

ELECTORAL AREA “H”



OCP Bylaw No. 2497, 2012 - Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

*This Bylaw has been consolidated for
Convenience only and includes all
Amendments to the text up to:
May 18, 2023*



**Regional District of Okanagan-Similkameen
Electoral Area “H”
Official Community Plan Bylaw No. 2497, 2012**

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Note: Schedules 'B', 'C', 'D', 'E', 'F', 'G', "H" & 'I' can be viewed either on the RDOS website at www.rdos.bc.ca, or by request in hard copy at the RDOS office.

Acronyms used in this document

Agricultural Land Reserve	ALR
Agricultural Land Commission	ALC
Environmental Impact Assessment	EIA
Environmentally Sensitive Area	ESA
Environmentally Sensitive Development Permit	ESDP
Official Community Plan	OCP
Regional District of Okanagan-Similkameen	RDOS
Watercourse Development Permit	WDP

Regional District of Okanagan-Similkameen
Electoral Area “H”
Official Community Plan Bylaw No. 2497, 2012

A Bylaw to guide land use decisions within Electoral Area “H” pursuant to Division 4 under Part 14 of the *Local Government Act of British Columbia, R.S.B.C. 2015*.

WHEREAS the Board of the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 under Part 14 of the *Local Government Act*;

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

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

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

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 475 of the *Local Government Act*;

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

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

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

The Electoral Area “H” Official Community Plan attached hereto as Schedule ‘A’ and Map Schedules ‘B’, ‘C’, ‘D’, ‘E’, ‘F’, ‘G’, ‘H’ and ‘I’ forming part of this bylaw are adopted as the Regional District of Okanagan-Similkameen Electoral Area “H” Official Community Plan.

The bylaw shall apply only to that portion of the RDOS shown outlined on the attached Schedule ‘B’ Official Community Plan Maps forming part of this bylaw.

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

This bylaw may be cited for all purposes as the “Electoral Area “H” Official Community Plan Bylaw No. 2497, 2012”.

Transition

Electoral Area “H” Princeton Rural Official Community Plan Bylaw No. 2463, 2008, is repealed.

READ A FIRST TIME on the 6th day of September, 2012.

READ A SECOND TIME on the 6th day of September, 2012.

PUBLIC HEARING held on the 13th day of October, 2012.

READ A THIRD TIME on the 15th day of November, 2012.

Approved by the Minister of Community, Sport and Cultural Development this 7th day of March, 2013.

ADOPTED this 18th day of April, 2013.

Dan Ashton

Board Chair

Bill Newell

Chief Administrative Officer

SCHEDULE 'A'

Regional District of Okanagan-Similkameen

Electoral Area "H" Official Community Plan, Bylaw No. 2497, 2012

1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and surface of water within Electoral Area “H” identified on Schedule ‘B’ of this bylaw, and Map 1, General Context Map.

1.1 Purpose

The Electoral Area “H” Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen Board of Directors.

The purpose of these objectives, policies and designations is to provide direction for land use and development that are consistent with the community values of the Electoral Area.

The policies of the Plan are meant to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over a 10 to 15 year period.

The OCP provides a basis for the following actions:

- .1 the adoption or amendment of land use regulations, such as the zoning bylaw;
- .2 the direction of public and private investment;
- .3 the guidance of elected officials, and others having statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws; and
- .4 bringing the RDOS into compliance with provincial regulations, such as the Riparian Area Regulation and the greenhouse gas management requirements of the *Local Government Act*.

1.2 Interpretation

An Official Community Plan means an official community plan as referred to in the *Local Government Act*.

1.3 Administration

- .1 This Official Community Plan comes into effect as of the date of formal adoption by the Regional Board.
- .2 The Zoning Bylaw will be the primary tool to regulate development, not the Official Community Plan. All rezoning proposals must be consistent with the intent of this Official Community Plan that serves as a policy foundation for the Zoning Bylaw.
- .3 This Plan will be reviewed on a regular basis and, in order that the document continues to accurately reflect the long-range planning objectives of the Electoral

Area, it is recommended that the Plan undergo a comprehensive review every seven to ten years.

- .4 The Official Community Plan can only encourage senior levels of government to take action; it cannot force or require senior governments to act. Furthermore, although the Official Community Plan cannot commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.
- .5 No one Goal, Objective or Policy contained within this Plan should be read in isolation from the others to imply a particular action or consequence.

2.0 WHAT IS AN OFFICIAL COMMUNITY PLAN?

2.1 Background

An Official Community Plan (OCP) is the vision the community has for its future. It contains goals and policies that will shape future land use in a way that reflects the community vision. These goals and policies form a framework used by the Regional Board, Regional District staff, other agencies and the community to guide their decisions about future land use. The various communities that comprise Electoral Area “H” will change and grow based upon the contents of the OCP.

The history of community planning in Electoral Area “H” can be traced from the incorporation of the RDOS on March 4, 1966, following the division of the province into twenty-nine separate regional districts the previous year.

The intent behind the creation of the Regional District was to provide a form of local government for those areas not part of a municipality — which, to this day, represents the vast majority of the Similkameen Valley. Accordingly, the un-incorporated areas around the Town of Princeton were organised within Electoral Area “H”.

The first Zoning Bylaw enacted for the area dates from 1975, while Official Community Plans were enacted for West Princeton/Tulameen (1985); Five Mile Valley (1987); and Princeton Fringe (1987); and a Rural Land Use Bylaw (RLUB) for Chain, Link and Osprey Lakes (1987) prior to the creation of an RLUB for the whole of the Electoral Area in 1990.

Unlike a municipality, the Regional District is not responsible for the planning, ownership or maintenance of roads as this authority is vested with the Ministry of Transportation and Infrastructure. The RDOS also does not have a general public works function in Electoral Area “H”. The variety of services and activities a Regional District can undertake is generally not as flexible as in a municipality and the policies of this OCP are focused on those activities under jurisdiction of the RDOS.

2.2 Legislated Requirements

In accordance with the requirements of the *Local Government Act*, this OCP includes statements and map designations for the area covered by the Plan respecting the following:

- .1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- .2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- .3 the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

- .4 restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- .5 the approximate location and phasing of any major road, sewer and water systems;
- .6 the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- .7 housing policies respecting affordable housing, rental housing 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.

2.3 Planning Process

The development of the Electoral Area “H” OCP was initiated in 2007, but was deferred for much of 2008, before re-commencing in early 2009.

Invitations for participation in the review process were sent to adjacent local government, First Nations, School Districts, and provincial agencies.

Consultation and discussions with the Town of Princeton, the Upper and Lower Similkameen First Nations, the Ministry of Transportation and Infrastructure, Ministry of Forests and Range, Ministry of Health, Ministry of Environment, Ministry of Tourism, Sport and the Arts, the Integrated Land Management Bureau, the Agricultural Land Commission, BC Parks, and School District No. 67 occurred throughout the development of the OCP.

An extensive resident survey along with a series of public open houses and meetings were held between 2009 and 2011. Following first reading of the bylaw, a public hearing was held to provide an opportunity for formal comment on the plan in bylaw form.

2.4 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the RDOS Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every seven to ten years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

2.5 Development Approval Information

This Plan Area is a development approval information area, and the Regional District may require development approval information for a Zoning Bylaw Amendment application, Development Permit application, and Temporary Use Permit application.

The objective in designating the Plan Area as a development approval information area is for the Regional District to obtain information from the applicant for the Regional District to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well informed decision regarding such applications. An applicant may be expected to provide information regarding:

- .1 The impact of the proposed development with surrounding land uses.
- .2 The consideration of public facilities such as schools, park land, public spaces, and/or amenities.
- .3 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- .4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species.
- .5 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available.
- .6 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, and recycling.
- .7 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.
- .8 The impact of proposed development on traffic volumes and roads.
- .9 How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused by the proposal.
- .10 The archaeological impact of a proposed development in areas identified to have high archaeological potential.

3.0 COMMUNITY PROFILE

3.1 Area Context

Of the eight electoral areas contained within the RDOS, Electoral Area “H”, at 4,815 km², is the largest and represents approximately 46.2% of the total region. Yet, the resident population of 1,768 represents approximately 2.2% of the regional total.

3.2 Area Profile

This section will look at the indicators that identify the character of the community, specifically population, mobility, household and family characteristics, and economic properties. Unless otherwise noted, data used in this section is derived from the 2006 & 2011 Statistics Canada Census.

.1 Population Growth

The 2011 Census indicates that the permanent population for Electoral Area “H” was 1,768, which represented an annualised increase of 0.11% over the figures for 1991. The following table shows population growth for the forty-five year period starting in 1966:

Year	Population	Population Growth	Average Annual Growth
1966	950	—	—
1971	1,040	90	1.83%
1976	1,505	465	7.67%
1981	1,686	181	2.30%
1986	1,794	108	1.25%
1991	1,729	(65)	-0.74%
1996	2,053	324	3.49%
2001	1,969	(84)	-0.83%
2006	2,208	239	2.32%
2011	1,768	(440)	-4.35%*

* Figure has not be adjusted to reflect 2009 adjustment to the Town of Princeton boundaries which resulted in the incorporation of approximately 85 parcels.

The following tables attempts to present an overview of population growth within the various communities that comprise Electoral Area “H”. Information is not available for 1996, and prior to this date it is not clear what the physical boundaries of each community were when population was determined:

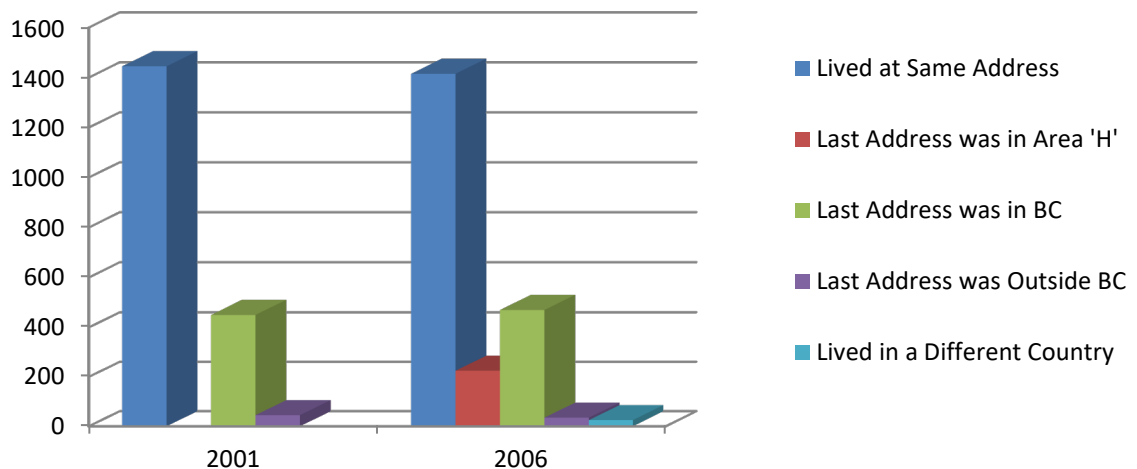
Table 3.2.1(b)
Population Growth of Unincorporated Communities

	1966	1971	1976	1981	1986	1991	1996	2001	2006
Tulameen	90	74	130	133	117	178	N/A	136	115
Coalmont	55	70	65	59	82	180	N/A	66	65
Manning Park	—	—	107	97	52	57	N/A	28	86
Chain Lake	—	—	—	3	6	21	N/A	149	205
Osprey Lake	—	—	—	—	26	62	N/A	32	38
Missezula	—	—	—	13	23	39	N/A	80	112

.2 Population Mobility

Residential mobility was minimal with the majority of the residents living in Electoral Area “H” for five years or longer. This includes those who remained in the same house and those who moved houses within the area. Figure 3.2.5 compares place of residence five years ago for 2001 and 2006.

Figure 3.2.5 – Mobility Status / Place of Residence



.3 Age Profile

The long-term demographic trend in Electoral Area “H” has seen an increase in the average age of residents.

In 1981, the median age was 30, which increased to 38 in 1991, 48.8 in 2001 and, as of the 2006 Census, now stands at 52.4 (which compares with a median of 40.8 for the province).

In 1981, the percentage of persons over the age of 55 represented approximately 18.5% of the population, whereas, by 2006, this figure had increased to approximately 43%. Conversely, in 1981, the percentage of persons under the age of 20 was 31.4% of the population, whereas, by 2006, this figure had decreased to 16.3%.

In 1991, Electoral Area “H” had the largest percentage of working age persons (i.e. 15-60 years of age), at 64% of its population, than any of the other seven Electoral Areas within the Regional District. By 2006, this percentage had dropped to approximately 56%, thus leaving Rural Princeton with only the fifth highest percentage of working age persons amongst the Electoral Areas.

This age profile suggests an increasing need for housing and services that are appropriate for an aging population.

Table 3.2.2 – Age Group Characteristics

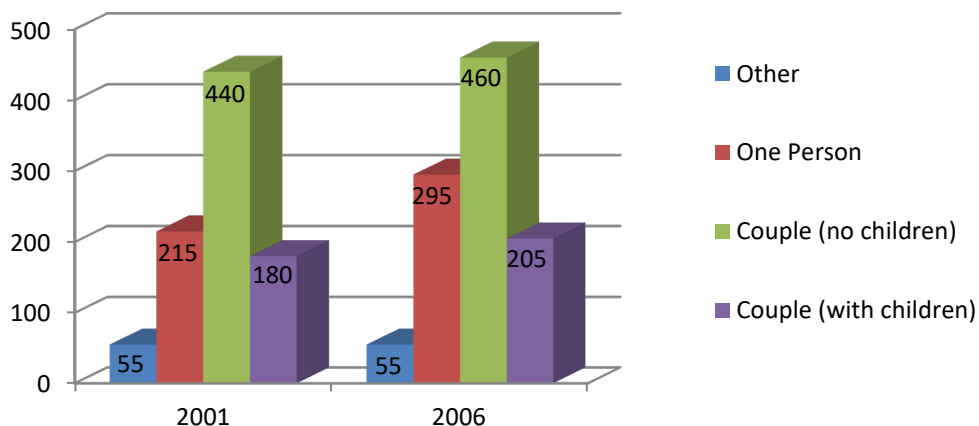
Total Population by Age Group	1981	1986	1991	1996	2001	2006	% change 1981 - 2006
< 15	390	365	315	355	285	250	-35.9%
15 – 24	270	235	170	180	140	185	-31.5%
25 – 54	730	725	805	970	805	795	8.9%
55 – 74	277*	321*	378*	480	660	815	194.2%*
75 and over	38*	44*	52*	60	75	140	268.4%*
Total Population:	1,686	1,794	1,729	2,055	1,970	2,210	31.1%

* Estimates based upon available Census information

.4 Household Composition

45.3% of households are comprised of couples with no children, while an increasing number of households are represented by only one person (this segment increased from 24.2% in 2001 to 29.1% in 2006).

Figure 3.2.4 – Household Composition



.5 Household Size

The average household size for Electoral Area “H” is 2.1 persons, which compares with the average of 2.2 persons found across the Regional District and an average of 2.5 persons for the province as a whole.

.6 Language

The common mother tongue of most residents in Electoral Area “H” is English, however, there has been a slight decline in its predominance over the past decade as 92.2% of residents listed English as their mother tongue in 1996 versus 88.7% in 2006. During this same time, the number of “other languages” as a mother tongue has increased from 6.1% in 1996 to 8.5% in 2006.

.7 Ethnicity

In 1996, only 1.5% of residents identified themselves as a “visible minority”, a figure that increased marginally in 2001 to 1.8%, while declining in 2006 to 1.1%. The majority of these individuals identified themselves as either of “South Asian” and “Southeast Asian” decent. Aboriginal population numbers have fluctuated from 60 persons in 1996, to 85 in 2001, and 75 in 2006.

.8 Education and Schooling

School District No. 58 (Nicola-Similkameen) provides educational services to Electoral Area “H” and the Town of Princeton (as well as the Town of Merritt and Thompson-Nicola Regional District).

Three schools within the Town of Princeton provide the principal source of schooling to residents of Electoral Area “H”, and these are John Allison Elementary, Vermilion Forks Elementary, and Princeton Secondary.

Students begin their education at John Allison Elementary School (Kindergarten to Grade 3) before moving on to Vermilion Forks Elementary School (Grades 4 – 7) and finally graduating from the Princeton Secondary School. Princeton is also home to the "Bridge," a continuing education centre that provides alternative modes of education to both adults and school-aged youth.

Table 3.2.8 - Student Enrolment: 2003 – 2008

	2003/04	2004/05	2005/06	2006/07	2007/08	Change
John Allison Elementary	111	147	134	134	115	3.6%
Vermillion Forks Elementary	136	204	181	175	171	25.7%
Princeton Secondary	249	243	235	224	222	-10.8%

Source: BC Ministry of Education. Figures are based upon Full-time Equivalent Students and include residents of the Town of Princeton as well as local First Nations.

.9 Employment and Income

In 2006, the median income for all Census families was 13.9% higher than for the RDOS as a whole, and may be attributable to the higher labour force participation rates found in Electoral Area “H”.

Table 3.2.9(a) - Median Family Incomes

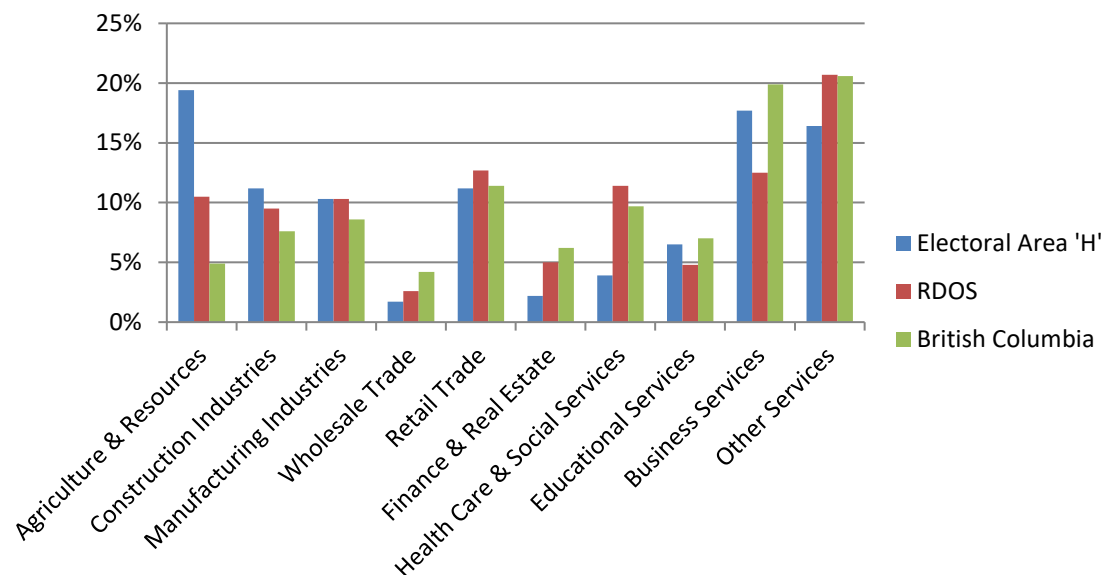
	Electoral Area “H”		RDOS		British Columbia	
	2000	2005	2000	2005	2000	2005
<i>All Census families</i>	\$46,594	\$59,041	\$43,071	\$51,829	\$54,840	\$62,346

Table 3.2.9(b) – Labour Force Participation Rates

	Electoral Area “H”		RDOS		British Columbia	
	2000	2005	2000	2005	2000	2005
<i>Overall Participation Rate</i>	58.5	60.5	53.4	55.5	65.2	65.6

The largest employment sector in Electoral Area “H” is “Agriculture and other resource-based industries”, followed by “Business Services” and “Other Services”.

Figure 3.2.9 – Industrial Activity



.10 Housing Characteristics

Historically, Statistics Canada released Census figures related to the total number of occupied private dwellings, which was defined as meaning “a dwelling in which a person or a group of persons are permanently residing”.

With the release of the 2006 Census, this dwelling count was expanded in order to provide a distinction between total dwellings versus those occupied on a permanent basis.

In the context of Electoral Area “H”, this has revealed the potential presence of large shadow population as the total number of private dwellings was listed at 1,902 against 1,019 “private dwellings occupied by usual residents”. This represented a split between residences used on a permanent (54%) versus temporary basis (46%).

This ratio was reversed on the 2011 Census with residences used on a permanent basis representing 45.4% and those used on a temporary basis representing 54.6%, which remains the largest disparity within the Regional District:

Table 3.2.10 – Private Dwellings Occupied by Usual Residents (2011)

RDOS	Area ‘A’	Area ‘B’	Area ‘C’	Area ‘D’	Area ‘E’	Area ‘F’	Area ‘G’	Area “H”
87.6%	84.7%	94.2%	92.2%	85.6%	80.0%	92.6%	72.7%	45.4%

Of further interest, the Census also indicates that the growth in total private dwellings used on a permanent basis increased by 184 units between 1996 and 2006, whereas Building Permits issued by the Regional District over this same period numbered approximately 337.

