.e. flat, linear terraced benches with no undulations or irregularities).

Where a rock cut is unavoidable as a part of the road layout design the following must be considered regarding the resulting exposed rock face:

- i. Review of the rock by a qualified geotechnical engineer is required to provide direction for the blasting techniques to be used. The professional must also inspect the rock face upon completion of works and verify the stability of the face and that there is no danger to public safety. For rock cuts less than 2 metre high the minimum rock catchment design defined by the BC Ministry of Transportation Supplement to the Transportation Association of Canada Design Guidelines for Roads may be utilized where the rock is competent and failure is not a concern.
- ii. Wire mesh, shot-crete and other forms of mechanical stabilization provide a unsightly unnatural appearance and are not permitted. Additional blasting or rock bolting using colour matching powder coated washers may be required to provide a stable rock face.
- iii. Long term public safety and maintenance must be considered prior to any rock cut and the blasting design must maximize the rock face integrity at the final cut face location providing a stable rock face.
- iv. Design for the minimum required rock catchment ditching must also be included and be based on the characteristics of the rock. Catchment ditches must be accessible for regular maintenance with large machinery.
- v. Previously required long-range maintenance estimates included in the life cycle analysis must include rock face maintenance, scaling and clean up of the rock catchment ditching.

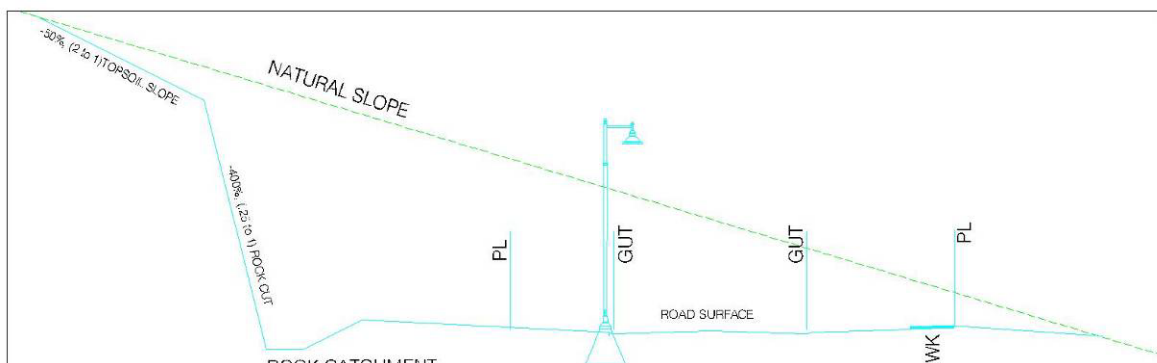


Figure 5: Rock Cuts and Catchment

The use of retaining walls is not encouraged. These are only supported where they preserve native undisturbed areas, address unstable native slopes or rock faces, or form part of the neighbourhood character. Where provided, they should be constructed on private property and the following criteria should be considered in their design:

- i. Retaining walls should respect the natural character of the site and not present a large uniform wall face that overpowers the site and disrupts animal movements.
- ii. Walls that span more than one lot must be designed and installed as part of the subdivision development.
- iii. Walls must be structurally competent and their appearance must complement natural rock colours in the development area.
- iv. Retaining wall height should not exceed 3.0 metre for roads and site specific works, 1.2 metre for yards. Higher walls may be appropriate where they are articulated, have a surface texture/pattern, or where sufficient landscaping is provided to screen the wall.
- v. Employ a system of smaller stepped retaining walls instead of a large uniform wall. The height and depth of the wall steps should be consistent with the natural terrain or with the slope above and below the walls. For stepped retaining wall systems, the walls must be designed to permit landscaping of the terraces that will screen the wall, including irrigation to all terraces. Landscaping of the terraces using mixed hardy native shrubs or trees is required. Width of each terrace proposed must be sufficient to enable the landscaping required and permit access for maintenance.
- vi. Retaining walls must be set back from utilities and the traveled portion of

roads to enable planting of screening landscaping. The setback required is a function of the total wall height as taller plants will require a larger growing area below the wall.

- vii. All retaining walls over 1.2 metre tall require a building permit to ensure all professional documentation has been undertaken and provided to the Township. Final acceptance and approval of the development for issuance of house building permits includes completion and acceptance of all retaining wall building permit requirements. Sites developing over a period of years containing multiple walls may construct all walls utilizing a single permit per each year of construction.

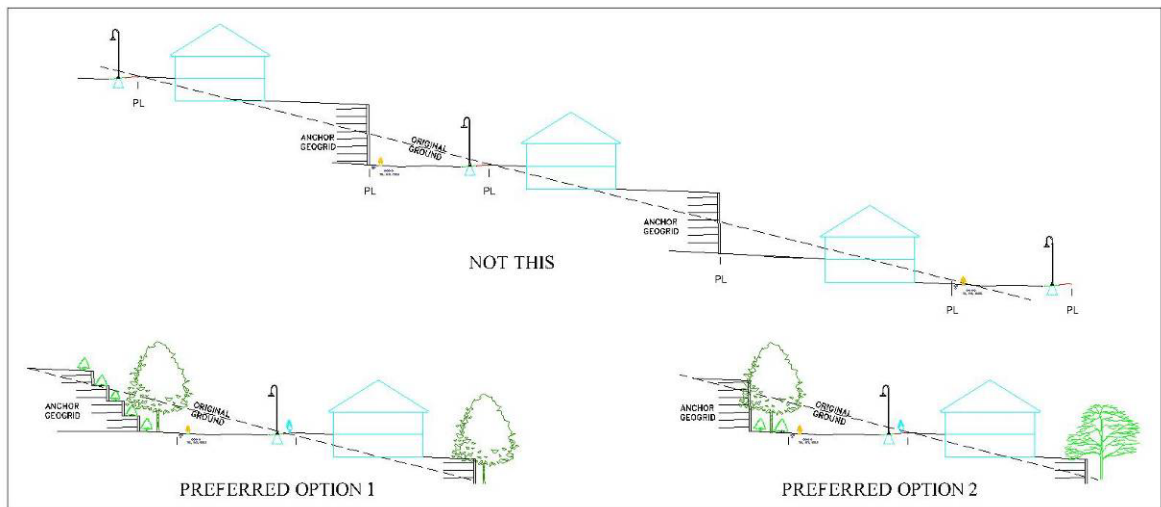


Figure 6: Retaining Walls

Where blasting is required for road works, utility installation or site grading, the applicant is requested to provide copies of any pre-blast surveys conducted. Signs are to be posted indicating proposed blasting times. Large rock cuts or blasting in areas where stability of adjacent rock is a concern require design in coordination with a geotechnical engineer specializing in rock stability. The site must also be reviewed to ensure existing reptile hibernacula will not be disturbed. Methods used must conform to provincial regulations and:

- Minimize excessive or over blast;
- Minimize vibration impacts on adjacent properties; and
- Utilize control methods that ensure maximum stability of the final face.



d) Visual Quality

Objective: To protect and preserve the natural character of the hillside as well as to consider opportunities to provide scenic views from a hillside site.

The following criteria apply:

- i. At least three different view sites must be provided to establish specific ridgeline areas for each development. Additional view sites must include views from the main access route to the development.
- ii. Hillside development (see Section 2.2 of the Township of Spallumcheen Hillside Guidelines 2011) in the vicinity of ridgelines must be sited so as to retain trees and other vegetation on and adjacent to ridgelines, so that the ridgeline is seen as a continuous line of natural terrain or vegetation.
- iii. Development areas must be sited lower than the ridgeline so that the roof line does not protrude into the ridgeline. Avoid placement of roads, cuts and large or continuous buildings near or over ridgelines.
- iv. Where gaps or interruptions in the ridgeline are unavoidable due to road network requirements, plant trees and vegetation in front of and behind the disturbance to screen and restore a naturally appearing ridgeline. For grassland areas where native trees are limited or nonexistent clusters of viable native trees must be established to provide screening.
- v. Multiple small interruptions may be permitted as an alternative to a continuous interruption, provided each can be justified and screened.
- vi. Development on ridgelines or the top of knolls is not supported and these areas must be integrated as open spaces.