A “Postal Code Query” run through the Regional District’s mapping system in 2009 further revealed that, of the 2,520 dwellings within the Electoral Area that have a BCAA residential use class, 904 (36%) have a local mailing address whereas 1,616 (64%) have a principal mailing address outside of the Electoral Area.

Of those dwelling units occupied by “usual residents”, the Census found that an overwhelming majority (92.6%) are comprised of single detached houses, followed by 7.4% classified as “other” and 1% as “apartments in buildings with fewer than five storeys”.

.11 Building Activity

Building activity in Electoral Area “H” is tracked through the issuance of building permits by the Regional District. The following table shows the pattern of activity since 1997:

Table 3.2.11 - Building Permits – 1997 - 2011

Year	Residential*	Industrial	Commercial	Institutional	Total
1997	35	0	5	0	40
1998	30	0	6	0	36
1999	35	0	7	0	42
2000	29	1	2	1	33
2001	24	0	0	1	25

2002	28	0	0	1	29
2003	30	1	0	1	32
2004	39	0	2	0	41
2005	49	0	0	0	49
2006	38	0	1	0	39
2007	33	2	1	0	36
2008	33	1	1	1	36
2009	21	0	1	0	22
2010	26	0	1	0	27
2011	20	0	1	0	21
Total:	470	5	28	5	508

Source: Regional District Okanagan Similkameen

* Represents Single Family Dwellings, Mobile Homes, Cabins & Duplexes, and *not* additions, repairs, renewals or accessory structures.

.12 Infrastructure

Infrastructure includes water, sewer, roads and ditches, utilities, drainage and solid waste. The following summarizes the existing condition for each of the infrastructure components in Electoral Area “H”.

- Water service is currently provided by a number of irrigation / improvement districts. These systems use various sources including ground and surface water.
- Sewage treatment is principally achieved through on-site septic disposal systems.
- All area public roads, bridges and ditches are constructed and maintained by the Ministry of Transportation and Infrastructure.
- There are no piped drainage systems or storm water regimes in the area.
- Utilities, including telephone, hydro and internet service, are provided by private businesses. Not all areas of Electoral Area “H” are serviced by these utilities at the time this Plan was written.

.13 Summary Observations

An analysis of the foregoing material suggests that consideration should be given to:

- balancing the needs of both permanent and seasonal residents;
- accommodating continued demand for recreational opportunities within the plan area; and
- anticipating the needs of an aging population, such as increased diversity of housing and lifestyle/living options.



Map 1 – Context Map

4.0 OFFICIAL COMMUNITY PLAN MAP DESIGNATIONS

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

Rural Designations:

Resource Area	RA
Agriculture	AG
Large Holdings	LH
Small Holdings	SH

Residential Designations:

Low Density Residential	LR
Medium Density Residential	MR

Commercial:

Commercial	C
------------	---

Industrial:

Industrial	I
------------	---

Community Services and Administrative Designations:

Administrative, Cultural and Institutional	AI
Parks	P
Conservation Area	CA

The general types of uses encouraged in each land use designation are explained in subsequent sections of this Bylaw.

The Regional Board recognizes that some existing land uses do not conform to the designations shown on the Official Community Plan Maps. The intent of the Regional Board is not to change the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.

5.0 COMMUNITY VISION

The communities that comprise Electoral Area “H” have much in common, and while each area may face its own unique challenges, community consultation identified a set of common expectations and a shared vision.

The following vision statement describes a preferred future for the community and emphasizes values residents care most about and is expressed in the present tense since it represents how it is hoped that the area will be described in the future.

Electoral Area “H” is a safe and peaceful rural area with small centres of settlement that support a balance of permanent and seasonal residents. Growth is guided in a way that balances economic, environmental and social sustainability and generally occurs within existing settlement areas.

In order to attract residents, such as young families and professionals, there is a strong economic and employment base that offers year-round work opportunities. This includes service, commercial and industrial uses within the Town of Princeton, along with mining, renewable energy and tourism opportunities throughout the rural area.

Local agriculture is strongly supported by area residents, who value organic and sustainable practices and support the on-going use of arable land for agricultural production, including traditional activities such as cattle ranching.

Respect for the environment is a core value. This entails protection of natural resources, good drinking water, healthy lakes and watercourses, and safe wastewater treatment. New development is respectful of the environment, and there are protected parks and open spaces throughout the area.

The natural environment is celebrated for its low-impact outdoor recreational opportunities, including access to the back-country for cross-country skiing, hiking, biking, bird watching, horseback riding and fishing. Motorised activities, such as boating, snowmobiling and the use of all-terrain vehicles (ATVs) are pursued in a manner that is respectful of other users and the environment.

Local health services including permanent and full-time doctors, a local clinic, dentist and home support services are valued by area residents. There is also social support for residents of all ages, including local educational and protective services, and there is diversity in housing options.

6.0 BROAD GOALS

The following values have been generated from the input and priorities of the residents who reside within the various communities that constitute Electoral Area “H”. These values will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, the RDOS and senior government agencies. These common community values include:

- .1 **Rural Community**
Encourage retention of rural values and character, including safe, clean settlements and a friendly, supportive lifestyle in a natural setting.
- .2 **Managed Growth**
Direct growth and development to existing settlement areas in order to achieve a balance between economic, environmental and social sustainability while retaining community identity.
- .3 **Distinct Communities**
Recognize and enhance the uniqueness of the distinct communities within Electoral Area “H”, including the Princeton-Summerland Corridor, Tulameen, Coalmont, Eastgate, Allison Lake and Missezula Lake.
- .4 **Strong Economy**
Work to strengthen the economic and employment base of the rural areas as well as the Town of Princeton, including year-round tourism as well as commercial, industrial, and sustainable agriculture uses that respect the rural character and are sensitive to the environmental resources.
- .5 **Natural Environment**
Preserve, protect, restore and enhance the natural environment, its ecosystems, and biological integrity, including watersheds, river and lake water quality, scenery and wildlife.
- .6 **Infrastructure**
Work towards more and better infrastructure for all residents, including proper water and wastewater treatment systems; as well as broadband communications to all settled areas.
- .7 **Transportation**
Improve the transportation network, including: safer highways, trails, and pedestrian and cycle routes within and between communities.
- .8 **Recreation**

Increase opportunities for indoor and outdoor recreation; ensure that public parks and recreation facilities are provided within communities; and retain access to back-country recreation.

.9 Housing Diversity

Increase the diversity of housing options, and housing for all age groups.

.10 Public Involvement

Ensure that planning processes are consultative and encourage public involvement through the provision of information; creation of advisory committees; holding of public information meetings and town halls; and other on-going Regional District consultation initiatives.

.11 Water Resources

Recognise that access to clean, reliable water supplies supports the local environment, community health, and economic base and seek to preserve, protect and enhance the surface and ground-water resources of Electoral Area "H".

7.0 GROWTH MANAGEMENT

Growth Management is an essential component of a well planned community as it enables a community to direct growth in a manner that protects quality of life; protects environmentally sensitive areas; and utilizes resources & infrastructure efficiently.

Within Electoral Area “H”, the principle of growth management is achieved by the identification of priority future residential areas; the siting of future commercial and industrial areas along with policies aimed at directing large commercial developments to appropriate sites within Electoral Area “H” or the Town of Princeton; policies aimed to protect agricultural resources from the pressure of rural residential development; as well as a strong environmental protection focus.

7.1 Context

The Similkameen Valley is rich in mineralization and has a long history of mines opening and closing, which has contributed to a pattern of boom and bust — and the presence of numerous ghost towns — throughout the area.

The classic example is that of “Granite Creek” which, following the discovery of gold in 1885, found itself the third largest city in the Province with a population of over 2,000 individuals. Within two decades, however, the city lay virtually abandoned, and by the twenty-first century had disappeared from the landscape.

Other ghost towns in the area include Blackfoot; Allenby; Blakeburn; Copper Mountain and Leadville. Although never established, the “Townsite of Ashnola” was surveyed early in the twentieth century and still exists in the form of approximately 400 undeveloped parcels north of the former ‘Similco’ mine site.

Following a long period of decline, the population of the area has begun to resemble that found during the late 19th Century. Unlike past growth, however, this recent population increase is being driven by amenity migration instead of resource extraction activities. In addition, due to the proximity of Vancouver and popularity of local recreational opportunities (i.e. snowmobiling, fishing) a large shadow-population of seasonal residents own property in the area.

A study undertaken by the Similkameen Valley Planning Society (SVPS) in 2007 explored the trend of amenity migration into the broader Similkameen Valley region, and provides some interesting insights.ⁱ

In general terms, the Survey found that four of the top five reasons provided by respondents for choosing to live in the Similkameen involved natural amenities.ⁱⁱ

ⁱ In the context of an Official Community Plan Review for Electoral Area “H”, there are some identifiable limitations in attempting to use the information from this Survey as a guide for trends within Electoral Area “H”. Specifically, the Survey incorporates responses from individuals residing within Electoral Areas ‘B’ & ‘G’ as well as the Town of Princeton and Village of Keremeos. Importantly, the Survey notes that “a great many amenity migrants to the Similkameen bought homes within municipal boundaries.”
Similkameen Valley Planning Society, *Summary Report: Similkameen In-Migration Survey*, May 2008.

Accordingly, the SVPS considered the natural characteristics of the area to be a dominant pull factor in attracting and retaining residents, and that these natural amenities should be seen as possessing an economic value as the source of a “people industry”.ⁱⁱⁱ

The second set of reasons provided by respondents were considered to be a mix of natural amenities and appreciations of rural life, leading the SVPS to conclude that “people in the Similkameen value the relatively un-spoilt quality of the natural environment, access to outdoor recreation, and slower pace compared to where they migrated from.”^{iv}

7.2 Growth

Section 473(1)(a) of the *Local Government Act* requires that the OCP include a statement regarding “the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.”^v

Due to the growth in recreational properties and second home development within the Electoral Area, traditional population projections, alone, are not considered to be an effective means to determine future housing needs. In response, growth management is considered in the context of dwelling unit development and not population increase.

.1 Permanent Population Growth Projections

While projecting population can be an inexact science, there does exist a number of techniques that can be used to reasonably determine future growth.

One such indicator is historical growth which, as noted above, was approximately 1.08% per annum in Electoral Area “H” for the years 1981 to 2006.

Another indicator is future growth trends modeled by the provincial government. BC Stats considers that provincial growth will be approximately 1.34% per annum between 2006 and 2026, whereas growth within the RDOS over this same time period is only projected to be approximately 0.58% per annum (for a total increase of just under 10,000 persons).

When the historic population data is combined with future growth projections for the region, this would suggest that a permanent population growth projection of **0.75% to 1.00%** per year over the next 20 years would be reasonable.

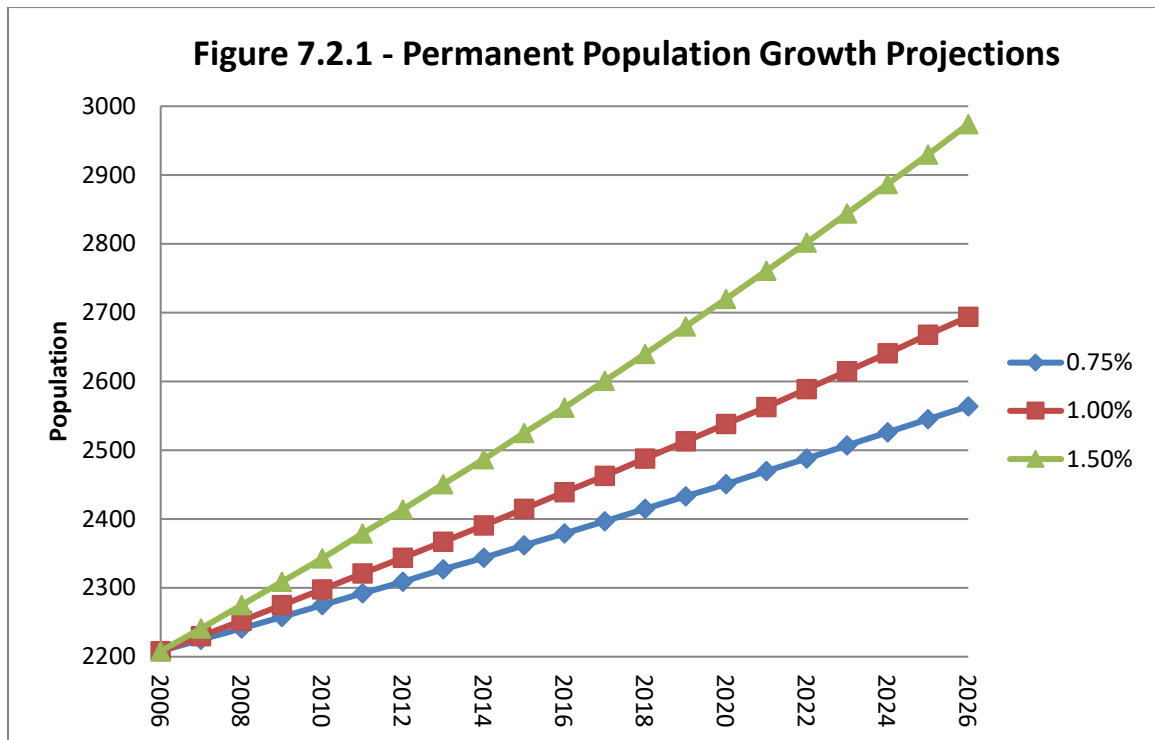
ⁱⁱ These included: 1) “to enjoy clean air” (67.6%); 2) “to enjoy clean rivers and lakes” (63.4%); 3) “because of the climate” (61.6%); 4) “for peace and quiet” (59.3%); 5) “because of mountains and mountain views” (48.1%); 6) “to be in a safer place (40.3%); 7) “to live in an area of diverse plants/wildlife” (38.0%); 8) “to retire” (37.5%); 9) “to live in a rural community” (36.6%); and 10) “to be near abundant outdoor recreational” (32.9%).

Similkameen Valley Planning Society, *Summary Report: Similkameen In-Migration Survey*, May 2008, pp. 15-17.

ⁱⁱⁱ *Ibid.*, p. 17.

^{iv} *Ibid.*

^v Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.



	2006	2011	2016	2021	2026
0.75% Growth	2,208	2,292	2,379	2,470	2,564
1.00% Growth	2,208	2,321	2,439	2,563	2,694
1.50% Growth	2,208	2,379	2,562	2,761	2,974

Based on this information, Electoral Area “H”’s permanent population is projected to increase anywhere between approximately 356 and 766 persons by 2026. Given the 2006 Census showed the average number of persons per household in the Electoral Area was 2.1, approximately 170 to 230 new dwelling units will be required in Electoral Area “H” to accommodate permanent population growth of 0.75% to 1.00%. This represents an average annual demand for 9 to 12 dwelling units per year.

Calculation Information	0.75% Permanent Population Growth	1.00% Permanent Population Growth
Population Growth	356	486
Persons Per Household	2.1	2.1

.2 Shadow Population Growth Projections

Whereas population growth over the course of the past ten years has been in the range of approximately 0.73% per annum, it is thought that dwelling development may have been as high as 3.11%^{vi} over this same period due to an increasing demand for vacation properties and second homes.

Unfortunately, Regional District records for Building Permit activity only date from 1997, which is seen to be insufficient for constructing an accurate indicator of development activity.

However, based upon this Building Permit activity, it is anecdotally thought that for each dwelling unit constructed to accommodate permanent population growth, another two dwelling units have been constructed to accommodate shadow population growth.

This would increase the anticipated number of new dwelling units within the Electoral Area to between 500 and 700 over the next twenty years.

7.3 Land Capacity

A review of the potential for new subdivision under existing zoned densities established through the Zoning Bylaw No. 2498, 2012, revealed that there should exist sufficient capacity to meet the residential needs of the Electoral Area over the next two decades:

Table 7.3(a) – Residential Development Capacity (2012)

Zone	OCP Designation	Existing parcels	Potential new parcels	% increase on existing	% of total new lots
Large Holdings (LH)	LH	47	14	29.8%	2.0%
Large Holdings Two (LH2)	LH	215	211	98.1%	30.3%
Small Holdings Two (SH2)	SH	353	189	53.5%	27.1%
Small Holdings Three (SH3)	SH	95	61	64.2%	8.8%
Small Holdings Four (SH4)	SH	286	103	36.0%	14.8%
Residential Single Family One (RS1)	LR	1,081	93	8.6%	13.3%
Residential Single Family Two (RS2)	LR	101	25	24.8%	3.6%
Manufactured Home One (RSM1)	LR	3	1	33.3%	0.1%
TOTAL		2,181	697	32.0%	100.0%

Parcel calculations have excluded lands subject to slopes of 30% or greater; and Riparian Area Regulations.

^{vi} The figure of 3.11% was obtained by using figures from the 1996 Census which indicated a base line for dwelling units in the Electoral Area of 835. Approximately 299 Building Permits for dwelling units were issued between 1997 and 2006. It is recognized that the 1996 Census did not distinguish between dwellings used on a permanent versus non-permanent basis and, therefore, the total number of dwellings could have exceeded 835, thereby lowering figure of Building Permits issued per annum.

The Resource Area (RA) Zone has not been included in the calculations contained in Table 7.2.2 due to the preponderance of Mineral Claims; while the Agriculture Three (AG3) Zone has also been excluded due to its general correspondence with the boundaries of the Agricultural Land Reserve (ALR) – which is not seen to be a suitable location for additional residential development.

The basic pattern for residential use of lands shall be one single detached dwelling unit per parcel for the Large Holdings (LH), Large Holdings Two (LH2), Small Holdings Two (SH2), Small Holdings Three (SH3), Small Holdings Four (SH4), Residential Single Family One (RS1), Residential Single Family Two (RS2) and Manufactured Home One (RSM1) zones.

While actual lot yields would undoubtedly be lower due to physical constraints, an examination of existing lot sizes and permitted densities indicates that there is potential for the creation of 697 new parcels.

Granted, this assumes perfect efficiency: that every parcel can be subdivided to the maximum extent permitted by zoning. Nevertheless, it clearly shows that there exists sufficient capacity to meet the long-term growth demands of the Electoral Area.

For the purposes of Section 473 of the *Local Government Act*, Table 7.3(b) indicates the amount of land designated Commercial, Industrial, Institutional, Agricultural and Recreational under the Plan at the time of its adoption.^{vii}

Table 7.3(b) – Amount of Present Commercial, Industrial, Institutional, Agricultural and Recreational Designations (2012)

OCP Designation	Land Area in Hectares
Resource Area (RA)	393,712.86
Parks (PR)	53,901.71
Agricultural (AG)	29,650.49
Commercial (C)	375.89
Industrial (I)	79.28
Conservation Area (CA)	35.92
Administrative, Cultural and Institutional (AI)	6.22
TOTAL	477,762.37

7.4 Objectives

- .1 To utilize a wide range of growth management techniques to direct growth to where it will have the most positive and least negative impacts on the community, the agricultural, and the natural environment.

^{vii} Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

7.5 Policies

The Regional Board:

- .1 Encourages the development of existing vacant lots and those lands with development approval prior to re-designating new areas to permit residential use.
- .3 Requires new development on parcels less than approximately 1 hectare to connect to a community sanitary sewer system.
- .4 Encourages all land use within the Agricultural Land Reserve to be in accordance with the provisions of the provincial *Agricultural Land Commission Act*, associated regulations, orders and decisions of the Agricultural Land Commission.
- .5 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.^{viii}
- .6 Generally, does not support development within environmentally sensitive areas. Development on environmentally sensitive land previously zoned to allow residential use, however, will be considered if the development meets the policies and guidelines set out in this Plan.
- .7 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.^{ix}
- .8 Works with land owners whose land is zoned for residential development and is found within an environmentally sensitive area to consider establishing a different zoning that reasonably reflects the current density and gives due regard to physical constraints and environmental attributes.
- .9 Encourages conservation organizations to secure important habitat by means of acquisition, conservation covenants or other stewardship agreements for conservation purposes.
- .10 Generally, directs new urban residential growth to those urban communities within the Plan area that currently have the community infrastructure, services and employment opportunities to sustain higher densities. Where a demonstrated need is identified for servicing parcels adjacent to the urban community, the Regional District may support a boundary expansion within the greater context of growth management for the region.
- .11 Will review the Official Community Plan for consistency with a Regional Growth Strategy that may be approved by the Regional Board in the future.

^{viii} Amendment Bylaw No. 2913, 2020 – adopted March 4, 2021.

^{ix} Amendment Bylaw No. 2913, 2020 – adopted March 4, 2021.

- .12 Encourages cluster forms of development to reduce the amount of land impacted by residential growth, where the permitted number of units is clustered on part of the site, protecting the remaining area in its natural state, or protecting adjacent important habitat, and may consider alternatives such as comprehensive development zones, density averaging or other methods to achieve this purpose.

A proposal for cluster development, as shown in Figure 7.5.1, should clearly demonstrate and articulate how environmental, economic and social development sustainability principles are satisfied, and meet the following criteria for approval:

- a) development is clustered to minimize the impacts of buildings and associated roads and utilities spread over large areas.
- b) residential uses must comply with all other OCP policies (i.e. setbacks, Riparian Areas Regulation, etc.).
- c) retain and protect a significant portion of the parcel as open space, minimum 50% with no buildings, roads, or servicing footprints.
- d) the retained open space shall include a contiguous area with trails and recreational sites.
- e) the retained open space shall include protection of any environmentally sensitive areas.
- f) new roads shall be designed efficiently, to fit into the terrain and to minimize impacts on open space.
- g) new roads shall provide a paved travel surface, and provision for pedestrians and bicycles, either on the road shoulder or separated from and parallel to the road.

Figure 7.5.1 – Cluster Development



Conventional Development (above)



Cluster Development (above)

Illustrations from Randall G. Arendt, *Conservation Design for Subdivisions: A Practical Guide to Creating Open Space Networks*, Washington: Island Press, 1996, p. 68.

8.0 LOCAL AREA POLICIES

The Plan area is comprised of a number of distinct communities. While they each have much in common, their circumstances are also different in important ways. This section of the Plan outlines policies aimed at the unique challenges of individual settlement areas.

8.1 Princeton Fringe Area

The Town of Princeton is situated at the confluence of the Similkameen and Tulameen Rivers. Following the formal surveying of the Townsite in 1860, Princeton has expanded its boundaries on a number of occasions and now covers an area of approximately 1,025 ha and possesses a population of 2,677 (according to the 2006 Census).

The Fringe Area is predominantly comprised of privately held ranch land within the Agricultural Land Reserve (ALR) and, to a smaller extent, Crown land. Residential development within the Fringe Area is primarily found to the west of town (off Bonlin Road); to the north (between Highway 5 and Highway 40); and to the east (adjacent to Highway 3). The boundaries of the Princeton Fringe Local Area are as approximately shown on Map 2.

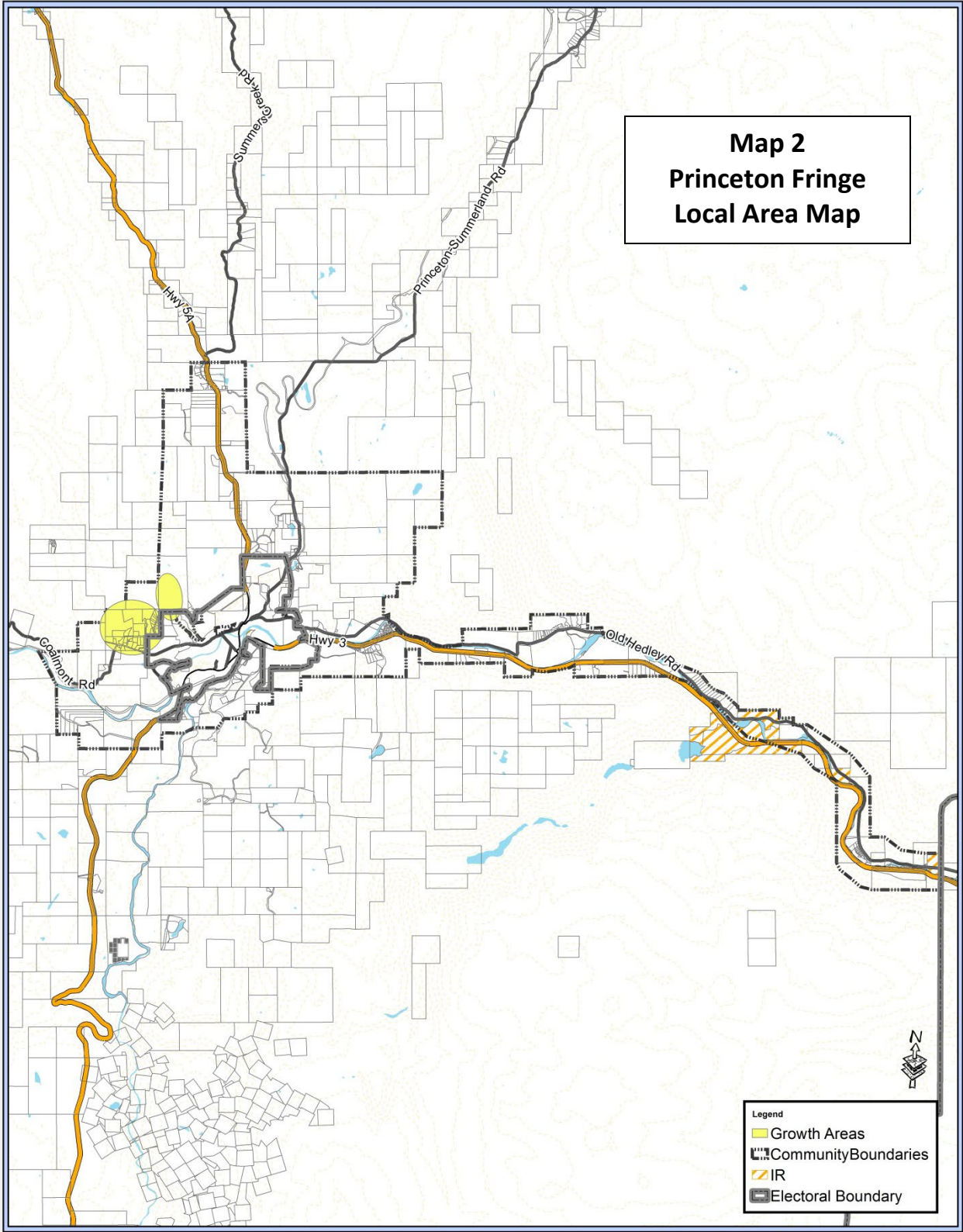
When asked in a 2009 community survey, respondents who identified themselves as residing within the Fringe Area indicated that 80% were permanent residents (whereas the Electoral Area average was 36%); that they have generally not resided in the area for as long a period of time; and that over 40% derived their income locally (whereas the Electoral Area average was 13%) — which generally supports a perception of the Fringe Area being demographically distinct from other communities within Electoral Area “H”.

Policies

The Regional Board:

- .1 Supports the Town of Princeton in meeting the goals and objectives contained within the Town’s Official Community Plan, including;
 - a) promoting a thriving and family-oriented community with a small town ambiance and character as well as a compact and walkable Town Centre;
 - b) maintaining strong transportation connections to the surrounding region, and meaningful physical connections within the community;
 - c) encouraging high quality development that contributes to the livability of the community;
 - d) encouraging compatibility of new development and redevelopment, and preserving views of open spaces;
 - e) protecting environmentally sensitive areas;

- f) promoting a diversified economy; and
 - g) showcasing local heritage.
- .2 Encourages the Town of Princeton to undertake municipal boundary extensions in consultation with the Regional District.
 - .3 Encourages new industrial development to locate within the Town of Princeton's Industrial Park where services and infrastructure are available.
 - .4 Supports the Town of Princeton's preparation of a strategy to promote the accessibility and availability of the Princeton Airport for business and tourism opportunities.
 - .5 Considers that highway corridors help inform the initial impression that visitors will have of a community and that development adjacent Highways 3 and 5A should seek to present attractive appearances as important gateways to the Town of Princeton. Specifically, retention of natural vegetation is encouraged to enhance the appearance of properties adjacent these highways.
 - .6 Supports the continued development of China Ridge Trails as a high quality, all-season recreation area — in consultation with other user groups and tenure holders — offering a blend of recreational opportunities including (but not limited to) cross-country skiing, skijoring, dogsledding, snowshoeing, tobogganing, mountain biking, hiking and horseback riding.
 - .7 Encourages the Province to preserve the ecological values of the Swan Lake Bird Sanctuary, which adjoins the Regional District, as an important regional wetland.



8.2 Tulameen

Tulameen is a small recreational community situated approximately 20 kilometres northwest of the Town of Princeton on Coalmont Road, and approximately 185 kilometres east of the City of Vancouver. According to the 2006 Census, the population is comprised of approximately 115 permanent residents, a number which is augmented by seasonal influxes that can increase the amount of people residing within the community to as high as 500 during summer months. The boundaries of the Tulameen Local Area are as approximately shown on Map 3.

The main Townsite is on the river plain of the Tulameen River and is bounded to the north by Otter Lake, to the east by Otter Creek, to the south by the Tulameen River (one of only two rivers in the world where significant platinum occurs) and to the west by mountain slopes.

During the initial period of European exploration, a fur trade camp known as Campement des Femmes (Woman's Camp) was established south of Otter Lake at the Rabbitt-Brewer Ranch. During the Granite Creek gold rush of the 1880's, a small town known as Otter Flats would be established at the south end of Otter Lake and would become a meeting place prospectors.

This settlement achieved a degree of permanency following the routing of the Kettle Valley Railway (KVR) adjacent to the Tulameen River in 1896, with a stop at Otter Flats. Envisioning its emergence as an important regional commercial hub, the town was renamed "Tulameen" in 1901 and a Townsite with street grid was surveyed shortly thereafter.

The community's name derives from the Nlaka'pamux (Thompson First Nation) word for "red earth" (*Tulameen*). The land surrounding parts of Tulameen is comprised of red ochre, which is a type of clay containing hydrated iron (III) oxide, and which was used by local First Nations in the production of paint and dye useful in the decoration of material crafts as well as a pigment in the production of body and face paint.

The Townsite plan was prepared utilizing a block pattern with approximately 20 parcels per block (450 in total), with each parcel measuring approximately 15.0 metres x 30.0 metres (50 ft. x 100 ft.) for an average size of 460 m² (5000 ft²).

Apart from a minor industrial boom during the first half of the twentieth century that was tied to coal extraction at the nearby mining town of Blakeburn (since abandoned), Tulameen never achieved the major centre status that was anticipated during its formal survey.

However, the natural advantages of the area including Otter Lake, mountain scenery, dry climate and being the first dry-belt town after the rail journey from the coast had overcome the steep grades and tunnels of the Coquihalla Canyon and Coquihalla Pass did entice recreational enthusiasts to begin visiting.

Today, the area continues to attract many outdoor enthusiasts by offering hiking, fishing, cycling, canoeing, swimming, boating, cross-country skiing, ATV'ing, snowmobiling and many other summer and winter activities.

The number of residential parcels within the Townsite is slowly being reduced through consolidation as property owners enlarge their holdings in order to facilitate development.



Tulameen (2007)

In addition, many parcels within the Townsite are now undevelopable due to their proximity to lake and river flood lines, or due to topographic challenges (ground slope) — considerations not taken into account at the time of the original survey.

Within the past decade, demand for “vacation homes” has also altered parcel usage, with vacant parcels decreasing and seasonal residences increasing. A Community Water System Survey undertaken in 2006 estimated that the development potential of the Townsite was as follows:

- Existing year round residences = 135 units
- Existing seasonal residences = 100 units
- Vacant parcels = 100 parcels
- **Total Development Potential** = **335 parcels**

With an average population density of 2.5 people per unit, the estimated population density for Tulameen was considered to be 840 persons (which remained consistent with an earlier Assessment Study conducted in June 1995).

All permanent and seasonal residences within the community use individual onsite wells, both shallow (dug) and drilled, for water supply, and an individual onsite septic tank and disposal system for sewage treatment and disposal.

Parcel sizes within the Townsite are significantly smaller than currently accepted standards where individual onsite systems are to be utilized for both water supply and sewage disposal. Moreover, the Interior Health Authority (IHA) has identified flooding as another risk to the quality of water supplied from individual onsite wells (particularly shallow wells). IHA has reported that three (3) major flood events occurred over the last 25-30 years that adversely affected the community.

The most significant risk to individual water supply sources from a contamination perspective is onsite sewage disposal systems.

The forest interface area around the community possesses a high and extreme hazard rating. The grassland and open forest areas are a fire maintained ecosystem that is prone to lightning strikes, with fires usually occurring every 10-20 years (fires are required to keep the fine fuel levels of the grassland and forest areas at a low level).

There exist a number of parks within the community, including Otter Lake Provincial Park, which consists of the day use area on the south end of the lake along with a campground site on the west-side of the lake about 5 km north of the Townsite.

The day use area is very significant to residents and the tourism economy of the area and is a summer destination spot for picnicking, swimming, windsurfing and beach opportunities. In 2003, the Province endorsed a management plan that recommended investigating the potential transfer of the day use area to a local interest.

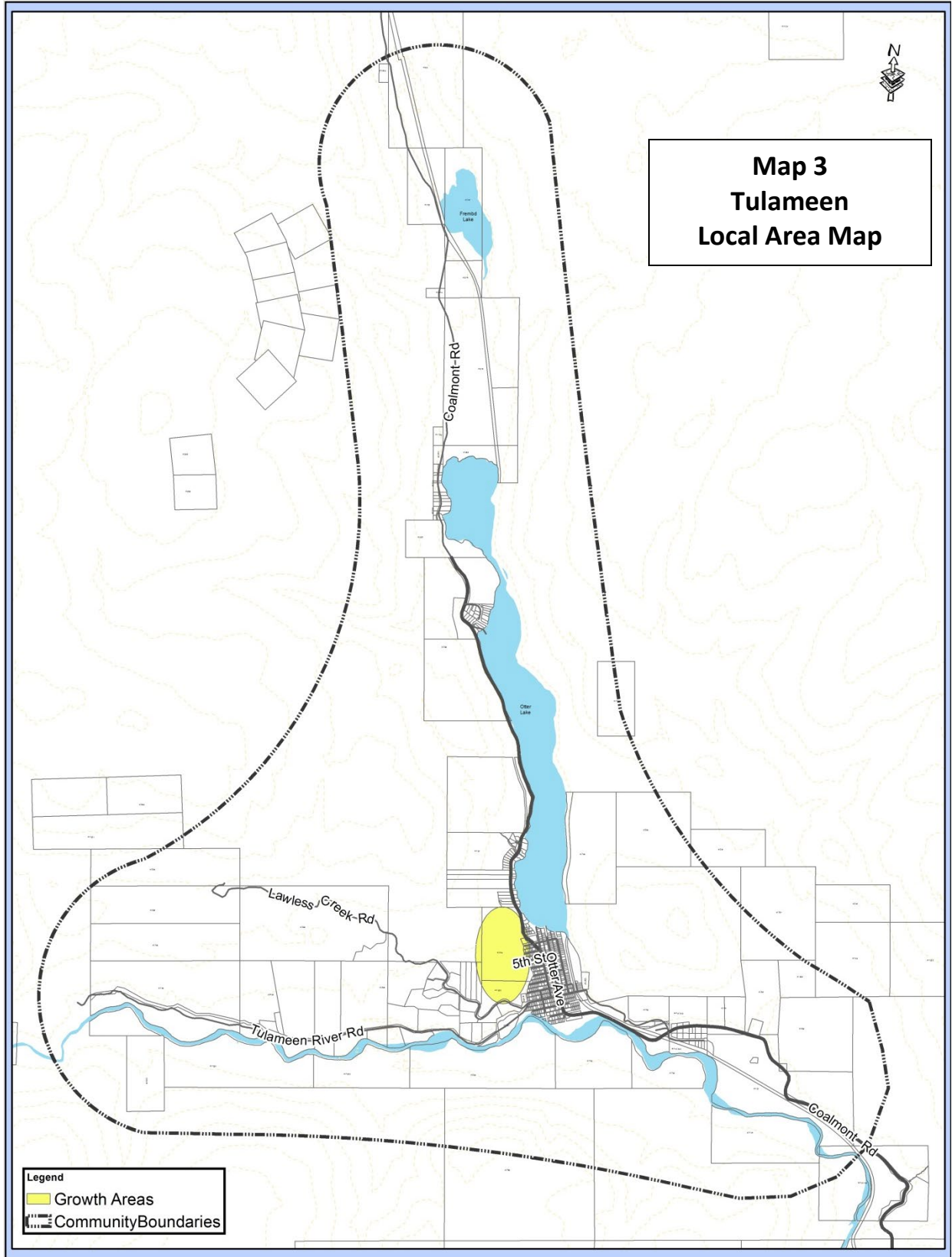
Policies

The Regional Board:

- .1 Encourages the consolidation of adjoining parcels within the Townsite in order to ensure an adequate separation between on-site domestic water and sewage disposal systems.
- .2 May continue to explore the feasibility and costs of providing a public sewage disposal and/or water system to Tulameen and to canvas the community to gauge interest in establishing a Service Area.
- .3 If there is community interest in establishing a public sewage disposal and/or water system for Tulameen, the Regional District may seek funding support from senior levels of government.
- .4 Considers that sufficient land, centrally located within Tulameen, is designated for local business, retail and service commercial enterprises for the foreseeable

future. Should a new commercial development proposal come forward, it shall be considered against the objectives of this Plan.

- .5 Does not support the designation of parcels within Tulameen as Industrial, and such uses are directed to the Town of Princeton.
- .6 Does not support unauthorized camping along the Tulameen River.
- .7 Supports retention of the Tulameen Elementary School site by the School District should local demographic changes warrant its re-opening, or until such time as the community is in a position to manage the site as a community facility.
- .8 Encourages the Province to retain the wide road right-of-way at the foot of Nicola Avenue on Otter Lake.
- .9 Encourages the Province to expand the existing campground at Otter Lake Provincial Park and to provide a day use area adjacent to the campground.
- .10 Encourages the Province to retain the existing Provincial Park day use area in Tulameen.
- .11 Supports the public acquisition of the small beach front property on Otter Lake between the Provincial Park day use area and the public boat launch, thus forming a larger contiguous beach park.



8.3 Coalmont

Coalmont is a small community of approximately 65 permanent residents situated between the Tulameen River and Kettle Valley Railway (KVR) right-of-way, 6.5 kilometres south-east of Otter Lake. The boundaries of the Coalmont Local Area are as approximately shown on Map 4.

In 1858 a fully exposed vein of coal is purported to have been found in the area, leading initial development to be centered near the confluence of Granite Creek and the Tulameen River. Almost thirty years later, prospecting activity would lead to the discovery of gold, and the ensuing rush saw the overnight emergence of “Granite Creek”, a commercial centre with a population of over 2,000 persons and claim as the third largest and next great city of the new province of British Columbia.

The fate of “Granite Creek” was not unlike that which befell the other gold rush centres that emerged throughout the Similkameen Valley in the late-1800’s. By the turn of the century, the gold had declined and the miners had moved on in search of richer and easier deposits.

While the physical Townsite of “Granite Creek” no longer remains, there still exist approximately thirty legal parcels centred on the unmade streets of “Shatford” and “Granite”. These parcels have been retained by the Province as Crown land.

In the early part of the 20th Century, the area began to be developed for its coal resources with a progression of mining interests exploring the area before the Columbia Coal and Coke Company (later Coalmont Collieries) settled an area known as “Cardiff”, which was situated approximately 1 km to the west of the site that would eventually become “Coalmont” following the registration of a “Plan of Townsite” with the Provincial government in 1911. It is on this plan that the present-day community of Coalmont is laid-out.

Following the conclusion of the Great War, Coalmont Colliers expanded production and established a second mine and Townsite at Blakeburn approximately 8 km south-west of Coalmont. An aerial tramway moved ore between the two towns with shipment occurring from the rail-line at Coalmont.

Blakeburn was to be the site of one of British Columbia’s worst mining disasters when an explosion killed 45 miners in 1930. Over the course of the next ten years, operations at the mine would be wound down and when the No. 5 Mine closed in 1940, the Town of Blakeburn was also shut down (eventually becoming a ghost town).

This would leave Coalmont in the dark as the mine had supplied power to the town, and it would be another 25 years before electrical service was re-established.

All permanent and seasonal residences within the community use individual onsite septic tank and disposal systems for sewage treatment and disposal, while the community water source is draws from groundwater via individual wells.



Coalmont Townsite (2007)

The forest interface area around the community possesses an extreme hazard rating, however, the Tulameen River acts as an excellent fire break while the open grassy area along the flat area to the north protects the Townsite from wildfire coming from the north.