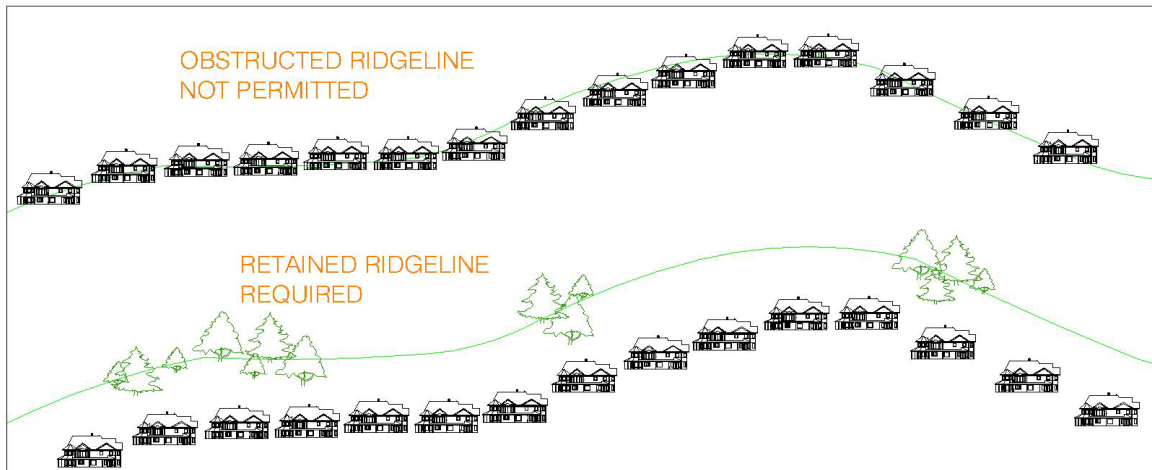


Figure 7: Ridgelines

Scenic features are components of the site that are visually unique and visible from the site, neighbourhood or community (rock outcrops, talus slopes, cliffs, overhangs, ridgelines, knolls, ravines, gullies, water bodies, water courses, wetlands, etc). The following criteria should be considered:

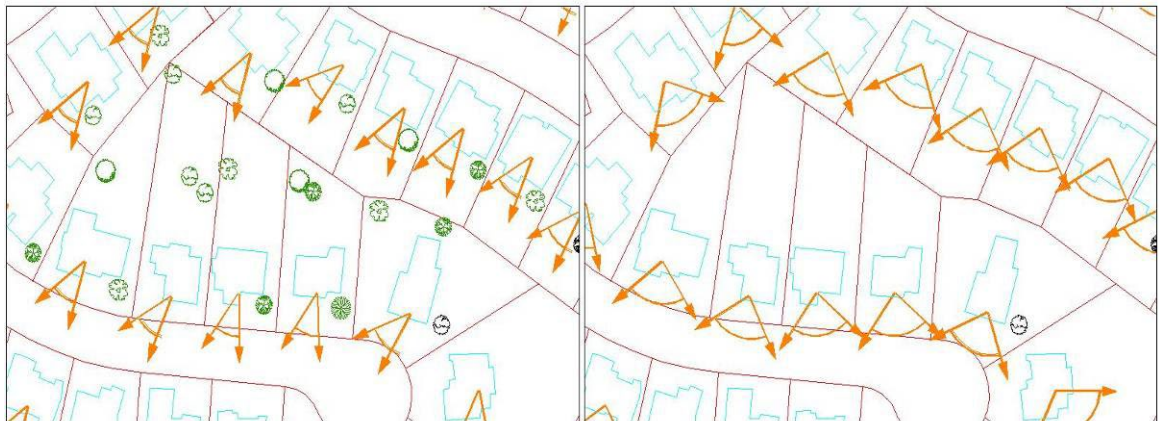
- i. Development should be sited and designed in a way so as not to alter, disturb or remove significant scenic or environmentally functional features of a parcel.
- ii. Development must be sited so as to minimize the impact on views towards the site by periodically interrupting the horizontal line of housing with undeveloped breaks where clustering of re-vegetation with significant native trees will break the massing effect of levels of housing.
- iii. Provision of computer generated views of the development is required for the following four phases of development (artist renditions may be acceptable for smaller or infill development):
 - predevelopment,
 - post utility and road construction,
 - at full build out, and
 - at full growth of required landscaping.



Figure 8: View Perspectives

Scenic view opportunities from hillsides are recognized as valuable to both hillside residents and the community as a whole. It is important, however, not to compromise the geotechnical or environmental integrity of the slope to achieve views. View corridors must be identified and strictly maintained for all lots to enable re-vegetation in non-view locations on each lot. Due to the southern exposure of many areas, this is especially critical as a means of establishing shade that will improve the livability of developed lots. Additional criteria include:

- i. Locate buildings to face the view and minimize interference with the views of nearby residences. Stagger buildings where appropriate to provide views between units that may otherwise limit the field of view.
- ii. Locate buildings and create building pad heights so that upslope buildings have views over down slope buildings. If massive grading of the slope is necessary to achieve this concept, it may be necessary to reconfigure the subdivision or layout. The priority is to avoid disruption of the terrain.
- iii. Public realm views must be provided from the site by locating key public open spaces (e.g. park, street end, sharp corners etc) to capitalize on scenic view opportunities.



THIS:
DEFINE VIEW ANGLE FOR EACH LOT AND
POTENTIAL TREE LOCATIONS

NOT THIS:
ASSUMING UNLIMITED VIEW ANGLES LIMITS
TREE PLANTING POTENTIAL



Figure 9: View Angles

Section 20.7 (e), (f), and (g) below addresses how to minimize the impact of development and ensure its compatibility with the hillside environment. These issues are in addition to any requirements specified in the Environmental Evaluation Report.

e) Environmental Protection

Objective: To identify, protect and enhance significant environmental features and natural systems.

The Development Permit will provide the minimum environmental requirements for the site. Development size and adjacent natural features must also be considered to ensure a comprehensive plan that addresses general area issues.

For development of hillside areas to be environmentally sustainable, the existing use and connectivity of the open spaces provided must supply an acceptable alternative to existing conditions for all significant species utilizing the area.

f) Vegetation in the Landscape

Objective: To identify and protect significant ecological communities including grasslands and stands of trees and reduce hazards and all other areas of significant habitat value.

Existing vegetation on hillsides is important to the ecological and aesthetic values of the site, as well as to the maintenance of slope stability, drainage and erosion prevention. Retaining or removing vegetation must be based on an in depth knowledge of potential impacts of these actions both long and short term.

- i. Use clustered development and varied lot size and configuration to retain significant ecological communities that preserve environmental value (e.g.



habitat, biodiversity, heritage trees, etc.) maintain soil stability, provide a buffer between development cells and define neighbourhood character.

- ii. Make strategic use of existing vegetation to retain the site’s natural character and to break up views of buildings, roadways (e.g. cut and fill slopes) and other site works.
- iii. Alignments and profiles of roadways and utilities should avoid disruption of significant and unique stands of vegetation and environmentally sensitive areas. Provide sufficient clearance between roads, services and vegetation root zones to ensure viability of the vegetation.
- iv. On forested slopes, retain trees and tree stands that represent a range of ages, to provide for natural succession and the long term sustainability of the forest ecosystem.
- v. Firesmart principles must be adhered to and the Township requires a registered foresters report for development in the fire interface area.
- vi. When preparing a land clearing and tree retention/removal plan (Section 21.6.f.), apply the following criteria to existing vegetation in determining whether it is to be retained or removed:

Table 20.1: Vegetation Retention/Removal Criteria

RETENTION CRITERIA	REMOVAL CRITERIA
<ul style="list-style-type: none"> • retains special features and the character of the site • retains slope stability • prevents erosion • comprises special or rare trees, plants and plant communities • has habitat values • selectively screens development or provides buffering • located in future open space 	<ul style="list-style-type: none"> • necessary for site development or improvements • endangers public safety • constitutes an unacceptable fire hazard as identified by a professional forester. Where a conflict with ESA concerns exists this will take precedence over the ESA.