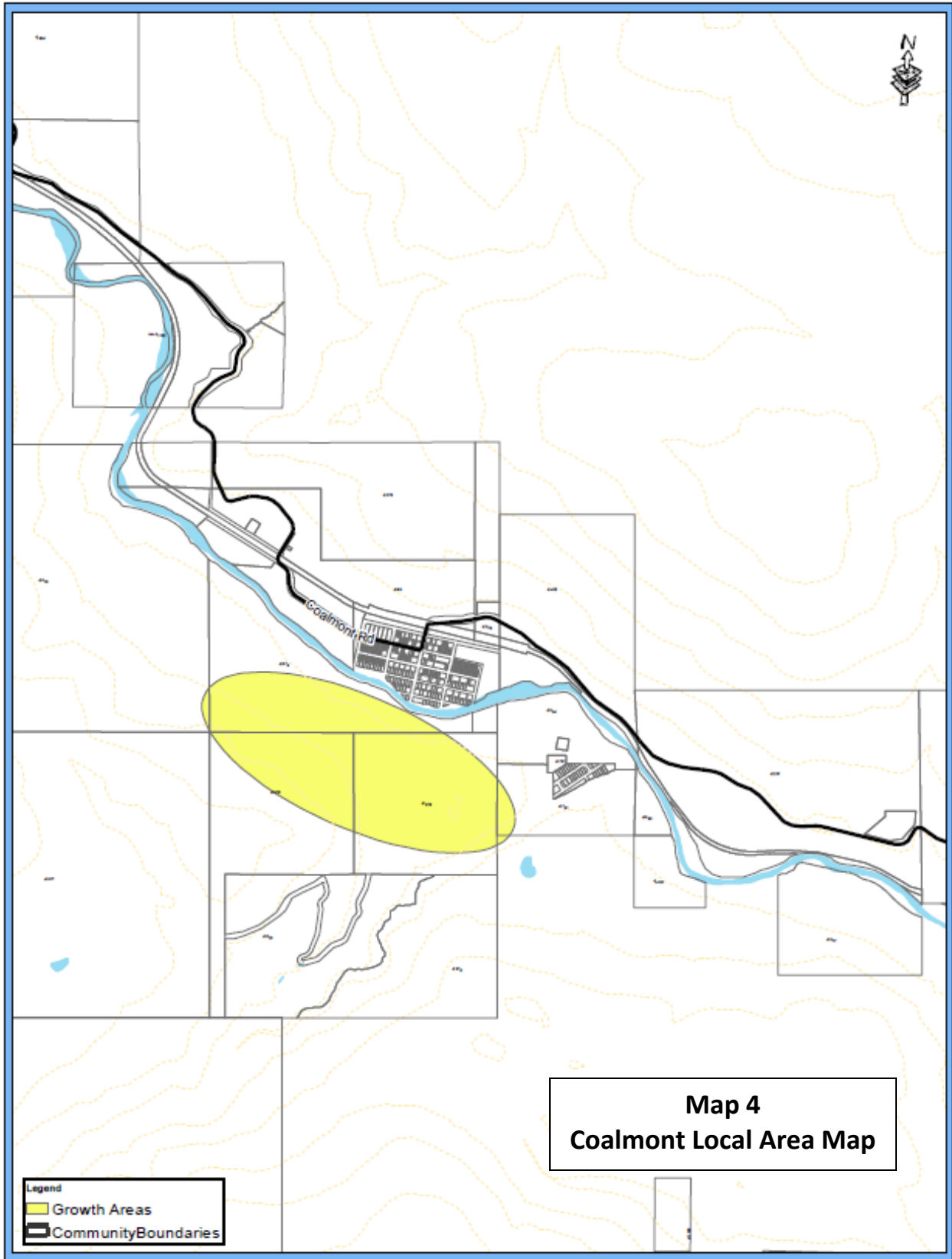
The grassland and open forest areas are a fire maintained ecosystem that is prone to lightning strikes as well as man-made fires, with fires usually occurring every 10-20 years (fires are required to keep the fine fuel levels of the grassland and forest areas at a low level).

Policies

The Regional Board:

- .1 Encourages the consolidation of adjoining parcels within the Townsite in order to ensure an adequate separation between on-site domestic water and sewage disposal systems.
- .2 Will consider the creation of an Untidy and Unsightly Premises Bylaw for the Coalmont area if requested by the community.

- .3 Will continue to explore the feasibility and costs of providing a public sewage disposal and/or water system to Coalmont and to canvas the community to gauge interest in establishing a Service Area.
- .4 If there is community interest in establishing a public sewage disposal and/or water system for Coalmont, the Regional District will seek funding support from senior levels of government.
- .5 Considers that sufficient land, centrally located within Coalmont, is designated for local business, retail and service commercial enterprises for the foreseeable future. Should a new commercial development proposal come forward, it shall be considered against the objectives of this Plan.
- .6 Supports the promotion of a heritage theme in Coalmont.
- .7 Does not support the designation of parcels within the Townsite of Coalmont as industrial, and such uses are directed to the Town of Princeton.
- .8 Supports the development of multi-purpose community hall within the plan area.
- .9 Recognises the special attributes of the Granite Creek Forest Recreation Site including, its unique setting on the Tulameen River and proximity to Granite Creek Historic Site, Granite Creek Cemetery and the Tulameen River Recreation Placer Reserve.
- .10 Supports protection of the British Columbia Recreation Site at Granite Creek under the appropriate formal status.



8.4 Eastgate

The Eastgate community represents the residential development situated at the eastern junction of the Hope-Princeton Highway (Highway No. 3) and boundary of Ernest C. Manning Provincial Park (herein referred to as Manning Park); as well as a smaller residential development in the adjacent Pasayten Valley (to the east). The boundaries of the Eastgate Local Area are as approximately shown on Map 5.

The emergence of Eastgate as a recreational community over the past fifty years is intrinsically tied to two specific provincial initiatives, these being the establishment of Manning Park in 1941, and completion of the Hope-Princeton Highway (Highway No. 3) in 1949.

The history of Manning Park can be traced to the overgrazing of threatened alpine meadows located in the north Cascades by domestic sheep. In response, the Provincial Government created the Three Brothers Mountain Reserve in 1931. In 1941, the Reserve was declared a Provincial Park and re-named in memory of Ernest C. Manning, (Chief Forester of British Columbia from 1936 – 1941).

Today, the park represents one of the most popular destination areas in the province as a result of its four season recreation opportunities, as well as its easy access and close proximity to nearly 70% of British Columbia's population. The park itself consists of approximately 70,844 hectares of rugged, forest-clad mountains, deep valleys, alpine meadows, lakes and fast-moving rivers, and park contains a large number of scenic, historic, floral and faunal attractions.

The Hope-Princeton Highway was subsequently completed by the province in 1949, the layout of which bisected the park and improved access to the area. Restrictions on the ability to develop within the park — effectively confined to the Gibson Pass area — would see recreational-residential uses pushed beyond the park's edges with the first subdivision in what is now known as Eastgate occurring in 1962. The remainder of the Eastgate community was effectively created by subdivision throughout the 1970s.

Due to a flood in 1972 that significantly damaged a number of properties in Eastgate, the province constructed a dike (also known as a "flood control structure") on Crown land immediately south of the community (near its boundary with Manning Park). The dike has subsequently been classified as "orphaned" and (at the time of drafting this Plan) is failing due to significant erosion — placing approximately 50 homes at potential risk. The Regional District continues to work towards a long term plan for flood protection for the community.

The forest interface area around the community possesses an extreme hazard rating, and, while the Similkameen River does act as a fire break, the source of water for firefighting purposes may be inadequate in the event of a catastrophic fire event.

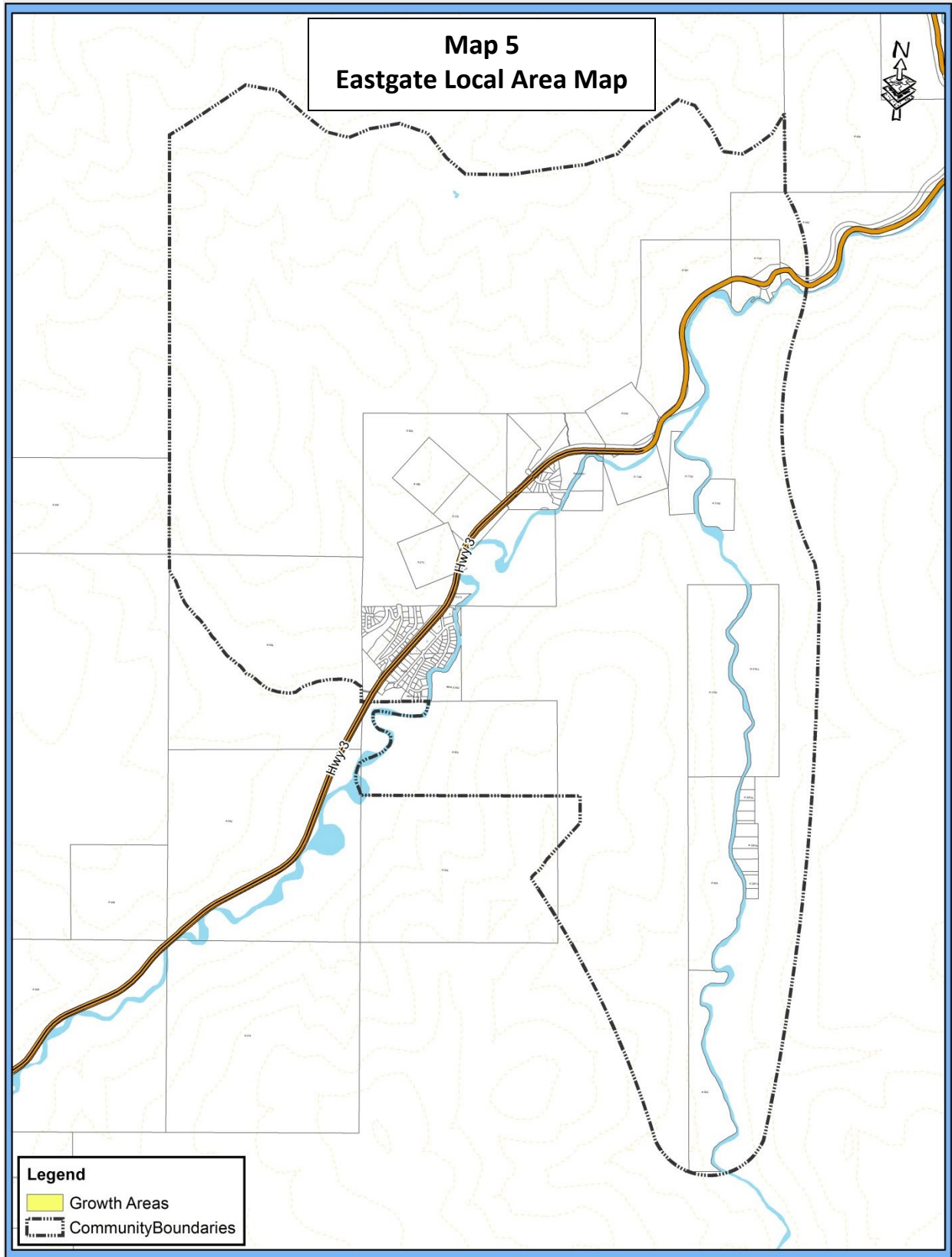
The grassland and open forest areas are a fire maintained ecosystem that is prone to lightning strikes as well as man-made fires, with fires usually occurring every 10-20 years

(fires are required to keep the fine fuel levels of the grassland and forest areas at a low level).

Policies

The Regional Board:

- .1 Supports the expansion and maintenance of existing trails in the community, including Bonnevir.
- .2 Discourages additional residential development in the Pasaytan Valley until such time as legal road access is provided.
- .3 Discourages additional residential development within the floodplain of the Similkameen River.
- .4 Considers that sufficient land, located near the Manning Park boundary, is currently designated for local business, retail and service commercial enterprises. Should a new commercial development proposal come forward, it shall be considered against the objectives of this Plan.



8.5 Missezula Lake

The community of Missezula Lake is situated at the southern end of the lake of the same name, and possesses a surface area of approximately 259 hectares. Jurisdiction over the lake is shared between the RDOS and Thompson-Nicola Regional District (TNRD). Access to the community is from Highway 5 via a 30 km narrow gravel road. The boundaries of the Missezula Lake Local Area are as approximately shown on Map 6.

Local lore holds that the legendary outlaw Bill Miner maintained a cabin near Missezula Lake early in the twentieth century, but development of the community can be traced to a seven year period occurring between 1972 and 1979, when subdivision created approximately 180 parcels.

The forest interface area around the community possesses an extreme hazard rating. The grassland and open forest areas are a fire maintained ecosystem that is prone to lightning strikes, with fires usually occurring every 10-20 years (fires are required to keep the fine fuel levels of the grassland and forest areas at a low level).

All permanent and seasonal residences within the community use individual onsite septic tank and disposal systems for sewage treatment and disposal, while the community draws its water from the lake. Public access to the lake within the community is via a formal “road” reserve maintained by the Ministry of Transportation and Infrastructure (MoTI) adjacent Missezula Lake Road.

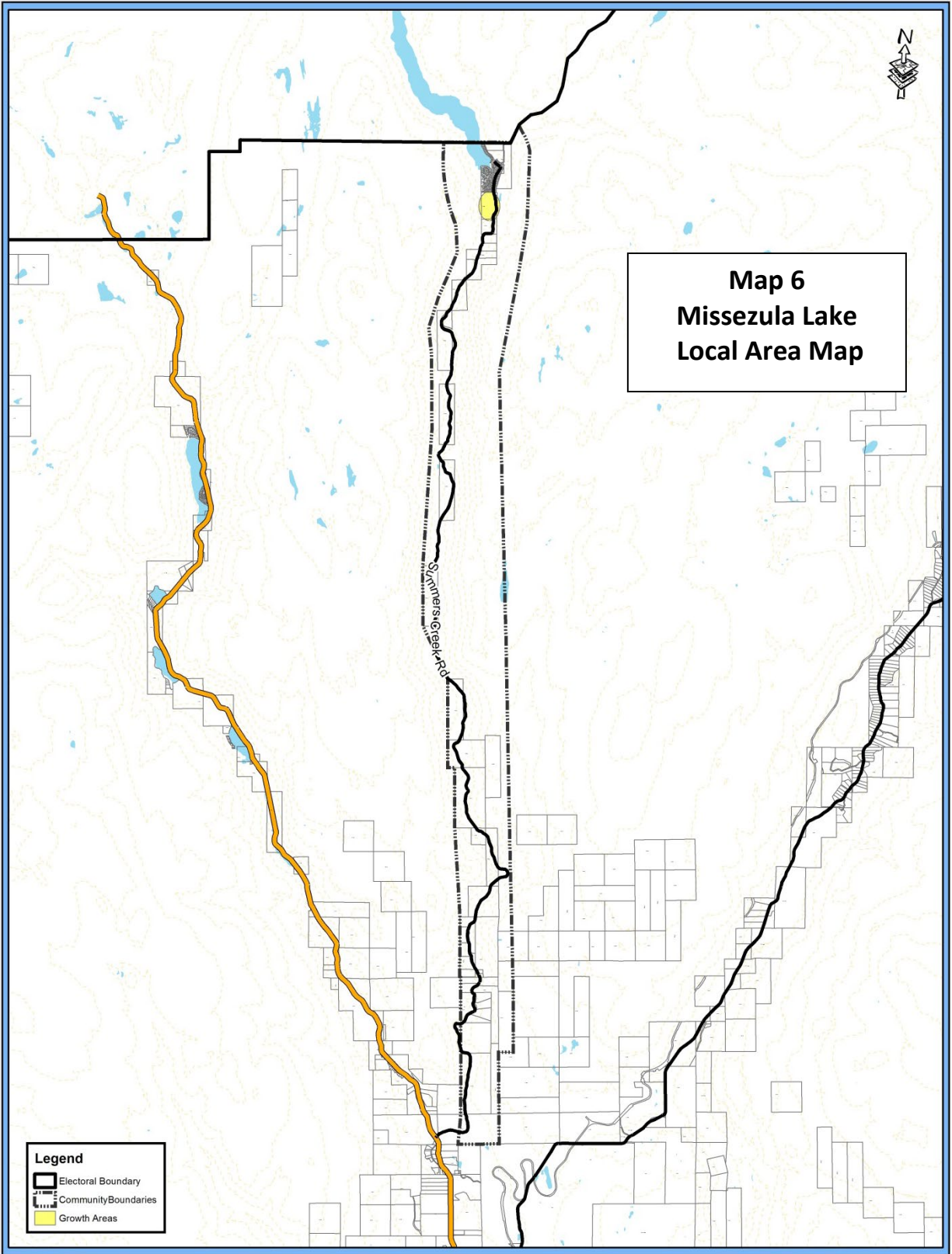
The Town of Princeton serves as the principal service and commercial centre for the community, which does not possess its own fire hall, public building or commercial use. Residents have indicated a desire for a local store, as well as the establishment of an alternate access route to the community in case of wildfire.

Policies

The Regional Board:

- .1 Considers that the corridor leading to the Missezula Lake community from Highway 5 shall be retained in a largely undeveloped state and preserved for wildlife habitat and existing agricultural operations (i.e. grazing and cropping).
- .2 Encourages the Ministry of Transportation and Infrastructure to improve the maintenance — including grading, dust control and snow removal — of Summers Creek Road.
- .3 Encourages the province to provide and maintain a suitable alternate route to the community of Missezula Lake.
- .4 Supports the continued use of the road right-of-way associated with Missezula Lake Road, and which adjoins the lake, for the purposes of a public boat launch, public access (including limited dock facilities), as well as community water facilities (i.e. pump house).

- .5 Supports the establishment of a volunteer fire hall in the Missezula Lake area, and the Regional District will assist in securing available Crown land for a future site.
- .6 Supports the establishment of a neighbourhood commercial use, such as a small retail service business, to focus on serving the Missezula Lake community.
- .7 Will investigate amending the Regional District's boundaries to incorporate all of Missezula Lake and its foreshore area within Electoral Area "H" in order to ensure a consistent approach to land use management around the lake.



8.6 Allison / Borgeson Lakes

Allison Lake represents the largest of five lakes situated within the Allison Creek watershed immediately adjacent to Highway 5A. The other lakes include Borgeson Lake, Dry Lake, Laird Lake, and McCaffrey Lake. The boundaries of the Allison / Borgeson Lake Local Area are as approximately shown on Map 7.

Local First Nations originally hunted and travelled through the area, with arrowheads a common find by local farmers in their fields, while local Aboriginal knowledge tells of a skirmish that took place at the bottom of Burn's Hill.

With European settlement, ranchers populated the surrounding watershed, and according to one tale, a young homesteader (Ketchum) could not convince his bride to come and live with him above Allison Lake until such time as he constructed a road out from his cabin. Unfortunately, the year after building the road, Ketchum died before he could bring his wife to the homestead.

McCaffrey Lake was named after Dr. McCaffrey and his small cabin, which was built right on the shore, is still in use. Laird Lake (locally known as McKenzie Lake) recalls a time when Laird McKenzie operated a mink farm in the valley. Rumoured to have no sense of smell he dried the hides inside his cabin. Borgeson Lake was named for a settler who resided along its shores in the 1920's.

Allison Lake was originally called Burns Lake after a homesteader called John Burns, who is buried on the ranch. The next owner of the ranch property was Jack Thynne, an Englishman who owned ranch land all the way to Tulameen (where he operated a stopping place that is said to have rented rooms to Billy Miner, the infamous train robber). Mr. Thynne sold the Allison Lake property to Matt and Susan Anderson in 1942 and they built and operated the Skye Blue Lodge Ranch. It was at this time the lake name was changed to Allison Lake so visitors to the Lodge would not get it mixed up with Burns Lake (Bulkley Valley). Over the years many families staying at the lodge came to fish the surrounding lakes, ride horses and participate in life on a ranch.

In the 1940's an entrepreneur harvested Marl lime from the south end of the lake to process and sell as fertilizer, and two depressions can still be seen at the campsite where the lime was removed.

As travel to Allison Lake via the Fraser Canyon became more accessible in the mid 20th century, Highway 5A would become a popular route for tourists with its Rolling hills, marshes, lakes (popular for fishing and water sports) and forests. Local wildlife include sand hill cranes feeding during the fall migration, blue herons, blue grouse, and goats. Many of the lakes have nesting common loons and the black cottonwoods along the water course are nesting sites for many birds, including screech owls. It is also not uncommon for the willows that line Allison Creek to be dammed by beaver.

Residential development in the area has primarily occurred around Allison Lake, starting in the 1960s, with the last major subdivision, at the north end of the lake, occurring in 1997. The subdivision on the east side of the lake has its own water system, whereas

the subdivision at the north end has individual wells. All permanent and seasonal residents have individual onsite septic tank and disposal systems for sewage treatment. A smaller residential subdivision has occurred around Borgeson Lake, and is serviced by individuals wells and onsite septic tank and disposal systems for sewage treatment.