Phased removal should adhere to the following criteria:

- i. Phase land clearing to minimize the area exposed to dust, mud, soil loss and erosion. Phasing may be service related (e.g. clear initially only enough to install roads and main service lines) or spatially related (i.e. clearing only one portion of the parcel at a time, completing development and re-vegetation to control erosion before starting the next portion).
- ii. On individual large lots, limit clearing to what is required for services and the building footprint. Any additional clearing should be immediately re-vegetated, watered and weeded until the re-growth is self-sustaining and out-competing weeds.
- iii. For areas of the site where vegetation must be removed but no construction will occur, leave soil intact (i.e., avoid compaction, excavation, filling, etc) and seed disturbed areas with native plant species to allow for more successful replanting in these areas.

g) Re-vegetation & Landscaping

Objective: To plant vegetation that helps mitigate the impacts of development, enhances visual quality and address the needs of residents.

Not only do site disturbances (cut and fill, clearing, compacted soil, dump sites, eroded areas, etc.) have short term impacts but, if not properly treated, these disturbances may have long term negative impacts on personal safety, property and the environment. The following criteria should be considered:

- i. In order to maximize the potential for quick and cost effective site restoration the development should:
 - Grade to natural contours
 - Stabilize the slope/bank
 - Alleviate soil compaction
 - Control erosion
 - Prepare the soil
 - Utilize hydraulic seeding for large areas in early spring or winter
 - Plant hardy native trees, shrubs and grasses in early spring or late fall
 - Irrigate until established
 - Maintain and follow-up (i.e. weed and replant)

- ii. Restore disturbed areas of the site that are not part of a roadway or formal yard landscaping to a natural condition as soon as possible after disturbance.
- iii. Employ restoration practices specifically tailored to the type and degree of disturbance and the specific conditions of the site.



Figure 10: Optimal Revegetation Location

A Section 219 Restrictive Covenant is required to be registered on all lots enforcing re-planting and maintenance of native trees and shrubs by the homeowner. Other criteria to consider include:

- i. Use of storm water runoff to establish and maintain plantings is preferred and should be assumed as part of site grading.
- ii. Replace trees, shrubs and grasses in a manner that helps to restore the natural character of the hillside site. Specifically, plant trees to screen undesirable views and buffer mixed uses. Arrange trees in natural groupings or irregular clusters.
- iii. Utilize hardy low maintenance native plant material for site restoration and residential landscaping as much as possible. Where the use of native plant material is not possible given site or maintenance constraints, select plant material that is similar in appearance, growth habit, colour and texture to native plants that will not out-compete native plants, provide habitat for undesirable wildlife, or act as a host for insect pests.
- iv. Plant trees, shrubs and grasses in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity.
- v. Do not plant trees that will encroach on the views of others. Take into account the location, height and foliage density at maturity of tree species being planted.



- vi. For restoration or creation of habitat areas (e.g. riparian areas, ravines, greenways, etc.) use plant species that have wildlife food or cover value.
- vii. For dry slopes, replant with drought and fire-resistant species.
- viii. Plant tree and shrub species of significant individual size that they will survive natural predation.
- ix. Where native species may grow so large as to ultimately block views re-planting over time is required to provide a continuous plant cover and still enable removal of mature plants. Requests for removals will require review and approval by the Township. The applicant is required to pay for removal and replanting as required, typically 3 to 1.

Irrigation is only supported as a means of re-establishing planting for a maximum of three years and regular irrigation should not be necessary for any plant species proposed on the site, including those on private property. Employ water-conserving principles and practices in the choice of plant material (“xeriscaping”) and in the irrigation design and watering of residential and public landscapes on hillside sites. Temporary drip irrigation systems and hand watering are preferred.

- i. Ensure no over-spray or run-off due to watering.
- ii. Provide automatic shut-off valves for irrigation systems to reduce the risk of accidental erosion in the event of a break.

Sections 20.7 (h), (i), (j), and (k) below address various means of designing and siting roads and utilities to lessen impacts on hillsides, while maintaining public and private safety, individual lot access, municipal and emergency access and other operational needs. Reduction of capital costs to the developer and long term maintenance and replacement costs for the Township are integral to a successful design.

h) Stormwater Management

Objective: To assess design methods for collection, conveyance, control and treatment of stormwater that will mitigate potential impacts on hillside sites.

Stormwater Management requires limiting of minor storm event offsite flows to pre-development conditions and protection of major event flow routes. Attention to these requirements is particularly critical on slopes due to the potential for significant impacts on downstream drainage.

With regard to drainage planning, the following criteria should be considered:



- i. A Section 219 Covenant registered against the title of all lots is required to prohibit roof gutters connecting directly into the storm sewer system. If, due to geotechnical constraints of the native soil conditions, storm runoff from roofs must be collected, the covenant must define the engineered design, require supervised installation and continued maintenance of an onsite disposal system that compliments plantings of native plant species.
- ii. Plans for all development on hillsides must indicate current drainage routing for minor and major storm events and indicate how development proposes to alter these patterns. Identify storm recharge areas and maximize onsite ground recharge at all scales from individual lots up to the basin catchment area. Mitigation is required to address unavoidable changes in stormwater patterns that could result in changes in the viability of native plant habitat, onsite and off.
- iii. See Section 21.6.g for the basic requirements of a Drainage Management Plan.
- iv. For hillsides, special attention must be paid to:
 - Hydrological conditions prior to and after development;
 - Protection of natural flow paths, volumes and storage resources;
 - Impacts on trees, vegetation and other environmental features due to changes in drainage patterns;
 - Water quantity and quality prior to, during and after development;
 - Sediment and erosion control during and after construction until final re-vegetation on all lots is established; and
 - On and off-site drainage impacts (e.g., drainage from an upper lot to a lower lot).

i) Road Design

Objective: To allow flexibility in road layout patterns and road widths that compliment hillside character where visual and environmental objectives can be achieved.

Roads are the skeleton of a neighbourhood, providing car, pedestrian and emergency access. They contain many other necessary services (sewer, water, electrical, etc.) and establish the pattern for lot development. Roads must help achieve a sense of neighbourhood while respecting the terrain. The following criteria should be considered:



- i. Road widths must be kept to a minimum to reduce cuts, fills and retaining walls associated with achieving a “flat land” road standard which can have a devastating visual impact.
- ii. Major roads must be vehicle oriented and designed to convey vehicle traffic safely and efficiently. Local road design, on the other hand, must be designed to enhance the outdoor living space and not be vehicle dominated.
- iii. Double loaded (development on both sides of the road accessing off the road) road design is preferred as it minimizes infrastructure requirements and site use per lot created. Where this is not feasible or results in significant cuts and fills, single loading may be permitted.
- iv. Design roads with a hierarchy characterized by numerous local roads connecting to local collector roads that follow the topography as much as possible.
- v. Avoid large grid-like streets and major collector roads that are not well adapted to hillsides.
- vi. Align roads to conform to the natural topography. Gentle horizontal and vertical curves are preferable to straight line grid patterns that require significant earthmoving, or create exceptionally steep grades.

Local roads (serving houses that front on them) should be kept to a minimum scale and reflect the local resident/pedestrian use. Provision of on-street parking is not permitted as it increases the development footprint and impervious surface area and tends to result in a vehicle dominated streetscape. Additional criteria include:

- i. With the use of narrower roads, widened areas for specific purposes must be provided. These can take the form of a widened road, curb to curb, or pullout areas behind the curb. Increased road width areas that must be included in the design and construction are for small radius curves, bus stops (transit and schools), area recycling and mailbox locations, with at least two parallel parking stalls per bank of mailboxes.
- ii. Split roads and one way roads, with horizontally or vertically separated lanes are not encouraged due to increased curb, gutter and lighting infrastructure however they may be utilized where:
 - A minimum of 6m of unobstructed width is maintained;
 - Special features or significant natural habitat can be protected;



- The amount of slope disturbance or the amount of cut and fill compared to a standard two-way road is reduced;
- Using a conventional road on very steep sections makes parcel access difficult;
- Through traffic can continue to a conventional road connection, or a turn around can be provided;
- Intersection clearance is maintained before the split is allowed to occur; and
- Signage is provided to warn motorists of changes in the road configuration and to identify the direction of the flow of traffic; and pedestrian safety and emergency access is maintained.

Where cul-de-sacs are contemplated, pedestrian connections linking the cul-de-sac to other streets and open spaces should be incorporated. Cul-de-sacs over 150m in length are to have an emergency access, where possible. A reduced radius cul-de-sac or hammerhead turn around may be utilized on a site-specific basis where:

- i. The design permits large emergency vehicle turnaround including a minimum depth of 1.5m for snow storage;
- ii. An area with a grade of 6% or less for the turnaround movement can be provided;
- iii. There is lack of sufficient land for a standard cul-de-sac bulb or very steep slopes would require excessive cutting and filling or;
- iv. The road ~~serves fewer than 16 lots and/or~~ is less than 100 meters in length.

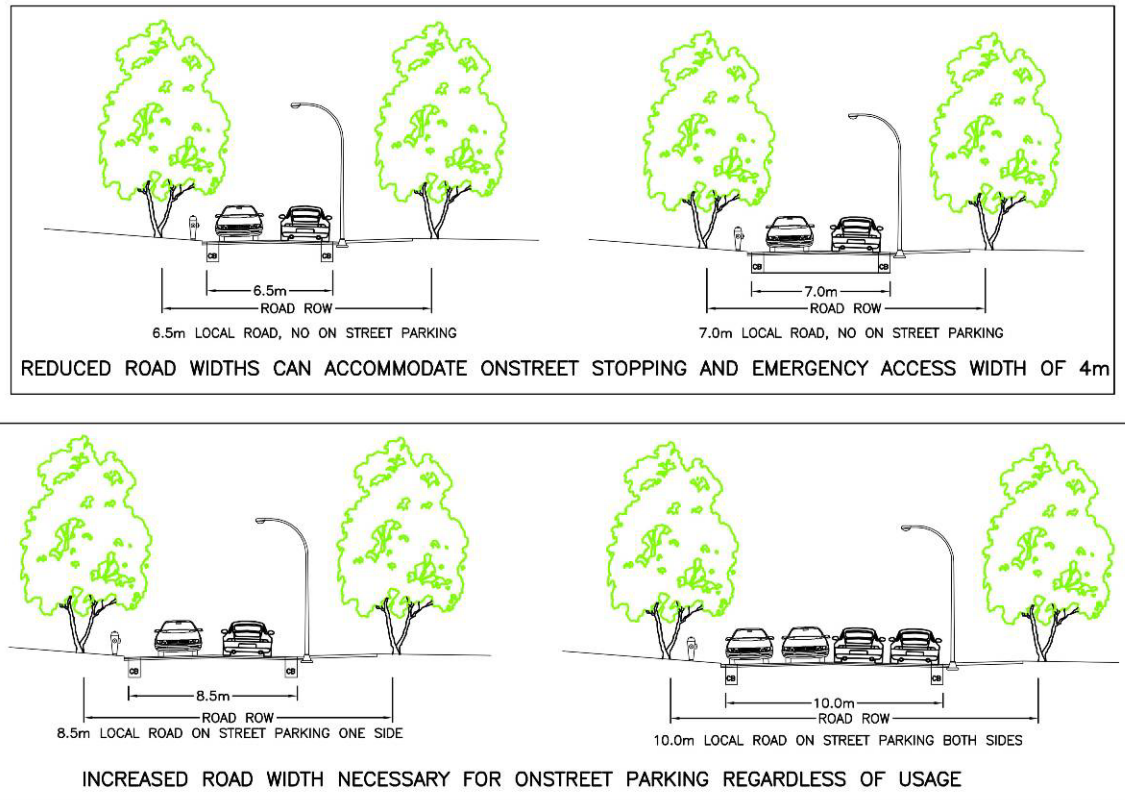


Figure 11: Road Width Options

Design criteria that should be considered when undertaking planning for sidewalks include:

- i. Sidewalks must be set back from the road a minimum of 1.5m to accommodate snow storage.
- ii. Sidewalks are to be located on the same side of the road as fronting development however, due to the winding nature of hillside roads, development may not continually front on one side of the road throughout its length. Where sidewalks exist a continuous sidewalk must be maintained on that road regardless of location of fronting development. The location for sidewalks must be set to maximize the function as a safe pedestrian corridor through the development and provide scenic views where possible.
- iii. Sidewalks on both sides of the road may be required for short distances to provide walking linkage between roads and to provide improved sight distances for road crossings.



- iv. The requirement for sidewalks on local cul-de-sac roads may be waived where low traffic volume is generated, provided alternate off street pedestrian facilities exist.
- v. Curvilinear or meandering sidewalks and pathways may be used where they eliminate long sustained grades. Varying offsets between the road and the sidewalk may also be considered where it will save a significant feature or reduce grading requirements.

Flexible grades and radii with resulting lower design speeds are to be integrated into all road design. Conventional road grade and speed design require road geometry that is less able to respond to local topography and increases the need for significant cut and fill sections. Conventional design has been proven to increase traffic speed thereby requiring traffic calming measures. Additional criteria to consider include:

- i. All roads must be designed to minimize traffic speed achievable to no more than the proposed posted speed. Design speeds of less than 50 km/h are appropriate for local roads or local connectors to improve livability of neighbourhoods and allow a more responsive approach to topographic conditions, significantly reducing grading requirements.
- ii. The design must consider winter safety stopping and sliding concerns and maintenance issues including snow clearing. The design must reduce maximum grades by at least 1% per 30m reduction in centerline radius less than 150 metres. Sight lines and stopping distances are to be maximized in all cases.
- iii. Upright curbs (where curbs are required) are to be used as much as possible and specifically on the outside of sharp curves with road grades over 8% and directly across from intersections. Driveway locations for down slope lots must be designed to minimize the potential for accidental egress by road traffic failing to negotiate a curve or stop.
- iv. The "stopping sight distance" at sharp curves (60 metre radius or less) and at intersections must be maximized and landscaping designed to support this.

Where alternatives to the Hillside Standards are being proposed to accommodate hillside conditions, the Public Works Manager or designate will review the individual merits of each application on a case by case basis.



j) Property Access

Objective: *To provide safe and functional access to individual properties throughout the year.*

On steeply sloping sites, designing and installing driveways presents many challenges, such as significant elevation change, limited parking capacity, limited visibility at the road, difficult access in winter conditions and space for residential pick-up and delivery. The following criteria should be considered:

- i. In general, driveways shall have an onsite grade no greater than 15%.
- ii. Driveway grades must not compromise cover over buried services to the lot.
- iii. Driveways over 10 metres in length must conform to the Fire Department Operational Guidelines. Access for fire department vehicles, and access route design, both private and public, should conform to the Standards established (as a minimum) from the National Building Code and British Columbia Fire Code and British Columbia Building Code. Recognised industry-wide accepted "good engineering practices" should also be referenced and conformed to in building access routes.
- iv. Parking should be provided onsite at an angle or perpendicular to the driveway to enable uninhibited use of the garage.

Common driveways are vehicle access routes shared by two or more lots. These must be designed and built as part of the larger development. Other considerations include:

- i. Common driveways are encouraged when significant site grading can be reduced.
- ii. The design of common driveways must conform to the standards established (as a minimum) from the National Building Code and British Columbia Fire Code and British Columbia Building Code with an unobstructed width of 6.0 metres, assuming private vehicle parking and grades not exceeding 12%.
- iii. Two directional shared driveways must be limited to no more than six lots and provide adequate width for two way traffic at the street and at all limited site locations.
- iv. Up to 15 lots may be serviced with a one-way through-access driveway exiting onto a municipal road, depending on site-specific conditions.



- v. Cluster onsite parking where possible with one additional parking spot per dwelling serviced by the common driveway.
- vi. A reciprocal access and maintenance agreement among property owners is required for approval of a common driveway. The Township is not a party to these agreements but requires a copy of the documents for file. In some cases, the Township may determine that a Section 219 Restrictive Covenant in the name of the Township is registered over the easement to ensure that the private property owners do not seek to discharge the easement in favour of some other arrangement that does not require Township approval.
- vii. The civic addresses of the residences located on a common driveway must be displayed on a lighted sign visible from the street.

k) Municipal Services and Utilities

Objective: To provide municipal services and utilities to hillside developments that have the least environmental and visual impact, meet service requirements and minimize redundancy, capital costs, maintenance and replacement costs.