Between the two communities is Allison Lake Provincial Park, which is an important part of the community. It was created in 1960 to provide camping and recreational opportunities for local residents and travelers on Highway 5. Currently, the day park is used by Princeton residents for water sports on weekends as it is one of the closest lakes to Princeton where motorised boats are permitted and a public picnic area is available. More recently, the Regional District has supported local residents develop a trail for walking along the old horse trail on the west side of the lake. Land donated by Tom and Gloria Stout (nee Anderson) on the west side of the lake has been designated as a regional park (Stout Park).

The Allison Borgeson Ratepayers' Association is currently working on fire protection, and with the help of the Regional District have acquired a water pump.

The forest interface area around the community possesses an extreme hazard rating, however, most of the residential areas are protected from the interface area by open spaces, major roads and watered lawns.

The grassland and open forest areas are a fire maintained ecosystem that is prone to lightning strikes, with fires usually occurring every 10-20 years (fires are required to keep the fine fuel levels of the grassland and forest areas at a low level.)

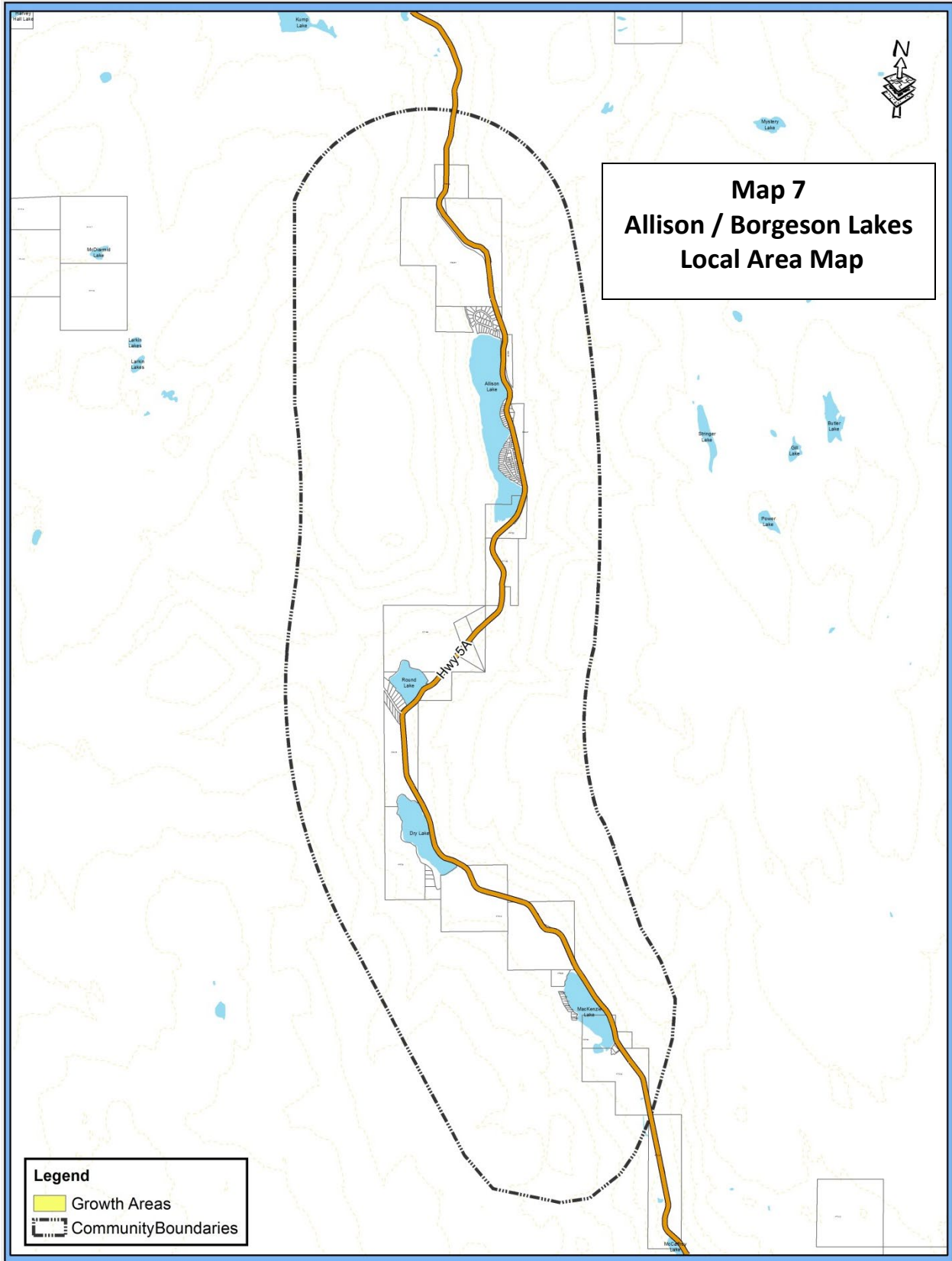
The Town of Princeton serves as the principal service and commercial centre for the community.

Policies

The Regional Board:

- .1 Supports the establishment of a volunteer fire hall in the Allison Lake area, and the Regional District will assist in securing available Crown land for a future site.
- .2 Encourages the Province to donate or otherwise make available Crown land adjacent to Allison Lake for the purpose of creating a trail corridor that would circumnavigate the lake.
- .3 Supports the creation and extension of an interconnected network of trails around Allison Lake.
- .4 Supports the maintenance and extension of the trail network from Borgeson Lake to the Pike Mountain area.
- .5 Supports the acquisition of the property at Lot 1, Plan E15671, District Lot 1199, SDYD, for the purposes of parkland.

- .6 Supports designating the whole of the Allison Creek watershed as a community watershed under the relevant Provincial legislation, as well as zoning the watershed as Watershed Resource Area (WRA) under the Zoning Bylaw.
- .7 Will consider the Allison Lake area a priority area when undertaking future Sensitive Ecosystem Inventory (SEI) Mapping.
- .8 Supports the creation of a Noise Control Bylaw for the Allison Lake area regulating the use of motorised vehicles, including motorboats.
- .9 Encourages the Province to give adequate notice to the Regional District and the Allison / Borgeson Lakes community regarding applications for the lease or sale of Crown Lands in the area, and that the management and disposition of Crown lands occur in a way that is consistent with the policies of the Allison / Borgeson Lakes Local Area.
- .10 Considers that the character, form and scale of commercial development complement community preference and is compatible with surrounding residential uses.
- .11 Encourages the development of Crown land for wind turbines, transmission lines or other similar type structures in the vicinity of the Allison / Boregson Lake community recognize the scenic values of the Valley and generally be confined to areas situated east of Highway 5.
- .12 Does not support the creation of additional waterfront parcels for residential use along the foreshore of Allison Lake.
- .13 Encourages residents within the Allison / Borgeson Lakes area to use directional lighting that minimizes unneeded lights during the day and night in order to reduce lighting and retain the quality of the dark sky.
- .14 Will consider the Allison Lake area for inclusion within the Regional District's Open Air Burning Bylaw.
- .15 Will work with the local community to maintain the boat launch facilities; picnicking area, campground, trails and Stout Park at Allison Lake.
- .16 Encourages the Province to explore the feasibility of re-aligning Highway 5 so that the camping area is not separated from the day use area at the south end of Allison Lake.



8.7 Princeton-Summerland Corridor

The Princeton-Summerland Corridor is the designation applied to a number of small, informal communities found along the high plateau of Highway 40 between the Town of Princeton and the District of Summerland. The various names applied to these communities include: Bankeir; Hayes Creek; Erris, Five Mile Valley; and Chain & Osprey Lakes. The boundaries of the Princeton-Summerland Corridor Local Area are as approximately shown on Map 8.



Predominantly ranching country through the first half of the twentieth century, as well as the route of the Kettle Valley Railway (KVR) between Princeton and Penticton, the first recreational properties in the Corridor began to emerge along the shores of Chain Lake in the late 1940s and 1950s. The lake is approximately 49 ha in area and there are currently 50 parcels on and around its shores with limited public access to the foreshore.

The residential and commercial hub of the Corridor is situated around Osprey Lake and, to a lesser extent, Link Lake. Also known as “Bankeir” (after the Post Office that was

opened in 1934 adjacent with the former Jellicoe Station on the KVR), development of the area to recreational and rural residential properties began along Osprey Lake in the early 1960s with the most recent major subdivision of smaller, upland rural properties having been completed in 1978 (resulting in a capacity of approximately 250 total properties in the area). Basic commercial services are provided by the Teepee Lakes General Store. There are a number of important archaeological sites in the area of the lakes.

The other major settlement area is found along an 8 km stretch of Highway 40 near the confluence of Siwash and Hayes Creeks and extending south. Comprised of predominantly rural residential properties that front the highway, development of this area occurred throughout the 1970s and early 1980s.

Beyond the Hayes Creek community, the valley bottom is farmed land located within the Agricultural Land Reserve (ALR) before rising up into open grassland and agricultural operations north of the Town of Princeton.

The forest interface area around the community possesses an extreme hazard rating, with the forest areas around Chain and Osprey Lakes being prone to lightning strikes and incidence of man-made fires. Past fire history indicates that fire will continue to move through the area.

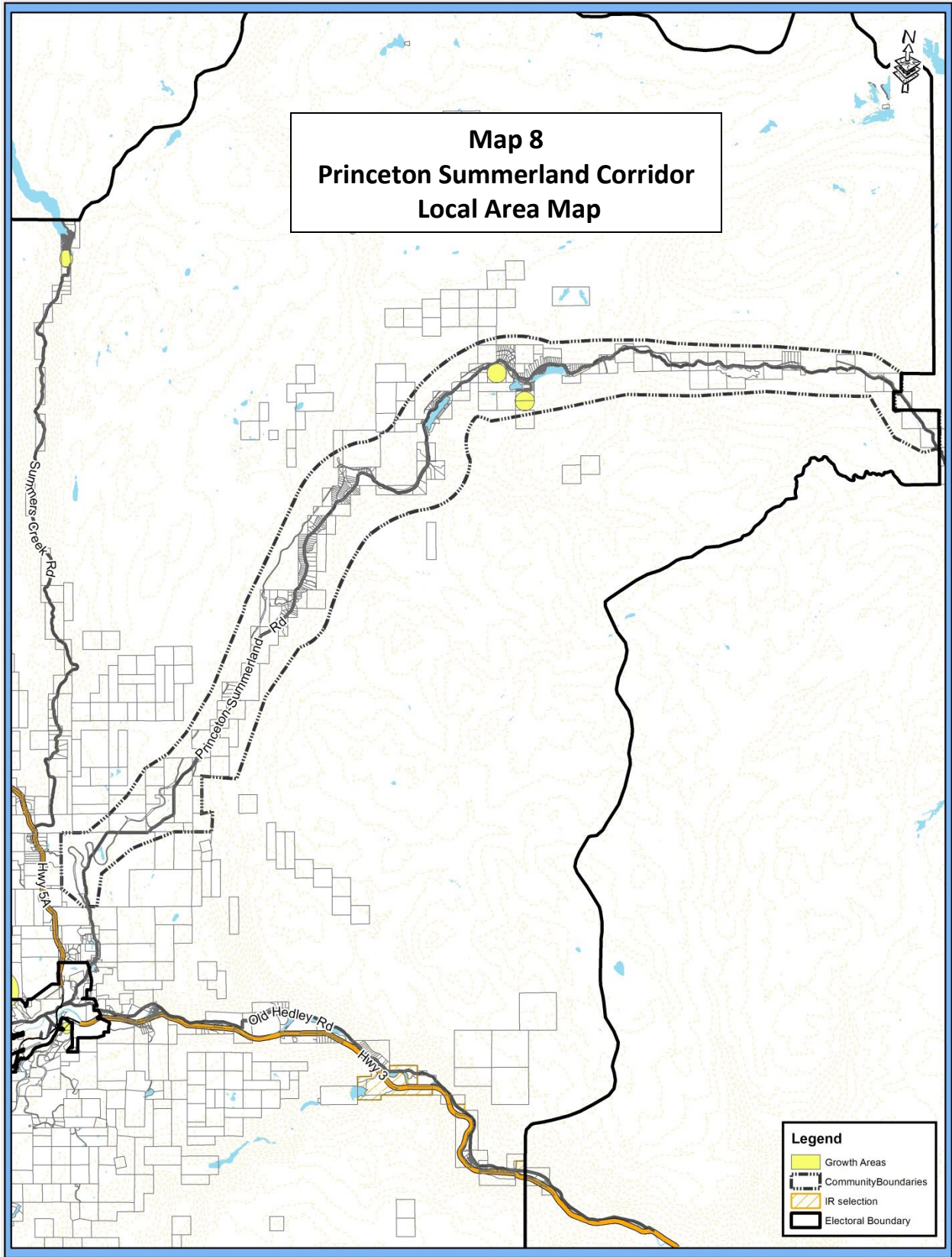
The eastern section of the Corridor is comprised within the Trout Community Watershed, which supplies approximately 90% of the District of Summerland’s water

demands. Known factors that affect the quality of water within the watershed include free range cattle; forestry activities; and assorted recreational uses.

Policies

The Regional Board:

- .1 Does not support the subdivision of those privately held parcels situated within the Trout Community Watershed.
- .2 Supports the development of a multi-purpose community hall within the plan area.
- .3 Will continue to assist in securing available Crown land for future fire hall sites.
- .4 Supports an increase in fire hall facilities, fire-fighter training and fire suppression equipment.
- .5 Encourages District Lot 2409 be retained by the Crown as a greenbelt area adjacent Hayes Creek for the purpose of passive recreation activities.
- .6 Encourages the Province to monitor the water quality of Chain, Link and Osprey Lakes to ascertain more precisely the degree of eutrophication.
- .7 Will explore the feasibility and costs of providing a public sewage disposal and/or water system to the communities within the Princeton-Summerland Corridor and to canvas the community to gauge interest in establishing a Service Area.
- .8 If there is community interest in establishing a public sewage disposal and/or water system, the Regional District will seek funding support from senior levels of government.
- .9 Will consider the creation of an Untidy and Unsightly Premises Bylaw for the Princeton-Summerland Corridor.
- .10 Encourages the Ministry of Transportation and Infrastructure to continue improvements to Highway 40 to ensure the safe and efficient movement of vehicles between Osprey Lake and Summerland.
- .11 Supports the provincial Off-Road Vehicle (ORV) Management Framework, designed to improve the safety and use of off-road vehicles (i.e. ATVs and snowmobiles).
- .12 Encourages the Province to maintain the Osprey Lake Forest Recreation Site and improve public access.



8.8 Headwater Lakes

Headwater Lakes is a system of four lakes (each with their own control, numbers 1, 2, 3, and 4), that is operated as a unit with primary control at No. 1 dam. Dams No. 1, 2 and 3 were originally constructed by the Summerland Development Company in the early twentieth century, with Dam No. 1 being reconstructed as an earth fill dam in 1965. The Lakes are surrounded by Crown land and represent the largest reservoir in the Trout Community Watershed, which is operated by the District of Summerland.

The Lakes are situated at the north-east section of the Electoral Area with access generally provided via Princeton Road at Peachland. The boundaries of the Headwater Lakes Local Area are as approximately shown on Map 9.

The province has created approximately 41 lease lots including one commercial lodge along the shores of the lakes. These lots are primarily used for recreational purposes (i.e. “cabins”) and maintain individual onsite septic tank and disposal systems for sewage treatment.

The forest interface area around the community possesses an extreme hazard rating, which is increased by the propensity of open fires lit by recreational users frequenting the area. Past fire history indicates that fire will continue to move through the area.

Policies^x

The Regional Board:

- .1 Opposes the sale of Crown leases in the Trout Community Watershed.
- .2 Opposes the approval of any additional leases of Crown land for residential purposes within the Trout Community Watershed.
- .3 Encourages the province to consult with the Regional District regarding applications for the use of Crown Lands within the Headwater Lakes Local Area.
- .4 Will seek to preserve the wilderness character of the Headwater Lakes Local Area by limiting the size and scope of existing development and discouraging the establishment of new camping facilities.
- .5 Encourages the Province to maintain the Headwater Lakes No. 3 Forest Recreation Site.
- .6 Supports efforts of existing leaseholders at Headwater Lakes to protect the water quality of the lake system.
- .7 Encourages increased law enforcement monitoring of camping sites on Headwaters Lakes between April 1st and October 31st in order to improve public safety and minimize the risk of interface fires.

^x Amendment Bylaw No. 2497.03, 2014 – adopted August 21, 2014

- .8 Will, if there is support expressed by the community, consider support in the way of training and funding for basic emergency equipment (i.e. automated external defibrillator and/or Basket Stretcher); and basic fire suppression equipment.
- .9 Will if there is support expressed by the community, consider the establishment of a waste transfer station.
- .10 Encourages the province to ensure basic maintenance and access of those Forest Service Roads serving the Headwater Lakes Local Area.
- .11 Supports community involvement and communication in the land use decision making process with the intent of working together for the betterment of the community as a whole.



8.9 Kennedy Lake^{xi}

The genesis of “Kennedy Lake” as a development site is believed to have originated in the late 1960s following the establishment of a campground use adjacent to the lake found on the property. The boundaries of the Kennedy Lake Local Area are as approximately shown on Map 10.

An approximately 16 ha portion of the subject property was subsequently zoned commercial in 1974 in order to recognize the campground use as well as an ancillary residence.

A rezoning proposal to develop the whole of the property to residential in 1982 was refused by the Board and the site was subsequently developed with numerous small cabins and permanently parked travel trailers situated on “lease lots” over the intervening 20 years.

In 2005, the Regional District Board approved an amendment bylaw which formalised approximately 132 dwelling units then found on the site and allowed for an additional 12 units to be constructed (for a total of 145).

An informal inventory of the site undertaken in 2012 determined that approximately 287 units had been constructed and enforcement action was initiated by the Regional District.

Following successful enforcement action, the Regional District Board resolved to apply a comprehensive development zoning to the parcel. This is recognition of the seasonal / recreational residential uses that have existed on the parcel over the past few decades.

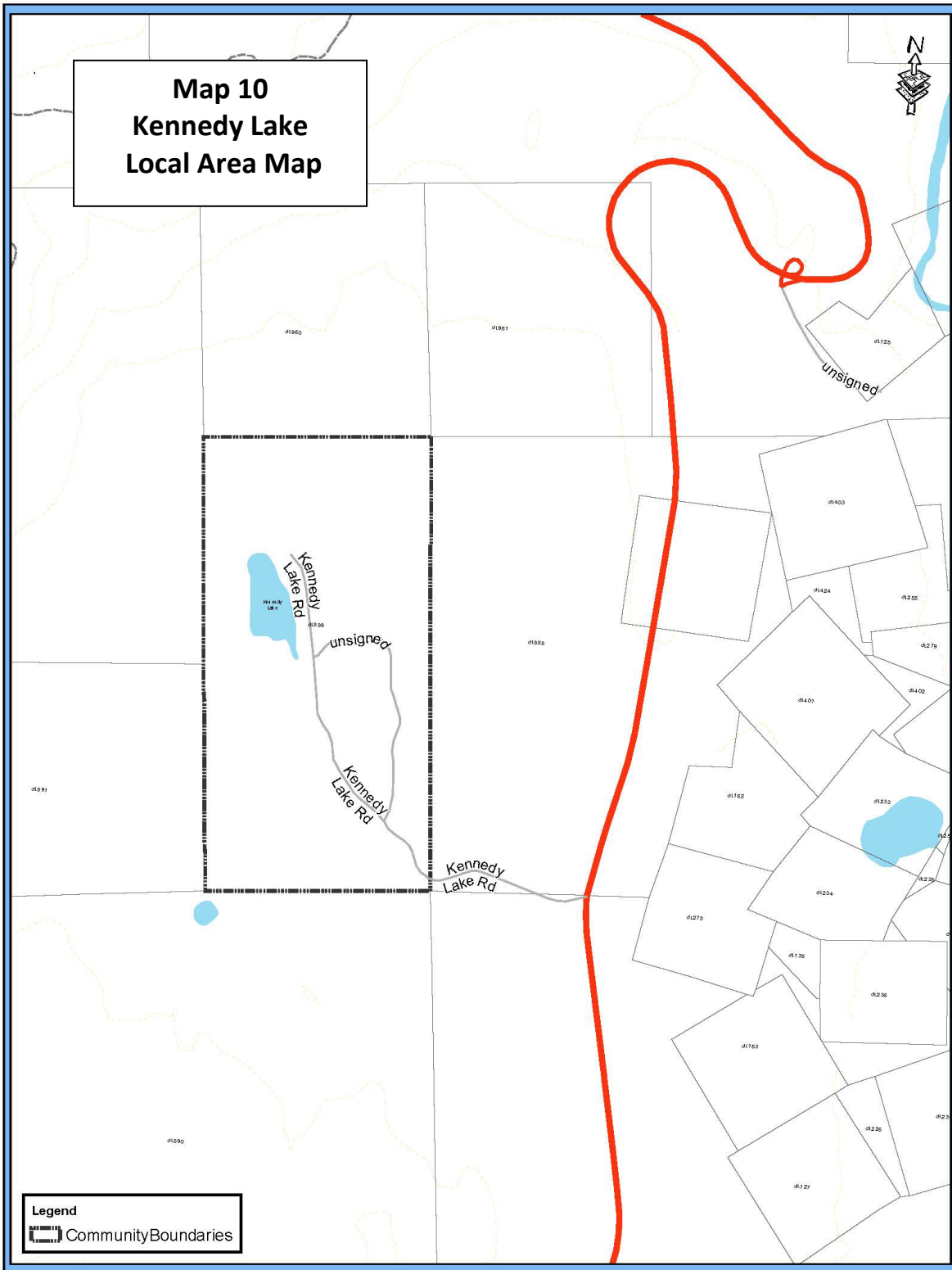
The zoning further aims to allow for the redevelopment of the historical lawful non-conforming uses of the parcel in order to improve building standards and public health and safety, but limits the use of the parcel to its density as of 2016.