Development on hillsides require additional infrastructure for water systems, including booster pump stations, reservoirs, pressure reducing valves and pipe anchors. Sanitary sewer systems may also require additional costly infrastructure such as lift stations and forcemains. Comprehensive design of water and sewer systems is required for all development to ensure adequate system capacities with no redundancy. This process is typically undertaken as part of the neighbourhood servicing preplan. Comprehensive preplanning ensures appropriately sized services and logical phasing and expansion of the systems in a cost-effective manner. General servicing requirements vary from “flat land” methods by ensuring that:

- i. Where practical, the offset between sewer mains is reduced from 3m to 1.5m and services are installed in a common trench to reduce the number of trench excavations and blasting.
- ii. Depth of mains is kept to a minimum, especially in narrow roads. Provision of gravity service to basement elevation of low side lots is not supported however all main floor elevations should have gravity service. Single loaded mains and rear yard mains are not supported as an alternative to pumping from basement levels of low side lots. Any mains not located within a finished road must include provision of a 4.0 metre wide all



weather surfaced road with a grade not in excess of 15% that permits access to all manholes valves etc.

- iii. If connecting sewer mains are required outside the road areas where it is not practical to provide maintenance access butt fused HDPE pipe with no manholes or services between roads may be permitted.
- iv. Locate access to curb stops, fire hydrants and other services that require periodic inspection in areas where slopes do not exceed 15% or utilize precast retaining structures to provide the required adjacent working space. If fire hydrants are not clearly visible from the road, signage is required.
- v. Provide emergency vehicle access to open spaces and locate fire hydrants to enable wild fire suppression from these locations.
- vi. Water service curb stop offset may be varied to maintain ease of access and maintenance. Locate these where future grading or landscaping of boulevards will not make access difficult.

Development of utility service strategies must also be included in the neighbourhood preplanning process. Major infrastructure requirements such as new transmission lines, telephone switching facilities, primary gas mains or pumping stations should be identified and located early. Other considerations include:

- i. Design roads and road rights-of-way to allow flexible offsets for utility trenches and other facilities such as transformers (i.e. provide additional spot "cut out" road dedication at transformer locations to facilitate counter poise installation). This will allow more flexibility to grade rights-of-way to match existing ground within the road rights-of-way, which will reduce physical impacts and provide easier servicing in hillside neighbourhoods.
- ii. Where permitted, install conduit for telephone and cablevision in a common trench with minimal offset to hydro conduit. Bundle the conduit and stagger vault locations to reduce the width required for each utility. Installation of these services under sidewalks is permitted where this reduces the effective right-of-way required.
- iii. For utility installation on the high side of the road where no sidewalk is present conduit could be installed based on final grading over the works with the surface grading upward from the back of the curb within the road right-of-way. Utility service and transformer boxes, which need to be accessible would require suitable grading and retaining structures.



Sections 20.7 (l) and (m) below address the height, mass and setbacks of buildings on hillsides prior to the development of specific hillside zoning districts. This regulation is required in order to reduce slope disruption, minimize visual impact and avoid impinging on sight lines from neighbouring lots.

I) Building Setbacks

Objective: *To allow greater flexibility locating a building and reduce the visual massing effect.*

Providing some flexibility in front and side yard setbacks can help to reduce the amount of cutting or filling required, and better support a level entry and presence of the house on the street. Allowing a lesser setback may reduce the need for cut/fill for driveways, create more street presence, and provide a more level entry. The following criteria should be considered:

- i. Any change in setbacks must enable off-street parking and utilizing the road right-of-way behind the curb or sidewalk to accommodate parking is appropriate.
- ii. Side facing or setback garages are supported as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas, and enhance the neighbourhood. The front yard setback may be reduced to 3 metres provided this is permitted in the statutory building scheme.
- iii. Side yard setbacks should be the lesser of either 5 metres or 30% of the lot width in total, and 1.2 metres minimum on each side for single storey and 1.5 metres for 2 or more storey buildings.
- iv. Due to placement of structural fill required to create down hill building pads and rear yards, there is a requirement to protect the structural slope by means of a covenant registered against the title of the lot. The covenant will prohibit re-grading of this area or construction of any improvements. Uphill lots also require a covenant to protect the top of cut provided during site development so as to not undermine uphill development or native slopes.



m) Building Height and Mass

Objective: To avoid over height buildings and minimize the visual impact of new buildings on hillsides.

The Zoning Bylaw regulates the maximum height and mass of houses in most residential zones. Determining building height on hillsides has frequently resulted in two problems:

- house entries that are well below the road grade; or
- three-storey walls on the downhill side that create a dominating presence when viewed from down slope.

When dealing with height on hillsides, the following should be considered:

- i. Height of adjacent buildings should be considered and consistency maintained where possible.
- ii. Overall height should be reduced for flat-roof buildings due to the wider size of the upper floor relative to that of peaked roofs.
- iii. Limit perimeter walls to 2.5 storeys. This is required to limit the impact of down slope facades on neighbours. Any additional wall height should be set back at 2 horizontal to 1 vertical in order to have the house step uphill.
- iv. Consider the use of a reduced front yard setback to resolve issues such as steep driveways.

Building mass refers to the prominence of a building on a hillside in relation to the site, other buildings, the street or views from offsite. The Zoning Bylaw stipulates maximum lot coverage for each residential zone which addresses building mass to some extent. The following provides additional guidance for hillsides:

- i. Respond to the natural slope of the hillside by using a stepped foundation and setting the building into the hillside to help integrate it with the natural landform.
- ii. On downhill elevations, avoid the use of single plane walls that exceed one storey. Rather, step upper storeys back from the level below.
- iii. Avoid large, unbroken expanses of wall and long building masses. Rather, design buildings with smaller or less massive building components articulating the building presence which better reflects the sloped character of the site.



21.0 DEVELOPMENT APPROVAL INFORMATION (DAI) AREAS & CIRCUMSTANCES

21.1 Authorization

Section 485 of the *Local Government Act* allows for an Official Community Plan to:

- specify circumstances in which development approval information may be required,
- designate areas for which development approval information may be required, and
- designate areas for which, in specified circumstances, development approval information may be required.

Such approval information may be required to address the impact of proposed activity or development on matters including but not limited to:

- transportation patterns and traffic flow,
- local infrastructure,
- public facilities including schools and parks,
- community services, and
- natural environment.

The *Local Government Act* requires that if an Official Community Plan includes a provision under Section 485, the local government must, by bylaw, establish procedures and policies on the process for requiring development approval information and the substance of the information that may be required. Once such a bylaw is adopted, the local government or its authorized officer or employee, may require an applicant for rezoning, development permit or temporary use permit to provide the required information at the applicant's expense.



21.2 Development Approval Information Area No. 1

.1 Purpose

Natural Environment – Aquifer Protection

.2 Objective

The objective of this Development Approval Information Area designation is:

- a) to protect the subsurface aquifer below the Industrial Park against possible pollution from industrial land development.

.3 Designated Area

All properties within the Spallumcheen Industrial Park as defined on **Schedule B**, are designated as a Natural Environment Development Permit Area pursuant to this Official Community Plan.

.4 Circumstances and Information Required

- a) Pursuant to this Official Community Plan's Development Permit guidelines, prior to Council's consideration of a development permit for land within the designated area, the applicant shall provide a report certified by a Professional Engineer or Geoscientist, registered in the province of British Columbia and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, for any proposed development that would include any of the purposes or activities listed in Schedule 2 of the *Contaminated Sites Regulation*, (B.C. Reg. 375/96).

The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer. The report shall address site design, and Best Management Practices for sewage disposal and hazardous materials handling, storage, clean-up and disposal.

The report shall also include an assessment of the proposed on-site sewage disposal system(s) and provides recommendations and/or conclusions as to the suitability of the system and soil conditions for the proposed development.

Specified mitigative measures may include descriptions of physical structures and/or facility-specific operational plans and guidelines. The report may specify that a Surface and Foundation Drainage Plan is required which shows that storm waters will be appropriately collected and discharged as part of a system designed, certified, and inspected, as-built by a Professional Engineer registered in the province of B.C.



The location of any above ground or underground fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, wastewater, or natural gas shall be identified in the report.

The report, which will form part of the Development Permit terms and conditions, may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property.



21.3 Development Approval Information Area No. 2

.1 Purpose

Commercial, industrial and multi-family residential development

.2 Objectives

The objectives of designating these Development Approval Information Areas are:

- a) to protect and enhance the visual setting of the Spallumcheen Valley and provide for the integration of new commercial, industrial, and multi-family residential development into this setting;
- b) to address matters related to overall form and character of such development including components such as buildings, landscaping, signs, storm drainage, parking, loading, site access, vehicular and pedestrian movement, lighting, and screening;
- c) to achieve commercial, industrial, and multi-family development which demonstrates attention to aesthetic objectives, is appropriately integrated into its surroundings, is functional, and designed for the safe and convenient movement of vehicles and pedestrians on the sites; and
- d) to present a positive image of Spallumcheen to residents, visitors and highway travelers.

.3 Designated Areas

All properties designated as Commercial, Industrial, and Multi-Family Residential Development Permit Areas pursuant to this Official Community Plan.

.4 Circumstances and Information Required

- a) As part of each Commercial, Industrial, and Multi-Family Residential Development Permit application:
 - i. a site plan shall be provided which shall be drawn to scale and include footprints of all existing and proposed buildings, natural features, parking, loading, driveway and walkway areas, existing and proposed plantings including common and botanical names, quantity, height and size, size and location of berms, fencing, signs, garbage receptacles, a plan of the irrigation system, location of overhead and underground utilities, property lines, easements, rights of way, drainage storage and/or retention areas, and direction of drainage and catchment systems.



- b) As part of each Industrial and Commercial Development Permit application:
 - i. elevation plans shall be provided which show each façade of the building(s) and include information on exterior finish, architectural details, roofing material and colours; and
 - ii. a report, certified by a Professional Engineer, registered in the province of British Columbia, shall be provided which describes how storm drainage will be managed on the site including collection, retention and disposal to a suitable system of dry-wells or other systems which shall be designed, inspected and certified as-built by a Registered Professional Engineer.



21.4 Development Approval Information Area No. 3

.1 Purpose

Wildfire hazard

.2 Objectives

The objective of the Wildfire Hazard Development Approval Information Area designation is intended to help protect property from the damage of wildfires which may ignite in or around the Township of Spallumcheen.

.3 Designated Areas

All properties designated as a Wildfire Hazard Development Permit Area on **Schedule C** are also designated as a Wildfire Hazard Development Approval Information Area.

.4 Circumstances and Information Required

Prior to the approval of any Wildfire Hazard Development Permit required in conjunction with a subdivision which would create two or more new lots within a Wildfire Hazard Development Permit Area, a report shall be prepared by a Registered Professional Forester which:

- a) provides recommendations, which may form the basis of Development Permit conditions, to minimize the risk of wildfire hazard; and
- b) may recommend that a Section 219 Restrictive Covenant be registered under the *Land Title Act* against the title of the subject property for all areas determined by the Registered Professional Forester to be at risk of wildfire. The purpose of the covenant is to notify subsequent owners of the property of actions recommended to minimize the risk of wildfire damage. The covenant must incorporate the recommendations of the Registered Professional Forester and save harmless the Township of Spallumcheen in the event that damage to property may occur as a result of a wildfire; or may conclude that the proposed development is not subject to significant wildfire hazard.



21.5 Development Approval Information Area No. 4

.1 Purpose

Identify impacts of a wide range of developments.

.2 Objectives

The main objective of the specification is to ensure that appropriate studies and information are provided to the Township prior to development, in order for the Township to evaluate the impact of the development on the community and the environment.

.3 Designated Area

The Township of Spallumcheen is designated as Development Approval Information Area No. 4.

.4 Circumstances and Information Required

For the purpose of section 920.01 of the *Local Government Act*, development approval information may be required under any of the following circumstances:

a) The development results in any of the following:

- i. a change in Official Community Plan land use designation;
- ii. a change in zoning;
- iii. a requirement for a development permit; or
- iv. a requirement for a temporary commercial or industrial use permit.

b) The development may result in impacts on:

- i. transportation patterns and traffic flow;
- ii. infrastructure including sewer, water, roads, drainage, street lighting, and other infrastructure;
- iii. public facilities such as schools and parks;
- iv. community services; or
- v. the natural environment of the area affected.

c) The development could result in other impacts that may be of concern to the residents of Spallumcheen, Township Staff or Council.

The types of studies that may be required include, but are not limited to, the following:



- i. transportation impact studies;
- ii. infrastructure impact studies;
- iii. studies on the impacts on public facilities;
- iv. studies on the impacts on community services;
- v. environmental impact studies;
- vi. studies on the impacts to aquifers; and
- vii. studies that identify the impacts on other matters that are a concern to the residents of Spallumcheen, Township Staff or Council.



21.6 Development Approval Information Area No. 5

.1 Purpose

Identify information requirements for development on hillsides.

.2 Objectives

The main objective is to ensure that appropriate studies and information are provided to the Township prior to development, in order for the Township to adequately assess the impact of development on hillsides in community.

.3 Designated Area

All properties designated as a Hillside Development Permit Area.

.4 Circumstances and Information Required

If a development does not meet the Exemptions specified in section 20.7.6 of the OCP, a Hillside Development Permit is required for any development application within the Hillside Development Permit Area. The following information is required as Development Approval Information for inclusion in the Development Permit application. A submission without all noted information is incomplete and the application may not be reviewed by staff until all information is presented.

a) Site Survey

A topographic and feature survey of the site is required prior to site planning or design, and should include the following minimum information:

- . Property lines, easements, rights-of-way; contours at 1.0 metre intervals, spot elevations;
- i. Natural physical features including swales, knolls, ridgelines, bedrock outcrops, cliffs, natural drainage paths and slope transitions or break lines;
- ii. Existing manmade features including roads, curbs, sidewalks, above and below ground utilities, trails, buildings, structures, fences and retaining walls;
- iii. Slope analysis showing slope intervals of 0-12%, >12-20%, >20-30%, >30%. This information is required to be provided for an area at least 20 m beyond the development site;
- iv. Potential hazards and hazard areas (see 4.2 Geotechnical Evaluation below);
- v. Environmental attributes as identified in the Environmental Evaluation Report (see 4.3 Environmental Evaluation below); and
- vi. Archaeological and historic resources.



b) Geotechnical Evaluation

A geotechnical survey and evaluation of all or portions of the site, prior to site planning or design, is required. The survey must include:

- i. Assessment of existing surface and subsurface conditions including soil depths, groundwater levels, potential storm water recharge areas, (including their recharge rates), native soil slope stability and depth to rock;
- ii. Verification of the suitability of onsite soils and rock for re-use in development construction, including optimum moisture content and the maximum angle of repose for all onsite materials;
- iii. Identification of hazards;
- iv. Potential impacts of development; and
- v. Recommendations for safety, site protection, development and mitigation.

c) Environmental Evaluation

A report prepared by a qualified environmental professional must be prepared. The report must include evaluations of environmental features including:

- i. streams (as defined under the *BC Water Act*);
- ii. fish and fish habitat;
- iii. wildlife and wildlife habitat (including species which are threatened or at risk);
- iv. heritage trees;
- v. wetlands and ponds; and
- vi. sensitive ecosystems and plant communities.