Policies

The Regional Board:

- .1 Encourages the incorporation of site planning to minimize the potential for conflict between adjacent land uses (both on- and off-site).
- .2 Encourages the preservation and rehabilitation of environmentally sensitive and riparian lands.
- .3 Discourages any proposed subdivision of the parcel, except where all dwelling units on the parcel are connected to community water and community sewage disposal systems.
- .4 Encourages the province to create an alternate (emergency) egress route from District Lot 889, YDYD to Highway 3.

^{xi} Amendment Bylaw No. 2497.06, 2016 – adopted June 2, 2016



9.0 RESOURCE AREA

9.1 Background

The Resource Area designation is intended to guide development outside of existing settlement areas, and provide direction for responses to referrals from provincial agencies. Resource Areas are described as large parcels of land, and includes both private and/or Crown land.

This designation encompasses lands that are used and valued for watersheds, agriculture, forestry, natural resource extraction, or environmental conservation opportunities. Significant outdoor recreation opportunities also exist in the Resource Area designation and the Regional District support awareness of *Tread Lightly!* principles when accessing the backcountry, including traveling responsibly, respecting the rights of others, being educated, avoiding sensitive areas and leaving an area better than how it was found.

Under the proposed Zoning Bylaw No. 2498, the Resource Area designation includes the Resource Area (RA) Zone, which predominantly applies to Crown or forest lands (which account for approximately 94% of the land base within the Electoral Area); the Watershed Resource Area (WRA) Zone, which applies to formally designated community watersheds under the *Forests and Range Practices Act* (of which there are nine in Electoral Area “H”).

It is recognized that certain matters considered in this section are beyond the jurisdiction of the RDOS (i.e. Crown land), however, the objectives and policies relating to these are intended to serve as indicators of community preference and to assist senior levels of government in planning and decision making.

9.2 Objectives

- .1 To recognize the importance of water resources and protect and improve the quality and quantity of those resources for future generations.
- .2 To maintain the renewable natural resource land base and protect it from activities that may diminish resource value and potential.
- .3 To plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.
- .4 To encourage and protect responsible outdoor recreational opportunities in accordance with *Tread Lightly!* principles.
- .5 To protect sand and gravel aggregate supplies for anticipated future needs.



9.3 Policies

The Regional Board:

- .1 Continues to support lands designated as Resource Area being maintained as large land parcels (i.e. as unsurveyed Crown land, or as District Lots).
- .2 Strongly supports responsible land use practices on Resource Area lands.
- .3 Supports a moratorium on coal bed methane drilling and hydraulic fracturing and development until such time that the safety and well-being of local residents and water resources can be guaranteed.
- .4 All rezoning applications affecting land that is subject to the hazard of forest fire shall be referred to the relevant provincial agency for their input and may require that a Restrictive Covenant be registered to notify potential purchasers of the hazard, require special building materials and setbacks, and/or save-harmless the Regional District in the event of a wildfire event.
- .5 Encourages the Province to develop a regional energy plan for Electoral Area "H" in relation to Independent Power Producers.
- .6 Supports the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds in Electoral Area "H".
- .7 May permit industrial uses that have strong linkages to resource activities such as forestry or mining and that are primarily conducted outdoors; require a land area

of one hectare or more; and may be incompatible with settlement uses or industry located within the Town of Princeton, on a site specific rezoning basis in lands zoned as Resource Area.

- .8 Supports the development of small scale commercial facilities for back country recreation, including campgrounds, public or commercial backcountry huts, and extensive recreation to be consistent with the Resource Area Zone.
- .9 Supports established snowmobiling areas and will work with the Province and others to ensure that they have adequate staging areas with off-road parking.
- .10 Supports communication with and participation by First Nation communities in the management and development of Crown resources.
- .11 Supports the introduction of a zoning district on District Lot 889, YDYG, in order to:
 - a) to recognize the historical lawful non-conforming seasonal and recreational residential uses on the parcel without encouraging the expansion of those uses in the future.
 - b) to protect and enhance the natural environment in all proposed development and redevelopment.
 - c) to reduce the risks to and increase the safety of current and future occupants of the parcel.^{xii}
- .12 Does not support the use of lands designated Resource Area (RA) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.^{xiii}
- .13 Will consider “micro cannabis production facility” proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:^{xiv}
 - i) the parcel under application has an area not less than 2.0 hectares;
 - ii) the maximum size of the plant surface cultivation area is 200.0 m²;
 - iii) confirmation is provided that adequate water and servicing is available to the site; and
 - iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

Watershed Resource Area

- .14 Considers that the primary land management priority in the Watershed Resource Area Zone is to maintain and manage local water quality and quantity.

^{xii} Amendment Bylaw No. 2497.06, 2016 – adopted June 2, 2016

^{xiii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xiv} Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.

- .15 Discourages intensive recreation, subdivision and rezoning of lands within the Watershed Resource Area Zone. Recreationalists are encouraged to minimize stream crossings and stay on existing trails to prevent erosion.
- .16 Encourages the relevant Provincial agency to ensure that forest practices within community watersheds are conducted in accordance with the *BC Forest and Ranges Practices Act* and relevant provincial guidelines.
- .17 Encourages the Province to retain, in perpetuity, public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.



Thirsk Dam – Trout Community Watershed

10.0 AGRICULTURE

10.1 Background

Approximately 27,203 ha, or 5.62% of the total land base of Electoral Area “H” is situated within the Agricultural Land Reserve (ALR), an area that has been designated Agriculture (AG) under this Plan — an objective of which is to preserve the agricultural capacity of these lands.

The Agriculture designation affects approximately 33.2% of all privately held parcels in the Electoral Area (as of early 2011), with the average parcel size in the ALR being approximately 42 ha.

According to spatial data provided by the Ministry of Agriculture and Lands, as of 2008, the top five uses of ALR land in Electoral Area “H” were:

1. *Non Farm* (26.2%)
2. *Range* (20.1%)
3. *Beef Cattle Farm* (8.6%)
4. *Pasture* (7.8%)
5. *Forage Operation* (6.8%)

“Non-Farm” uses include undeveloped natural areas, residential uses, unused farmland, recreational uses, and hobby / amenity uses.

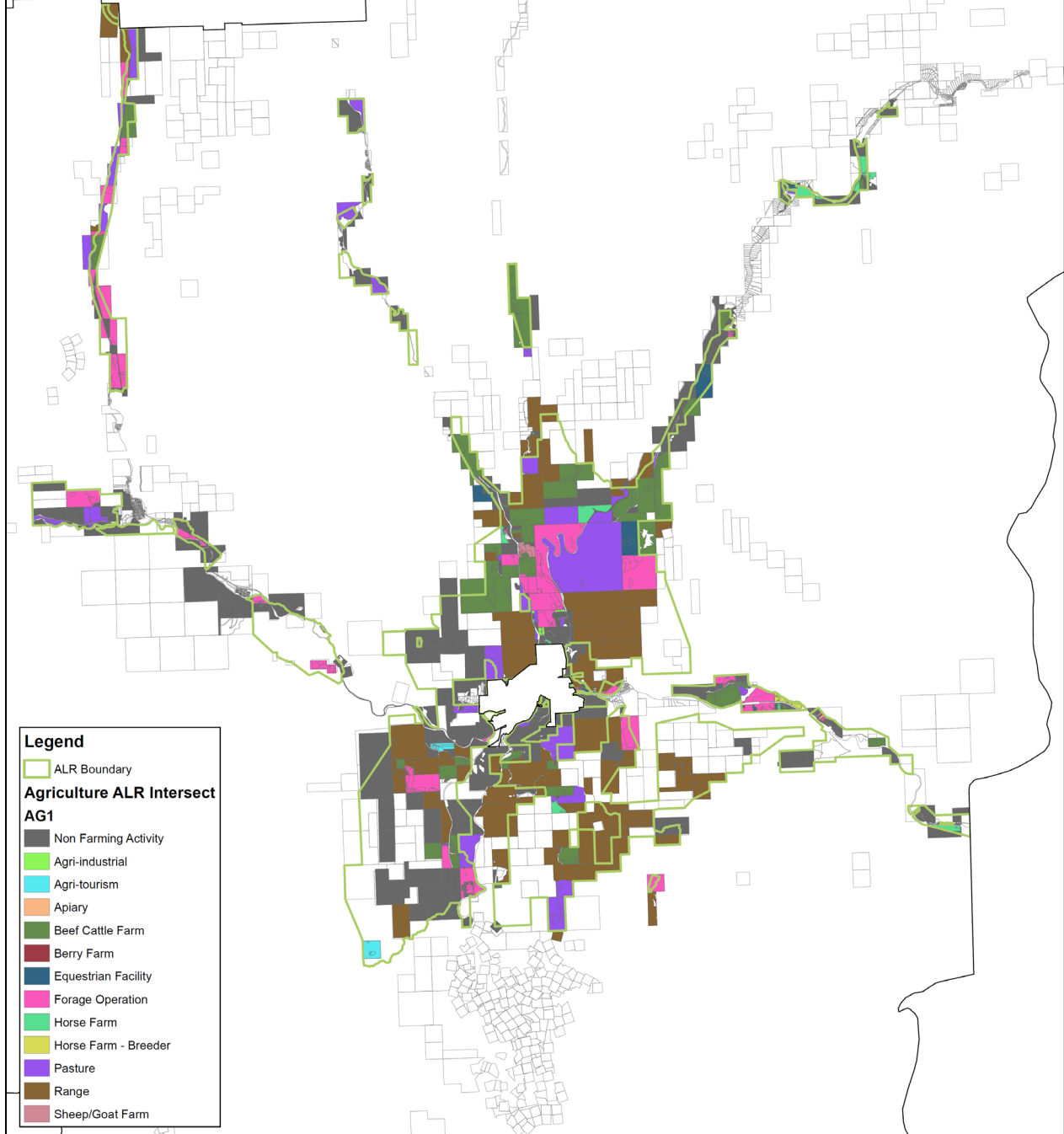
Statistics Canada’s 2006 Census of Agriculture came to somewhat similar conclusions. Within Subdivision ‘C’ of the Okanagan-Similkameen Census District (which is seen to compromise Electoral Area “H” as well as the Town of Princeton), the total area of all farms is stated as being approximately 22,643 ha, but with an average “farm” size (as opposed to parcel size) of approximately 276 ha.

The four most common types of farms by industry classification in Electoral Area “H” in terms of aggregate numbers were “beef cattle ranching and farming, including feedlots” (at 31.7%), “horse and other equine production” (at 25.6%), “hay farming” (at 15.9%), and “livestock combination farming” (at 8.6%). In comparison to the rest of the Regional District, where “fruit and tree-nut farming” is the most prevalent (at 64.1%), this particular industry represented only at 2.4% of farms within Electoral Area “H”.

Although total gross farm receipts in 2005 were approximately \$2,762,105 — which represents 2.2% of the total farm receipts realised in the Regional District — over half of all farms in Electoral Area “H” (i.e. 51.2%) declared receipts of less than \$10,000. Although not directly related, 64% of farm operators also indicated that they undertook non-farm work in 2005.

Of note, the 2008 data compiled by the Ministry indicates that over 26% of the land in the ALR is not actively being farmed.

**Map 10
Agriculture / ALR Intersect**



- Legend**
- ALR Boundary
 - Agriculture ALR Intersect**
 - AG1**
 - Non Farming Activity
 - Agri-industrial
 - Agri-tourism
 - Apilary
 - Beef Cattle Farm
 - Berry Farm
 - Equestrian Facility
 - Forage Operation
 - Horse Farm
 - Horse Farm - Breeder
 - Pasture
 - Range
 - Sheep/Goat Farm

Map 10 provides a snapshot of the Princeton Fringe area and the breakdown of the agricultural uses of those parcels found within and out of the ALR. This information is based upon Ministry of Agriculture data compiled in 2008.



Under the *Agricultural Land Commission Act*, regulations and Orders of the Agricultural Land Commission (ALC) take precedence on matters of land use and subdivision of land within the ALR. Designating ALR lands as Agriculture will ensure that only agricultural uses and uses associated with and complementary to agriculture are permitted.

The Regional Board assists in the administration of ALR land by commenting on applications for subdivision, non-farm use, and exclusion of land from the ALR. The policies established in this Plan will provide guidance for future Regional Board comments on these applications.

10.2 Objectives

- .1 To support the use of areas designated for “Agriculture” for ranching and other agricultural uses.
- .2 To discourage the subdivision and non-farm use of land designated for “Agriculture”.
- .3 To not support ALR exclusion applications on lands that are suitable for ranching and other agricultural uses.
- .4 To minimize conflicts between agriculture / ranching and other land uses.
- .5 To minimize the impacts of agriculture and ranching on environmental resources.

10.3 Policies

The Regional Board:

- .1 Encourages that the principal use of lands designated as Agriculture on the Official Community Plan Map shall be agriculture.
- .2 Encourages the Agricultural Land Commission to carry out a review, as time and funds permit, of Agricultural Land Reserve boundaries in the Electoral Area (as the Reserve may contain some marginal or non-agricultural land, and some good capability lands might not be within the ALR).
- .3 *deleted.*^{xv}

^{xv} Amendment Bylaw No. 2913, 2020 – adopted March 4, 2021.

- .4 Permits parcel sizes to vary depending on respective zoning and decisions of the provincial Agricultural Land Commission, but generally shall not be smaller than 20.0 hectares.
- .5 Will consider applications to subdivide parcels smaller than 20.0 hectares within the Agricultural Land Reserve, subject to approval of the provincial Agricultural Land Commission, in the following cases:
 - a) for a homesite severance under the Agricultural Land Commission's homesite severance policy;
 - b) where the subdivision or boundary adjustment will allow for more efficient use of agricultural land or the better utilization of farm buildings for farm purposes; and
 - c) where the community interests in the subdivision of the land outweigh the community interests in the retention of the land in a larger parcel.

In these cases, the individual parcel sizes within the Agriculture designation are subject to approval by the provincial Agricultural Land Commission, and must meet minimum parcel size required to meet the relevant Provincial regulations for septic disposal fields.

- .6 Supports the consolidation of legal parcels that support more efficient agricultural operations.
- .7 Supports the Agricultural Land Commission in ensuring that new development adjacent to agricultural areas provides sufficient buffering in the form of setbacks, fencing, and landscaping consistent with provincial Agricultural Land Commission specifications.
- .8 Supports the *Farm Practices Protection (Right to Farm) Act*, and will give due consideration to the objectives of the Act when making land use decisions.
- .9 Encourages the rural area to participate in the creation of an Agricultural Advisory Committee to consider and advise the Board on agricultural matters.
- .10 Supports the planning of new and modified roads, utility and communication corridors in the Plan area that avoid disruption and fragmentation of existing and potential agricultural land.
- .11 Supports the wild fire hazard prevention policies set out in Section 18.0 (Hazard Lands) for any proposed residential uses.
- .12 Supports directing intensive agricultural operations to larger lots or increasing building setbacks and other possible mitigation measures in the Zoning Bylaw to prevent potential conflicts with adjacent uses, subject to compliance with Provincial Acts and Statutes, and associated amendments to the Local Government Act.
- .13 Supports the preservation of environmental values, and where possible conservation providing they do not interfere with agricultural practices and

Provincial Acts and Statutes, and associated amendments to the *Local Government Act*.

- .14 Supports property owners or occupiers to diversify and enhance uses secondary to agricultural uses with home industry, home occupation, or bed and breakfast establishment business opportunities.
- .15 Encourages secondary “value added” uses such as agri-tourism for the purpose of diversifying and enhancing farm income, provided that these developments are compatible with the agricultural character of the area, and that they do not present a potential land use conflict with surrounding properties.
- .16 Recognises the value and contribution of grazing lands to cattle operations. Traditional corridors utilized by cattle to gain access to range land will be protected wherever possible, and new development adjacent to Crown range will be assessed in terms of its impact on livestock grazing, and may be required to provide fencing as part of rezoning or subdivision approval, where the need has been demonstrated by a Provincial agency having jurisdiction.
- .17 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.^{xvi}
- .18 Recognises that production of cannabis in the Agricultural Land Reserve is considered a permitted “farm use” by the Agricultural Land Commission if produced outdoors in a field or inside a structure that has a base consisting entirely of soil and cannot be prohibited by local government bylaw.^{xvii}
- .19 Will consider “micro cannabis production facility” proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:^{xviii}
 - i) the parcel under application has an area not less than 2.0 hectares;
 - ii) the maximum size of the plant surface cultivation area is 200.0 m²;
 - iii) confirmation is provided that adequate water and servicing is available to the site; and
 - iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.
- .20 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers’ housing).^{xix}

^{xvi} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xvii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xviii} Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.

^{xix} Amendment Bylaw No. 2956, 2022 – adopted May 5, 2022.

- .21 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:^{xx}
- a) the accommodation is to be installed on a temporary foundation with no basement.
 - b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).
 - c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.
 - d) the size of the accommodation and total residential footprint.
 - e) the number of proposed persons to be housed in the accommodation structure.
 - f) the parcel has been classified as “farm” under the *BC Assessment Act*.
 - g) the location of the accommodation on a parcel, specifically:
 - i) is it to be sited on the least arable soils on a property or within an existing “farm home plate” (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);
 - ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.

^{xx} Amendment Bylaw No. 2956, 2022 – adopted May 5, 2022.

11.0 RURAL HOLDINGS

11.1 Background

Rural holdings include land use designations for Large Holdings and Small Holdings, and range from large to medium sized parcels.

The Large Holdings designation, typically smaller than resource area parcels, includes large parcels of land generally used for ranching, grazing, general resource management, outdoor recreation, fish and wildlife habitat, and other uses that fit with the character of this area. Large Holdings areas are generally undeveloped except for limited utility and access corridors, as well as one principal single detached dwelling per parcel.

The Small Holdings designation includes medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, limited resource management, home industry uses and other uses that fit with the character of the area.

11.2 Objectives

- .1 To retain and enhance the rural character of rural holdings.
- .2 To retain land designated Large Holdings in as natural a state and at a low density of development to the greatest extent possible.
- .3 To preserve and protect areas with significant wildlife, wetland or other habitat value and other environmentally sensitive areas and encourage conservation stewardship within the Large and Small Holdings designation.
- .4 To minimize the effects from wildfires from the interface area where residential development adjoins forested areas and where there is an identified wildfire hazard.

11.3 Policies

The Regional Board:

- .1 Lands designated as Large Holdings should be between 4.0 hectares and 8.0 hectares in area in recognition that these areas will remain rural with limited community services and infrastructure.
- .2 Has established a range of densities and parcel sizes for areas designated as Small Holdings to provide for a rural or semi-rural, country residential lifestyle.
- .3 Requires that a proposal to create additional land designated either Large Holdings or Small Holdings should:
 - a) clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of the OCP; and

- b) provide an assessment of the proposal against the following criteria:
 - i) availability of vacant land currently designated as either Large Holdings or Small Holdings;
 - ii) capability of the natural environment to support the proposed development;
 - iii) capability of accommodating on-site domestic water and sewage disposal, subject to verification that an adequate water supply is available, and submission of an assessment from a qualified individual in accordance with the RDOS servicing bylaw.
 - iv) impact on important habitat and ‘leave strips’ (being areas of land and vegetation that should remain in an undisturbed state) in the natural environment;
 - v) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
 - vi) compatibility with adjacent land uses and designations, and the character of the existing area;
 - vii) proximity and access to existing roads and other community and essential services;
 - viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and
 - ix) type, timing and staging of the development.
- .4 Encourages voluntary environmental stewardship on private land within rural holdings designations.
- .5 Encourages the Regional Subdivision Approving Authority to ensure that development or subdivision located within Rural Holdings areas allow for public access to Crown land.
- .6 Encourages cluster housing development based on examination of the criteria set out under Section 7.0 (Growth Management).
- .7 Supports the wild fire hazard prevention policies set out in Section 18.0 (Hazard Lands) for any proposed residential uses.
- .8 All development will be encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
- .9 Provides for property owners or occupiers to diversify and enhance uses secondary to rural holdings with home industry, home occupation, or bed and breakfast establishment business opportunities, and including affordable housing in the form of secondary suites and carriage houses, provided that these developments are compatible with the rural character of the area.^{xxi}

^{xxi} Amendment Bylaw No. 2497.02, 2014 – adopted November 6, 2014

- .10 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.^{xxii}
- .11 Will consider “micro cannabis production facility” proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:^{xxiii}
- i) the parcel under application has an area not less than 2.0 hectares;
 - ii) the maximum size of the plant surface cultivation area is 200.0 m²;
 - iii) confirmation is provided that adequate water and servicing is available to the site; and
 - iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

^{xxii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

^{xxiii} Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.

12.0 RESIDENTIAL

12.1 Background

This section outlines the objectives and policies for low density residential, medium density residential and manufactured home park and strata developments in the Plan area.

Low density residential development generally includes single detached housing, manufactured homes, duplexes, small parks, and other buildings and uses that fit with the low-density character of the designation. A number of low density residential areas are designated within the Plan area, including at Eastgate, Tulameen, Coalmont, Allison Lake, Missezula Lake, Osprey Lake, and around the Town of Princeton.

Low density residential development also includes manufactured home parks (on land under single ownership on which three or more manufactured homes are located) and manufactured home strata developments (ownership of individual lots and an association or strata corporation which owns all the common areas of the development such as roadways, open space and storage sites). Manufactured home parks, under the designation of Low Density Residential, are limited and located in two disparate locations within the Plan area, being Taylor Mill Drive and Huey Road.

Medium density residential development generally includes triplexes, fourplexes, townhouses, apartments and other uses that fit with the residential intent of the designation. Currently, there are no multiple dwelling residential zones designated within the Plan area and the Regional Board strongly discourages such development within the rural area, and instead, directs these to existing settlement areas or the Town of Princeton.

12.2 Objectives

- .1 To encourage a wide range of residential locations, types and densities in order to accommodate different socio-economic groups, age groups and lifestyles in the Plan area.
- .2 To support a strategy of directing low and medium density residential development to existing settlement areas or the Town of Princeton where services and amenities are more readily available (high density development is not encouraged within the Plan area).
- .3 To manage residential growth in a way that protects the existing rural quality of life and minimizes negative environmental impacts.
- .4 To reduce the potential of natural hazards in new residential areas.
- .5 To encourage high standards for subdivision design, site development, building design and landscaping for various types of residential developments.

12.3 General Residential Policies

The Regional Board:

- .1 Encourages the infill of vacant residential parcels before developing new residential areas.
- .2 Encourages a wide range of housing tenures and organizational frameworks, including fee simple ownership, lease, rental, strata title, and co-operative housing.
- .3 Will consider servicing capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer.
- .4 Will consider working with the Agricultural Land Commission and other Provincial agencies to ensure that new development adjacent to agricultural areas provides sufficient buffering in the form of setbacks, and mitigation works consistent with provincial specifications.
- .5 Supports the wild fire hazard prevention policies set out in Section 18.0 (Hazard Lands) for any proposed residential uses.
- .6 Will regulate home occupations in residential areas to maintain the residential character of an area, and ensure that the home occupation does not have a negative impact on the quality of life enjoyed by residents of the area.
- .7 Provides for affordable housing in the form of permitting secondary suites in certain residential designations subject to specific regulations.
- .8 Will work with other organizations to support the development of affordable or special needs housing in the Plan area.
- .9 Does not support the development of “micro cannabis production facilities” on land designated Low Density Residential (LR) or Medium Density Residential (MR).²⁴

12.4 Low Density Residential Policies

The Regional Board:

- .1 Considers that the maximum density for development in the Low Density Residential designation is 20 dwelling units per hectare, subject to servicing requirements.
- .2 Directs that new small lot single family Low Density Residential development shall be connected to a community water system and a community sewer system.

²⁴ Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020

- .3 In reviewing a rezoning application submitted to the Regional District that seeks to designate a new area as Low Density Residential, the following criteria may be considered, in addition to those listed under General Residential Policies:
 - a) impact on farm land;
 - b) location near parks or community facilities, and connected by pedestrian circulation to these amenities;
 - c) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping and screening, and appropriate signage;
 - d) respects lake and mountain views, and access to sunlight of adjacent properties; and,
 - e) provides access without constructing new roads or utility corridors through environmentally sensitive areas, Agricultural Land Reserve, hazard areas, and without creating permanent scarring on slopes visible from major roads or residential areas.
- .4 Provides for affordable housing in the form of permitting secondary suites in Low Density Residential designations, with the exception of duplexes, and attached dwelling units, and subject to specific regulations.
- .5 Encourages cluster housing development based on examination of the criteria set out under Section 7.0 (Growth Management).

12.5 Medium Density Residential Policies

The Regional Board:

- .1 Directs that new Medium Density Residential development shall be connected to a community water system and a community sewer system.
- .2 In reviewing a rezoning application submitted to the Regional District that seeks to designate a new area as Low Density Residential, the following criteria may be considered, in addition to those listed under General Residential and Low Density Residential Policies:
 - a) impact on farm land;
 - b) location near or adjacent to parks and community facilities, and connected by pedestrian circulation to these amenities;
 - c) provides for development of new, or upgrading of existing, roads and community services;
 - d) provides for adequate off-street parking requirements, on-site landscaping and screening, and appropriate signage;

- e) provides for collection and retention works for surface runoff, and collection and treatment works for domestic wastewater; and
 - f) provides for solid screening from adjacent land uses and designations, and to lessen visual impacts where development is proposed on hillsides or in critical views.
- .3 Supports minimization of intrusion of Medium Density Residential development where it adjoins farm land:
- a) buffering in accordance with the Agricultural Land Commission and other relevant Provincial agency regulations;
 - b) setting the ground floor of the multiple dwelling building back far enough from the agricultural use in order to minimize potential conflicts; and
 - c) designing the building to step back from the agricultural land as the building increases in height.
- .4 Encourages cluster housing development based on examination of the criteria set out under Section 7.0 (Growth Management).

13.0 COMMERCIAL

13.1 Background

Commercial development in the Plan area generally occurs within existing settlement areas — such as the Coalmont and Tulameen town sites — in the form of convenience stores and lodgings.

In the decades following the completion of Highway No. 3 (Hope-Princeton) in 1949, a series of hotels, motels, campgrounds, service stations and convenience stores catering to the motoring public were established, particularly in the vicinity of Eastgate. Following the completion of the Coquihalla Highway in 1986, traffic patterns through the area have changed and many of these highway developments either disappeared from the landscape or remain unused, leading to a surplus of commercial zonings in the Electoral Area.

There also exist a number of commercial uses which are oriented to recreation-related activities and services; are conducted outdoors; and are characterised by potentially moderate impacts on the natural environment.

The Plan recognizes highway commercial and tourist commercial developments under the same Commercial land use designation and also generally encourages large scale service and commercial development be directed to the Town of Princeton, which is better able to function as a service center. At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed commercial uses as it considers that there is sufficient unused land presently designated for commercial uses.

13.2 Objectives

- .1 To provide for small scale commercial activities servicing the needs of residents and tourists.
- .2 To minimize land use incompatibility and conflicts between commercial activities and surrounding land uses.
- .3 To ensure that all commercial development is in scale with and appropriate to the character of the rural community and its natural environment.
- .4 To support a strategy of generally directing commercial development to the Town of Princeton where services and amenities are more readily available.

13.3 Policies

The Regional Board:

- .1 Encourages the maintenance and enhancement of existing commercial land uses, and supports new small scale commercial development so that a broader employment base may be achieved.
- .2 Encourages commercial development away from highways to protect the visual character of the rural area, and to achieve a proper distribution of traffic flow throughout the road network.
- .3 Encourages major service and general business commercial uses to the Town of Princeton which has the necessary infrastructure and support services.
- .4 Will consider commercial development proposals and associated rezoning applications that reflect the needs of the local community and the anticipated demand from the traveling public.
- .5 Local commercial establishments such as a convenience store/gas station are supported in areas where they will serve both the local population and the travelling public.
- .6 Only open space recreation uses such as, golf courses, campgrounds and/or recreation vehicle parks are supported on lands prone to flooding and/or adjacent to a lake, river or creek, providing all structures and septic disposal systems are adequately 'flood-proofed' (i.e. steps have been taken to minimise the impact of a flood).
- .7 Open space recreation and tourist commercial opportunities such as guest ranches, golf courses, campgrounds, or guide camps will be considered based on their individual merits providing they do not have a detrimental impact on the environment or surrounding land uses.
- .8 Supports public recreation, resort commercial, agri-tourism and eco-tourism opportunities such as trail rides, campgrounds and/or wilderness tours, providing they do not have a previously demonstrated detrimental impact on important habitat or riparian areas or adjacent land uses.
- .9 Encourages an attractive and safe highway streetscape by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.
- .10 Will consider amending the land use designation on the remainder of the property at 5021 Highway 97C (Elkhart Lodge) and legally described as Lot 1, Plan KAP68315, District Lot 4531, KDYD, to Commercial subject to further site planning related to, amongst other things, the provision of on-site water and sewer systems, environmental assessments and emergency services access (i.e. fire protection).^{xxv}

^{xxv} Amendment Bylaw No. 2497.10, 2019 – adopted August 1, 2019

- .11 Does not support the use of lands designated Commercial (C) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use of commercial lands.^{xxvi}

^{xxvi} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

14.0 INDUSTRIAL

14.1 Background

The principal industrial activities in the Plan Area are mining and logging, which generally occur on Crown land and are subject to the Resource Area designation. While the health of these industries is essential to the economy of the Plan Area, other industrial activities do occur and are provided for under the Industrial land use designation.

The Zoning Bylaw No. 2498, provides for a light industrial zone, which permits a range uses including manufacturing, assembly, processing, machining, fabricating, service and repair of equipment, and trucking, to removal of aggregate and mineral resources, wholesaling, warehousing, storage, and limited associated retail sales.



The heavy industrial zone also allows for manufacturing, assembly, processing, machining, fabricating, service and repair of equipment, as well as gravel processing and associated operations, salvage operations, stockyards and abattoirs, sanitary landfills, and sewage treatment plants.

The Plan recognizes the substantial investment of public funds in developing the Town of Princeton's "Industrial Estates" through federal grants as well as the Town's own expenditures and supports this initiative by directing more intensive industrial development to the Town of Princeton, which is also better able to function as a service centre. Accordingly, at the time of adoption of this Plan, the Regional

District is not designating any additional areas for proposed industrial uses. The Regional District may consider designating land for proposed industrial uses on a case-by-case basis.

14.2 Objectives

- .1 To support the Town of Princeton as the industrial centre for the plan area.
- .2 To provide for small scale, light industrial activities servicing the needs of local residents.
- .3 To minimize land use incompatibility and conflicts between industry and surrounding land uses.

- .4 To ensure that all industrial development is in scale with and appropriate to the character of the rural community and does not adversely affect the natural environment.

14.3 Policies

The Regional Board:

- .1 Encourages industrial uses to locate within the Town of Princeton.
- .2 May consider a proposal seeking to rezone to Industrial where there is a clear benefit to the community, the land is separated from residential uses, and the activities will not negatively impact the community.
- .3 Has designated lands currently used for mining and logging purposes, and expansion of these industries is supported providing they do not have a deleterious impact on the environment.
- .4 Discourages industrial activities that are considered noxious, polluting, noisy or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.
- .5 Supports the use of lands designated Industrial (I) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is considered an appropriate use of industrial lands.^{xxvii}

^{xxvii} Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

14.4 Aggregate and Mineral Resources

The Regional District has only limited influence on the management of mineral and aggregate resource extraction, as decisions related to such uses are generally beyond the jurisdiction of the Regional Board. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process. The aggregate resource potential for the Plan Area is shown on Schedule 'F', which is intended to provide estimates of broad, regional aggregate distribution.

14.5 Aggregate and Mineral Resources Objectives

- .1 To protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .2 To designate areas capable of long-term aggregate processing as industrial.
- .3 To minimize conflicts between sand and gravel processing operations and adjacent land uses.
- .4 To support the Province to require rehabilitation and reclamation of resource extraction sites.

14.6 Aggregate and Mineral Resources Policies

The Regional Board:

- .1 Encourages the Province to refer mineral exploration proposals to the Regional District for comments and give due consideration to the impact of resource extraction activities on surrounding land uses and developments.
- .2 Will consider rezoning applications for the processing of aggregate resources on the basis of a variety of criteria, including:
 - a) extent of visual screening, and other mitigation works proposed;
 - b) type of processing proposed;
 - c) prevailing wind direction, and the potential for noise and dust;
 - d) compatibility with adjacent land uses;
 - e) environmental sensitivity of the site, and adjacent land;
 - f) accessibility; and
 - g) characteristics of aggregate deposits and groundwater resources.
- .3 Encourages the Province not to issue new surface leases and permits for mineral processing within 1,000 metres of designated residential areas unless effective

mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity.

- .4 Encourages the Province to include in their licensing, the rehabilitation of aggregate extraction and processing sites after extraction and processing are completed.
- .5 May consider permitting sand or gravel extraction or processing if the land is located in the Agricultural Land Reserve (ALR) only when in conformity with a decision of the Agricultural Land Commission (ALC).
- .6 May consider implementing conditions set by the ALC to mitigate the impact of aggregate extraction and processing sites.
- .7 May consider the utilization of recoverable deposits prior to subsequent development in areas where recoverable deposits are located.



Copper Mountain

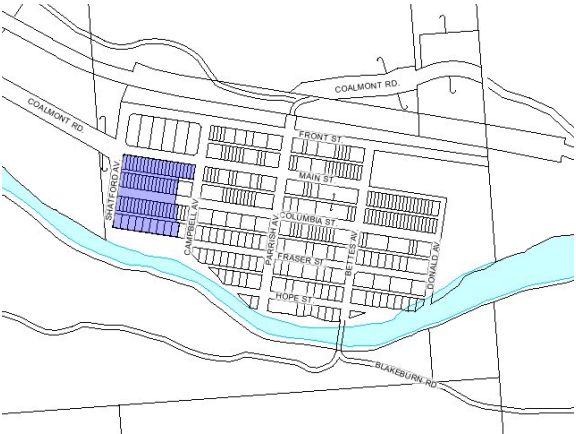
15.0 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

15.1 Background

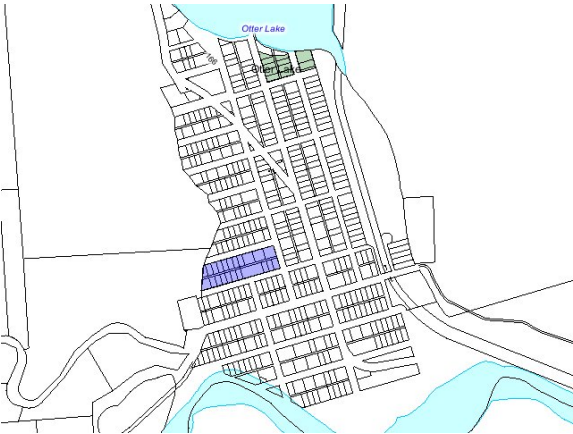
The Administrative, Cultural and Institutional (AI) land use designation generally refers to public, non-profit or utility uses such as schools, churches, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, and local government and improvement district buildings. Cultural and historic sites are also included within this designation.

Existing AI designations within the Plan area include the unused school sites at Coalmont and Tulameen; the Tulameen Community Hall; as well as the Eastgate, Tulameen, Erris & Hayes Creek Fire Hall sites.

The Plan recognizes that administrative, cultural and institutional uses are limited in Electoral Area “H” due to the low population and seasonal nature of many property owners and that development will generally be directed to the Town of Princeton, which is better able to function as a service center. Accordingly, at the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed institutional uses. The Regional District may consider designating land for proposed institutional uses on a case-by-case basis.



Map 15.1.1 – Unused School Site Coalmont



Map 15.1.2 - Unused School Site Tulameen

The unused school sites in Coalmont and Tulameen are shown shaded blue on Maps 15.1.1 & 15.1.2 (above) and are administered by School District No. 58 (Nicola-Similkameen).

Part of the Plan area’s heritage includes archaeological sites - the physical evidence of how and where people lived in the past. For 98% of the time people have lived in this area, no written records were made. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The plan area contains 196 recorded archaeological sites and has the potential to contain more. The Province protects these sites, whether known or unrecorded, through the Heritage Conservation Act. This protection applies to both private and Crown land and means that one must have a provincial heritage permit to alter or develop within an

archaeological site. Archaeological site locations are not identified in this plan due to their sensitive nature. However, archaeological potential mapping is included at Schedule 'I'.



PHOTOS: UPPER SIMILKAMEEN INDIAN BAND

15.2 Objectives

- .1 To support a strategy of directing administrative and institutional development to the Town of Princeton where services and amenities are more readily available, and where they best serve the needs of residents.
- .2 To recognize and validate heritage, cultural and historical sites in cooperation with appropriate provincial ministries, committees, societies and organizations.
- .3 To raise public awareness about the value of archaeological sites and their protection under the *Heritage Conservation Act*.
- .4 To avoid or reduce unauthorized damage to protected archaeological sites in accordance with the *Heritage Conservation Act*.

15.3 Policies

The Regional Board:

- .1 Generally discourages administrative and institutional uses from locating in rural areas, particularly on agricultural land, and directs them to the Town of Princeton which has the necessary infrastructure and support services. Therefore, a proposal to introduce major this type of development in the rural area should clearly articulate the need for it, analyse its impact on the rural community, and demonstrate how it will respect the character of the rural area.
- .2 Supports locating fire halls and community halls in the rural area as development requires, and the needs of the community change.
- .3 Supports the Province, First Nations and other interest groups in identifying and protecting features and sites of scenic, architectural, historical or archaeological significance within the Plan area.

- .4 Encourages the development community to consider cultural and heritage resources in project planning and design.
- .5 Supports the efforts of the Princeton and District Community Forest Corporation to fund recreational and cultural organisations through the non-renewable forest licence.
- .6 Will explore the implementation of a Heritage Designation Bylaw under Part 15 of the *Local Government Act* in order that voluntary heritage site designations may be considered within the community for sites such as the Old Tulameen School; Coalmont Hotel; Coalmont Liquor Store; as well as heritage cemeteries.²⁸

²⁸ Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

16.0 PARKS, OPEN SPACE & TRAILS

16.1 Background

A system of accessible and diverse park and recreation facilities is a valued amenity for the residents of Electoral Area “H”. Resident surveys conducted at time of Official Community Plan preparation showed strong support in protecting natural areas and open spaces, and the importance of backcountry recreation opportunities (i.e. ATV and snowmobile use) in drawing people to the area. Other recreational pursuits include hiking, boating, hunting, fishing, horseback riding, biking, swimming, and bird & wildlife watching.

The need for community parks in the Plan area is moderated by the extensive opportunities for outdoor recreation pursuits available on Crown land and in the E.C. Manning Provincial Park and Cascade Provincial Recreation Area. It is also a challenge to provide community park services to areas with small, dispersed populations. Accordingly, the parks and open space system administered by the Regional District is quite small, with only three sites (e.g. a park within the Tulameen Townsite, a park at Allison Lake, and CoW Pad Park adjacent the KVR), representing approximately 18.0 hectares.

Although Provincial legislation requires that subdivisions provide land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided — Electoral Area “H” is generally rural in nature, and it is not anticipated that there will be any substantial new parks acquired in this way in the near future. Rather, it is anticipated that acquisition of new land will be focused upon lake accesses, greenways, trails and the protection of environmental features. When surveyed, residents strongly favoured the provision of parks and recreation planning (i.e. the creation of a Parks Plan).

Provincial parkland represents an invaluable asset for the community and, while the significant conservation and recreation values of Manning Park and the Cascade Area will continue to draw large numbers of visitors, particularly from the south-western part of the province, the continued maintenance of smaller parks, such as Otter Lake, Bromley Rock and Allison Lake along with various Forestry recreation sites is also important.