A plan must be submitted indicating the location of the proposed development as well as road and servicing corridors relative to the identified environmental features. The report must also include best practices or mitigation to avoid or reduce potential impacts to identified environmental values including migratory birds. Lastly, the report should outline any and all regulatory permits or approvals which will be required prior to the construction of the proposed development.



d) Grading Plan

A grading plan is required for development on hillsides. This plan integrates site survey topographic information, geotechnical analysis of the site, physical and natural features ensuring there is no excessive manipulation of the site. The plan must indicate:

- i. Existing and proposed topography and features in plan view and a minimum of 3 key site sections;
- ii. Native undeveloped areas and the limits of disturbance by the proposed earthworks/grading;
- iii. Cut and fill contour information at a maximum of 0.25 metres vertical intervals showing maximum depths of all cut and fill proposed;
- iv. Retaining wall locations complete with base wall elevation(s) and top of wall elevation(s); and
- v. Building site envelopes including accesses to individual building sites.
- vi. Clearing and tree removal must be phased for lands 5 hectares in size and over to avoid creating large expanses of bare slopes, thereby reducing the potential for all forms of soil erosion.

e) Visual Impact Plan

A plan of the impact of the proposed development area must be provided in the form of a photographic image from a minimum of 2 key view points. Minimal view sites are provided in the Guidelines and additional viewpoints may be required based on the development proposal. Proof that the development does not encroach upon designated ridgelines must be provided in the form of a graphic representation of the maximum building heights from key view points.

Provision of computer generated views of the development is required for the following four phases of development (artist renditions may be acceptable for smaller or infill development):

- i. predevelopment,
- ii. post utility and road construction,
- iii. at full build out, and
- iv. at full growth of required landscaping.



f) Tree and Vegetation Plan

A Tree Management Plan is required. It shall illustrate existing stands of trees and understory vegetation to be retained and those to be removed. It shall also include specifications that describe how retention measures are to be implemented and maintained. The plan must also include proposed replanting of trees and other vegetation required to enhance and re-establish disturbed and natural areas. The proposed impact on the existing local and adjacent environment must be indicated by means of a plan demonstrating connectivity of open spaces and impact on existing wildlife corridors for both the development site and any roads or servicing routes to and from the site.

g) Drainage Management Plan

A Drainage Management Plan is particularly critical on hillsides. Developers of hillsides will be required to prepare a Drainage Management Plan.

Inventory requirements for a Drainage Management Plan on a hillside site include:

- i. Definition of the existing drainage system, including identification of the drainage basin to which the site contributes, external areas draining to the site, areas of active erosion, existing minor and major flow routes and volumes, and connections to existing drainage infrastructure.
- ii. Hydrogeological investigation including groundwater conditions, recharge/discharge characteristics, and general flow.
- iii. Geotechnical assessment. Based on existing information of soil characteristics, provide an opinion on the potential for ground infiltration, for the purpose of groundwater recharge, as a drainage mechanism. Infiltration is encouraged on a site-by-site basis where appropriate soil and topographic conditions exist, but cannot be used in the calculation of major storm event detention volumes or drainage conduit sizes.
- iv. Review of hydrometeorological data. Water quality characteristics of proposed flows. Suggest appropriate methods to deal with any quality concerns.
- v. Identification of catchment areas, flow routes, drainage capacities, flood plain issues, quality and hydraulic constraints, erosion potential, and any specific environmental issues.



The Drainage Management Plan should make specific recommendations regarding:

- i. Stormwater routing using piped systems and/or open systems. Note that piped collection reduces groundwater infiltration and riparian base flows, and eliminates natural filtering processes that occur in ditches, swales or through natural percolation to the ground.
- ii. Stormwater controls for infiltration or groundwater recharge, if appropriate, via ditch/swale seepage systems, infiltration galleries, or basins,
- iii. Detention or retention vs. direct discharge and water quantity/quality considerations.
- iv. Impacts of irrigation on short and long term stability of any slopes.
- v. Protection of drainage swales and major event flow routes (e.g. covenant, rights of way).
- vi. Proposed roof and footing drains for individual lots, on-site treatment or connections to storm sewers, appropriate means of controlling short or long-term erosion if on-site.
- vii. Hydrogeological considerations including maintenance of existing groundwater regimes.
- viii. Energy dissipation into existing ravines at source and down slope where re-concentration or erosion may occur.
- ix. Individual lot drainage and siltation control during and after construction, and impacts of overland drainage from one lot to another.
- x. Provision of settlement areas that are readily accessible for maintenance.

h) Erosion Control Plan:

An erosion control plan is required for subdivision and development permit approvals on slopes, as follows:

- i. The erosion control plan must be prepared by a qualified registered professional engineer. The plan should identify the potential for erosion and sedimentation, and describe the measures to be taken to minimize that potential before, during, and after site development.



i) Infrastructure Summary and Service Life

An infrastructure summary for the overall development area and each development stage is required:

- i. The infrastructure summary must be prepared by the qualified registered professional engineer. The summary must identify all infrastructure required to support the development and any sharing of that infrastructure with existing or future development by others. Table 21.1 indicates the minimum requirements.
- ii. The summary must also indicate any changes in materials or workmanship that would influence the estimated service life of any part of the infrastructure.



Table 21.1 INFRASTRUCTURE SUMMARY AND SERVICE LIFE

By Project Engineer				By Township			
Infrastructure Installed	number	average capital unit cost	estimated service life, (years)	replacement cost per annum	average yearly maintenance costs	total yearly costs	removal and replacement unit cost
Road length, (m)							
Road width, (m)							
Asphalt thickness, (mm)			25	\$0.00	\$0.00	\$0.00	
Crush Base thickness, (mm)							
Sub-base thickness, (mm)							
Upright curb length, (m)			50	\$0.00	\$0.00	\$0.00	
Rollover curb length, (m)			50	\$0.00	\$0.00	\$0.00	
sidewalk area, (m2)			50	\$0.00	\$0.00	\$0.00	
streetlight poles, (#)			25	\$0.00	\$0.00	\$0.00	
streetlight bases, (#)			50	\$0.00	\$0.00	\$0.00	
streetlight lamp, (#)			4	\$0.00	\$0.00	\$0.00	
streetlight fixture, (#)			8	\$0.00	\$0.00	\$0.00	
streetlight conduit, (m)			150	\$0.00	\$0.00	\$0.00	
traffic signal poles, (#)			25	\$0.00	\$0.00	\$0.00	
traffic signal bases, (#)			50	\$0.00	\$0.00	\$0.00	
traffic signal lights, (#)			50	\$0.00	\$0.00	\$0.00	
traffic signal controller, (#)			25	\$0.00	\$0.00	\$0.00	
catch basins, (#)			50	\$0.00	\$0.00	\$0.00	
storm main, (m)			150	\$0.00	\$0.00	\$0.00	
storm manholes, (#)			100	\$0.00	\$0.00	\$0.00	
service line in road including inspection chamber			150	\$0.00	\$0.00	\$0.00	
storm retention structures			150	\$0.00	\$0.00	\$0.00	
General taxation Subtotal			NA	\$0	\$0	\$0	
sanitary main, (m)			150	\$0.00	\$0.00	\$0.00	
sanitary manholes, (#)			100	\$0.00	\$0.00	\$0.00	
service line in road including inspection chamber			150	\$0.00	\$0.00	\$0.00	
lift station pumps, (#)			10	\$0.00	\$0.00	\$0.00	
Lift station genset, and controls			50	\$0.00	\$0.00	\$0.00	
Lift station wet well			100	\$0.00	\$0.00	\$0.00	
Sanitary Subtotal				\$0	\$0	\$0	
water main, including fittings, (m)			150	\$0.00	\$0.00	\$0.00	
service piping in road including curb & corp. stops, (m)			50	\$0.00	\$0.00	\$0.00	
fire hydrants, (#)			100	\$0.00	\$0.00	\$0.00	
pump station building			150	\$0.00	\$0.00	\$0.00	
pump station pumps & motors, (#)			20	\$0.00	\$0.00	\$0.00	
pump station piping and controls			40	\$0.00	\$0.00	\$0.00	
reservoirs, (#)			100	\$0.00	\$0.00	\$0.00	
pressure reducing station vaults, (#)			150	\$0.00	\$0.00	\$0.00	
station piping, controls and PRV			50	\$0.00	\$0.00	\$0.00	
Water Subtotal				\$0	\$0	\$0	
By Developer				By Twp.			
Serviced properties	number	lot sale value	house assessed value	mil rate	estimated tax revenue per year	Percent of revenue required for infrastructure maintenance and	
large lots					\$0		
medium lots					\$0		
small lots					\$0		
multifamily units					\$0		
higher density units					\$0		
Subtotal of directly benefiting lots	0				\$0		#DIV/0!
commercial units					\$0		#DIV/0!
Additional Lots utilizing road infrastructure							
Additional Lots utilizing sanitary infrastructure							
Additional Lots utilizing water infrastructure							
Total	0				\$0		#DIV/0!



22.0 TEMPORARY USE PERMITS

22.1 OBJECTIVE

The Local Government Act (LGA) Part 14 Division 8 enables the Township to designate areas of the Township in the OCP for Temporary Use Permits (TUP's) where temporary uses may be allowed. The LGA also allows the Township to specify general conditions regarding the issue of temporary use permits in those areas.

A TUP enables a specific temporary use of land that is not currently permitted in the Zoning Bylaw. This permit can be issued for a maximum period of up to 3 years, with the opportunity to apply for one renewal (of up to 3 years), subject to Council approval. When a permit, or renewal, period has concluded, the use must cease unless the use has been appropriately designated in the Official Community Plan and permitted by the Zoning Bylaw through the adoption of a bylaw.

Conditions regarding a temporary use permit are to be established during the consideration of the permit and must clearly be stated in the issued permit. Examples of conditions are outlined under subsection 22.2.4.

The entire Township is designated for Temporary Use Permits. An application for a Temporary Use Permit shall be reviewed in respect to the policies outlined in Section 22.2.

22.2 POLICIES

- .1 The proposed temporary use must not negatively affect surrounding properties in terms of noise, lighting, parking, traffic, nuisance, or other impacts.
- .2 An application for a Temporary Use Permit may be considered in relation to:
 - a) agricultural uses;
 - b) commercial uses; or
 - c) industrial uses.
- .3 An application for a Temporary Use Permit may be considered subject to the:
 - a) ability to demonstrate that the proposed use is temporary in nature;
 - b) integration of the proposed temporary use with surrounding land uses;
 - c) potential conflict with adjacent land uses;



- d) potential impacts on ground water aquifers and other environmentally sensitive areas;
 - e) potential impacts to areas of hazardous or geotechnical concern;
 - f) provision of servicing that meets public health and safety requirements;
 - g) proposed duration of the proposed temporary use;
 - h) relevant policies within other sections of the Township of Spallumcheen Official Community Plan Bylaw No. 1794, 2011, as amended from time to time; and
 - i) public feedback on the proposed temporary use.
- .4 A Temporary Use Permit is subject to conditions imposed by the Township such as, but not limited to the:
- a) buildings and structures that may be used in association with the temporary use;
 - b) demolition or removal of building(s) or other structure(s);
 - c) period of applicability of the temporary use permit;
 - d) area, duration, or timing of the temporary use;
 - e) required site restoration upon end of the temporary use;
 - f) requirement to provide a letter of undertaking and a security deposit to ensure conditions are met; or
 - g) other conditions, as deemed appropriate based on use specific and site specific considerations.
- .5 As per Section 495 (3) of the Local Government Act, the Township is permitted to demolish, remove, or restore the subject land at the expense of the owner if all conditions of the Temporary Use Permit have not been met.
- .6 There must be strong rationale for a temporary use permit as opposed to application for a zoning amendment.
- .7 Temporary use permits are subject to Development Permit requirements.

23.0 OCP IMPLEMENTATION

Implementation is the key to moving policies in the Official Community Plan forward. The table below summarizes the implementation items that relate to policies in each section of the OCP.

Implementation Items	Policy Reference
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General Policies		
1	Consider establishing a Development Cost Charge Bylaw	5.1.1 (i)
2	Review the Township’s Community Emergency Program and access planning and implementation tools and information available from the provincial government and other sources.	5.1.1 (c)
Agricultural Land		
1	Amend the Subdivision Servicing Bylaw to require new lots to connect to a community water system, if available, in accordance with 6.2.1	6.2.1 (a)
Rural Land		
1	Amend the Zoning Bylaw to allow clustering of lots in a new subdivision.	7.1.3
Residential Land		
1	Amend the Zoning Bylaw to allow secondary single family dwellings on parcels that are 2 ha or greater in size and located outside the ALR.	9.2.1
2	Amend the Zoning Bylaw to reflect the minimum parcel size change from 8 ha to 2 ha for secondary single family dwellings within the ALR.	9.2.2
Industrial Land		
1	Explore the potential to adopt a Soil Removal and Deposit Bylaw.	10.4.7
2	Exclusion of land from ALR east of Highway 97A in the proposed Spallumcheen Industrial Park – Phase 2	10.5.3
Community Uses, Parks and Trails		
1	Explore establishment of an interpretive trail, and options to obtain park status, at Mount Rose Swanson.	13.2.6
2	Support trail development	13.3.1
3	Update the Trails Master Plan to include a map of trails corridors	13.3.5

Implementation Items		Policy Reference
Aquifer Protection		
1	Expand the Aquifer Protection DPA	14.1.1
2	Protect the water quality of aquifers	14.1.2



3	Protect the quantity of water in the aquifers	14.1.3
4	Support actions of the Agricultural Area Plan	14.1.4
Environmental Features		
1	Explore possible incentives for building retrofits	15.1.5
2	Establish an energy conservation, water conservation and greenhouse gas Development Permit Area	15.1.8
3	Encourage energy efficient land use planning and site design <i>This could consist of a review of the Township’s regulatory framework (eg. the Subdivision Servicing Bylaw, Zoning Bylaw, and Development Permit Areas) to achieve more efficient development, and also considerations for topography, microclimate, increased densities, servicing, innovative building technologies and/or facilitating alternative transportation modes.</i>	15.1.9
4	Develop a Community Energy Plan	15.1.12
5	Explore funding and prepare options for conducting an inventory of natural features and habitats, including criteria for considering proposed development	15.2.5
Heritage Conservation		
1	Amend the Development Procedure Bylaw to allow the application and consideration of Heritage Designation	16.0
Transportation Corridors		
1	Develop and consider criteria for a cash-in-lieu process to upgrade gravel roads to paved roads and undertake amendments to applicable Township bylaws.	17.1.3
Utility Services		
1	Watershed Protection	
	Township will continue discussions with appropriate Provincial ministries and actively pursue protection of the watershed area east of the municipal boundary by way of a boundary extension to encompass said lands within the Township.	18.1.10
	Township will seek the cooperation of appropriate ministries to ensure water quality standards are maintained in community watersheds	18.1.11

Implementation Items		Policy Reference
Utility Services <i>(continued . . .)</i>		
2	Amend the Subdivision Servicing Bylaw with respect to connections to community water	18.1.13



3	Update the Liquid Waste Management Plan	18.2.1
4	Establish a community sewer system	18.2.5; 18.2.6
5	Determine the feasibility of regional composting	18.3.2
Development Approval Information Areas & Circumstances		
1	Amend the Development Procedure Bylaw to identify the submission information required under the Development Permit Guidelines and establish development approval information procedures and policies for requiring development approval information .	20.0
City of Armstrong		
1	Seek the on-going cooperation of the City of Armstrong in mutually beneficial endeavours such as the Armstrong-Spallumcheen Parks and Recreation Commission, Fire Department and Cemetery. <i>It is recognized that the City of Armstrong is an important hub of the Spallumcheen Valley for commercial enterprises and public facilities and the Township will assist with joint planning initiatives with the City to perpetuate these important functions.</i>	
2	Seek the cooperation of the appropriate ministries in ensuring that logging planning and practices, particularly in the eastern portion of the Spallumcheen valley, consider the slope failure and flooding potential.	
3	Explore inter-municipal cooperation with the City of Armstrong to provide water and sewer service to rural residents.	

The implementation items listed above are a summary for ease of reference. The detailed policies are provided in each respective section of the OCP.



SCHEDULE B

LAND USE MAP



SCHEDULE C

DEVELOPMENT PERMIT AREAS



SCHEDULE D

HILLSIDE DEVELOPMENT PERMIT AREA



SCHEDULE E

ROAD CLASSIFICATION MAP