Historic Trails of the Northern Cascade Mountains

A unique aspect of the Electoral Area is the system of historic trails that transect the region and which were formalised in the early 1800s as fur trading routes, and, later, when the Oregon Treaty established the International Boundary in 1846 and new British trade routes had to be found to connect the interior with the coast.

Promotion of these historical trails by the community could facilitate tremendous economic, social and environmental benefits. For instance, the unique eco-tourism

opportunities presented by the trails could be leveraged to attract the large urban population of the Lower Mainland (approx. 2.2 million persons) to visit and recreate in the area. Some of the formal trails found in the Plan Area as well as the historic trails are shown on Schedule 'D'.

Hudson Bay Brigade Heritage Trail (1849)

One of the first overland routes to the interior that carried supplies inland and furs back to the coast, the Hudson Bay Company used paths initially established by Similkameen Aboriginal peoples to access traditional hunting grounds as the main commerce routes in British Columbia from 1849-1861. 43 km of the original trail has been re-opened from Peers Creek in the west to Tulameen Plateau in the east.

Hudson Bay Brigade Trail



Palmer's Pond



The Cascade Divide

Whatcom Trail (1858)

The Whatcom Trail was built by a United State Engineer employed by the merchants of Whatcom County who were seeking a direct route north, thereby allowing U.S. citizens to participate in the British Columbia Gold Rush.

The Trail comprises 13.5 kilometres of track in the Cascade Recreation Area; and 4 kilometres in the Cascade Forest District. The 13.5 kilometres are currently used by hikers and is a drier route than the Dewdney Trail, which runs on the opposite bank of the canyon. This trail along with the Dewdney Trail combines to make a popular day hike from the Cascade Parking lot on the Hope-Princeton Highway. Light maintenance is required on the section of trail within the Recreation Area, while the remainder needs to be cleared of extensive windfall.

The Dewdney Trail (1860)

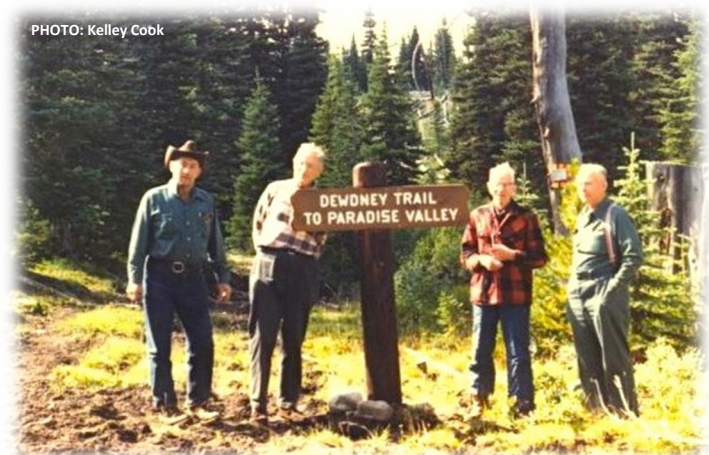
Originally named the Mule Road to the Interior, the Dewdney Trail was one of the first trails to be engineered and built by contract in the newly formed Crown Colony of British Columbia. When completed in 1866, it was the main route for pack trains supplying miners from Hope to Fort Steele. Its origins start with James Douglas, Governor of British Columbia, who ordered a trail be constructed to Vermillion Forks (Princeton) in order to connect the Interior goldfields and the coast. It was to follow the

Hudson Bay Company Fur Brigade Trail east out of Hope, join the Whatcom Trail at Snass Creek and over the Punch Bowl at Tulameen. This trail was a vital link to the Interior of British Columbia and played a very important part in the early settlement of the Crown Colony of British Columbia.

The Trail comprises 36 kilometres of track within the Cascade Recreation Area of Manning Provincial Park; a 3.7 kilometre section which extends from the Manning Park boundary at Paddy Pond to Granite Creek in the Cascade Forest District; with a 13.5 kilometre reconstructed section from Granite Creek to 18 km Whipsaw (Forty Seven Mile Creek) in the Cascade Forest District. The 36 kilometre extant section within the Park is totally preserved and is currently used by horses and hikers, while maintenance and minimal infrastructure improvements are required on other sections of the trail.



Paradise Valley cabin in the Cascade Recreation Area



Group that located and preserved the trails: (L-R) Eric Jacobson, Bob Harris, Harley Hatfield and Bill Hughes (circa 1970s).

Hope Pass Trail (1861)

A diversion of the Dewdney Trail, the Hope Pass Trail was established as a longer season route that avoided the Canyon section of the Dewdney Trail up Snass Creek by continuing in a south-easterly direction that required the blasting of rocky bluffs before turning north at Skaist Creek and following that watercourse to the headwaters in the Hope Pass. This trail was the common route to Princeton and was a vital route linking the coast and the southern interior of British Columbia for more than fifty years. With the construction of the Hope-Princeton Highway in the late 1940s, the Trail was cut-off at the Skagit Bluffs.

The Trail comprises 26 kilometres of track within Manning Park and the Cascade Recreation Area; and 2 kilometres in the Cascade Forest District. The 26 kilometre section within the park is preserved and easily followed and runs between the Hope-Princeton Highway at the Cayuse Flats parking area to a cut block along Whipsaw Creek.

Centennial Trail (1966)

Originally constructed as a tribute to three important centennial dates (1866 – Crown Colonies of Vancouver Island and British Columbia joined together; 1867 – Canadian Confederation; and 1871 – British Columbia joins Canada), the most popular and well known parts of the trail begin in the Skagit Valley and travel through Manning Park to Cathedral Lakes.

The Trail comprises 45 kilometres of track within Manning Park and 26 kilometres within the Cascade Forest District. The 45 kilometres section within the Park has been well maintained, however, the section in the Forest District was severely damaged by the 2006 Tatoosh Forest Fire and extensive work is required in order to make the trail safe and hiking on this particular section is currently not recommended.



16.2 Objectives

- .1 To promote recreational opportunities which meet local needs and complement the natural environment and existing resources.
- .2 To improve and maintain public access to park and recreation resources.
- .3 To promote the development of an integrated trail and park system.
- .4 To identify and work to acquire parks and recreation sites to meet the present and future needs of residents.
- .5 To continue to support the maintenance of British Columbia Recreation Sites in the Electoral Area as an important facet of the areas rural character.

16.3 Policies

The Regional Board:

- .1 Supports the development of a Parks Plan to more fully recognize the existing and proposed park and recreational opportunities within Electoral Area “H”.
- .2 Recognises that residents of Electoral Area “H” have stated a need for additional park land to provide:

- i) linear walking trails;
 - ii) riparian area protection and access;
 - iii) beach, lake and river access;
 - iv) protection of natural features; and
 - v) outdoor recreational and leisure neighbourhood park opportunities.
- .3 Supports the preservation, rehabilitation and on-going maintenance (including ‘leave strips’ from logging) of historic trails and sites such as the Dewdney, Hope-Pass, Whatcom and Hudson Bay Brigade.
 - .4 Encourages tenure holders to preserve trails where their land use activities may have a detrimental impact upon the integrity of the trail system.
 - .5 Encourages the Province to undertake a backcountry recreation planning process.
 - .6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry
 - .7 Supports the reclassification of the Cascade Recreation Area to Class A park status to reflect its significant conservation and recreation values.
 - .8 All trails proposed on agricultural lands, including those located within the Agricultural Land Reserve should be develop and used in accordance with the Ministry of Agriculture’s publication titled *A Guide to Using and Developing Trails in Farm and Ranch Areas*.

Parkland Dedication:

- .9 Supports the land described as Lot 2, Plan KAP28772, District Lot 99, 360, & 378, YDYD, being kept in a natural state so as to protect existing flora, including black cottonwoods.²⁹
- .10 Supports the development of the land described as Lot 1, Plan KAP28772, District Lot 99, YDYD, in a manner that meets the recreational needs of the community.³⁰
- .11 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.³¹
- .12 Recognises that Electoral Area “H” is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.
- .13 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:³²

²⁹ Amendment Bylaw No. 2497.09, 2018- adopted August 2, 2018.

³⁰ Amendment Bylaw No. 2497.09, 2018 – adopted August 2, 2018.

³¹ Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

³² Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

- a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or
 - b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.
- .14 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:³³
- a) proximity to settlement areas, other parks & trails, and bodies of water;
 - b) distance from environmental hazard areas;
 - c) average slope should be 20% or less;
 - d) adequate accessibility:
 - i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
 - ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
 - e) cultural or natural features of significance, including beaches, waterfalls, watercourses, wetlands/marshes, viewsapes and heritage sites;
 - f) potential for additional dedication of park land from subdivision applications of surrounding parcels; and
 - g) potential for recreation (active park), conservation (passive park) or enhancement of public access.
- .15 Considers that park land proposals must provide a benefit for the community and those lands with no benefit to the community should not be accepted.
- .16 Strongly prefers that land being considered for park land be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed park land is to be used for recreational uses which require cleared lands, or can be reclaimed for other purposes.
- .17 Encourages developers to dedicate greater than 5% park land in areas where park land is desired.
- .18 Shall reserve cash in-lieu of parkland for park acquisition, development and maintenance in any suitable location in Electoral Area “H”, but with preference given to those communities from which the funds are being drawn.

³³ Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

17.0 ENVIRONMENT & CONSERVATION

17.1 Background

Environmental quality is an important component of the community vision, and is tied to the quality of life and lifestyle options valued by local residents, property owners and visitors. The natural attributes of the Plan area, however, are seen to extend beyond the boundaries of Electoral Area “H”, and the Regional District considers that environmental issues in the Similkameen Valley should be addressed from a broad regional perspective.

The Similkameen Valley is situated in the rain shadow of the Coast and Cascade Mountains, with the western part of the valley (which is seen to include Electoral Area “H”) possessing a cooler, moister climate from that found in the dry south-eastern part of the valley. The whole of the Valley is seen to belong to the Southern Interior “Ecoprovince”^{xxxiv}, which has the greatest diversity of birds in the interior of British Columbia and the most breeding species of all the Ecoprovinces in the province. The low elevation areas of the Similkameen Valley are also home to the Bunchgrass (BG), Ponderosa Pine (PP), and, Interior Douglas Fir (IDF) zones. These three zones are comparatively rare within the province, and have been identified as areas of conservation concern.

While the Bunchgrass zone is predominantly in the valley bottom from Keremeos southward, the Interior Douglas Fir (very dry hot) zone follows the major low elevation drainages including the Tulameen and the Similkameen rivers. A substantial proportion of the Ponderosa Pine zone falls in the area around the Town of Princeton.

Many of the Valley’s ecosystems are sensitive to human disturbance, and high proportions are designated by the Provincial and or Federal governments as being “at risk”. Alteration and the loss of ecosystems have historically occurred due to a variety of activities such as livestock farming, commercial orchard and field crop development, and more recently the focus has been on vineyard/winery and rural ranchette or larger parcel home developments.

Unlike the Okanagan River, the Similkameen River has been impacted by few dykes with more set-back construction that allows the river to still meander and flow. The Similkameen River as a whole system continues to support many intact remaining natural attributes such as riparian deciduous forests, dense thickets, meadows and wetlands associated with its floodplain. The cottonwood forests on the valley floor are a notable feature of the landscape. Equally significant are the high mountains with deep dry valleys, the surrounding sensitive upland ecosystems of sagebrush grasslands, rugged slopes, old growth open Ponderosa Pine and Interior Douglas Fir forests.

^{xxxiv} An Ecoprovince is an area of uniform climate, geological history and physiography.

For the purpose of protecting environmentally sensitive areas (ESAs), which include not only riparian areas, but shrub-steppe, forested lands, rugged terrain and aquatic areas, the Regional District undertook Sensitive Ecosystem Inventory (SEI) mapping around the communities of Eastgate, Otter Lake and Chain Lakes and designated these areas as requiring a development permit, as described in Section 22.2 (Environmentally Sensitive Development Permit Area) of this Plan.

17.2 Objectives

- .1 To foster an awareness of the natural environment and to protect environmentally sensitive areas from negative impacts from development.
- .2 To maintain water quality in surface water, groundwater and aquifers.
- .3 To encourage rehabilitation, restoration and enhancement of environmentally sensitive areas which have been subject to negative impacts in the past.
- .4 To regulate through the Province the siting and environmental design of development near floodplains, the waterfront and watercourses.
- .5 To adhere to the Federal Fisheries Act by protecting wildlife and fish habitats, including riparian corridors.
- .6 To encourage linkage of protected fish and wildlife areas in a system of ecosystem networks.
- .7 To encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for endangered or threatened species in the Plan area.

17.3 Policies

The Regional Board:

- .1 Recognizes environmentally sensitive land and has designated some of these areas as development permit in the Environmentally Sensitive Development Permit (ESDP) Area. Land designated as environmentally sensitive shall be retained in its natural state or developed according to guidelines outlined in Section 22.2 (ESDP Area) of this Plan. ESDP Areas are identified in Schedule 'G'.
- .2 Recognizes and encourages committees of the Regional Board to make recommendations to the Regional Board on the policies of this Plan, and other local, Provincial and Federal proposals or regulations regarding the natural environment.
- .3 Will consider an Environmental Impact Assessment (EIA) Report prepared by a Qualified Environmental Professional (QEP) where a proposed development is located within an ESDP area. Such development will be subject to the policies outlined in Section 22.2, as well as Provincial best management guidelines.

- .4 Directs that the terms of reference for the EIA report, developed by the Province and/or RDOS, guide the preparation of the EIA report by a QEP. The report shall follow provincial best management practices, will be referred to committees of the Regional Board, and in some cases will be referred to the Provincial and/or Federal governments. An EIA report for development within the ESDP Area may be considered prior to;
 - a) redesignating land to a higher density of use than currently permitted;
 - b) subdivision of land, as set out in Section 22.2 of this Plan;
 - c) development of land;
 - d) proposed cluster developments.
- .5 Encourages consultation with the Provincial and Federal governments and committees of the Regional Board to mitigate the impacts of farm practices, while balancing farm business interests, on ESDP Areas in the ALR.
- .6 Will not permit re-designation of land use in the OCP or the Zoning bylaw or development in an ESDP Area in the following cases:
 - a) where it is determined that the redesignation or development would have a significant negative impact, as determined by Provincial and Federal governments, and/or committees, and/or the EIA Report;
 - b) where the redesignation or development will result in the loss of significant portions of habitat of red-listed species or riparian areas, as determined by the Provincial government;
 - c) where the redesignation or development will result in the loss of significant portions of riparian areas, as determined by the Federal government;
 - d) where it is determined that the redesignation or development is contrary to the guidelines in Section 22.2 of this Plan; and
 - e) where the impact cannot be mitigated to a level acceptable to the Regional Board, based on the assessment by Provincial and Federal governments, and/or committees of the Regional Board.
- .7 Requires that park and trail corridors within the ESDP Area are incorporated where possible, and where the impacts on the ESDP Area can be mitigated to the satisfaction of the Provincial and Federal governments, and/or committees of the Regional Board.
- .8 Encourages the retention of larger parcels of land within and adjacent to the ESDP Area.
- .9 Directs avoiding crossing ESDP Areas by road or utility, and minimal intrusion when crossings are unavoidable.
- .10 Discourages development that will have a negative environmental impact on lake foreshore.

- .11 Will co-operate with senior governments to provide a coordinated strategy for the stewardship of “riparian assessment areas”, in keeping with the general intent of the Riparian Areas Regulation, to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.
- .12 Encourages the retention of existing wildlife corridors within and outside ESDP Areas.
- .13 Encourages the protection, preservation, enhancement and management of ESDP Areas or land contiguous to ESDP Areas through the following methods:
 - a) encouraging conservation organizations to secure priority habitat by purchase, conservation covenant or other options;
 - b) acquisition of the areas as part of a 5% parkland dedication;
 - c) encouraging the donation of the areas to the RDOS, The Nature Trust, The Land Conservancy, or other conservation organizations;
 - d) establishing conservation covenants under Provincial Acts and Statutes;
 - e) acquiring statutory rights-of-way under Provincial Acts and Statutes;
 - f) entering into long-term leases for the area;
 - g) encouraging private land stewardship and participation in stewardship or conservation initiatives; and
 - h) encouraging the Provincial government to allow tax incentives or other appropriate initiatives for land owners who protect ESDP Areas.
- .14 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.
- .15 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community’s natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.
- .16 Considers revisions or additions to the ESDP and WDP areas as an amendment to the OCP bylaw where more detailed site investigations are conducted and verified by the Province.
- .17 Will co-operating with senior governments to provide a coordinated strategy for the stewardship of “riparian assessment areas”, in keeping with the general intent of the *Riparian Areas Regulation*, to ensure that no harmful alteration, disruption and or destruction of fish habitat occurs.

18.0 HAZARD LANDS

18.1 Background

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

In 2004, the Regional District undertook the preparation of Community Wildfire Protection Plans (CWPP) in those communities with a high probability and consequence of fire in the interface zone. These plans were prepared in accordance with recommendations contained within the provincial government's *Firestorm 2003 Provincial Review*. The CWPP program was launched to improve fire prevention in the Wildfire-Urban Interface Zone and to improve community safety and reduce the risk of property damage.

Due to the vast forested areas in Electoral Area "H", there exists the potential for interface forest fires. It is important that best practice interface fire protection building and landscaping techniques be encouraged to mitigate the potential for loss of life, property and the environment as a result of forest fires. Schedule 'E' (Hazard Lands) to this Bylaw indicates areas of known floodplain and fire hazard.



Similkameen River
Flooding & Ice Block
(January 2011)

18.2 Objectives

- .1 To prevent development in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed.
- .2 To prevent injury and loss of life and to prevent or minimize property damage as a result from natural hazards.
- .3 To recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.

18.3 Hazard Land Policies

The Regional Board:

- .1 Will direct development away from those lands that may have a potential natural hazard, or have been identified as hazardous by the RDOS or other agencies having jurisdiction.
- .2 Will direct development away from lands identified to being susceptible to soil instability, potentially hazardous geotechnical conditions.
- .3 Encourages new development areas with slopes and grades in excess of 3:1 to be reviewed for soil instability, potentially hazardous conditions and environmental sensitivity. Development shall follow the recommendations of a geotechnical report, and an Environmental Impact Assessment (EIA) where Environmentally Sensitive Areas (ESAs) exist, which have been prepared by a qualified professional to address the potential hazards and environmental sensitivity.
- .4 Discourages development of land susceptible to flooding. Lands subject to a general liability to flood should be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .5 Requires that the construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods damageable by flood waters to be flood proofed to standards consistent with applicable provincial flood hazard management guidelines where land that may be prone to flooding is required for development and no alternative is available.

18.4 Fire Management Policies

The Regional Board:

- .1 In reviewing a subdivision application referred to the Regional District by the Regional Subdivision Approving Authority for development in those areas identified in the Community Wildfire Protection Plans (CWPP) and shown on Schedule 'E', the Regional District may request the Regional Subdivision Approving Authority to require a fire hazard risk assessment from the applicant.
- .2 In reviewing a rezoning application submitted to the Regional District by the applicant for development in those areas identified in the Community Wildfire Protection Plans (CWPP) and shown on Schedule 'E', the Regional District may require a fire hazard risk assessment from the applicant.

The fire hazard risk assessment must provide a recommended fire hazard mitigation strategy and is recommended to include, but is not limited to the following:

- a) incorporating fuel breaks adjacent to or on the residential subdivisions;

- b) establishing zones around potential structures and homes which are clear of debris, highly combustible material or trees;
- c) utilizing fireproofing techniques and fireproof materials in building design;
- d) designing roads that provide evacuation routes and facilitate movement of fire fighting equipment;
- e) ensuring all roads are named and signed;
- f) ensuring availability of water supply facilities adequate for fire suppression;
- g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
- h) implementing setbacks, interfacing fire protection standards, and building material standards pursuant to the Provincial publications *The Home Owners FireSmart Manual* and *FireSmart: Protecting Your Community From Wildfire*, or their equivalent.



- .3 Encourages the Regional Subdivision Approving Authority to require that where a fire hazard mitigation strategy has been prepared the developer enter into a restrictive covenant to ensure the strategy is followed.
- .4 Encourages proactive wildfire mitigation programs to reduce the risk of wildfires in the Electoral Area to the Moderate fire hazard risk as recommended by the Provincial *FireSmart* program.
- .5 Encourages property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads. Such measures should be supportive of the natural environment and mimic the natural effects of localised ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.

19.0 TRANSPORTATION

19.1 Background

The Plan sets out a Road Network Plan (Schedule 'C') and a Trail Network Plan (Schedule 'D'), which delineates the current roads and trails in the area. The outcome of this work will identify highway management and improvement priorities. The Plan also recognizes the importance of a mutually supportive partnership to acknowledge the plans and policies of both the Regional District and the Province.



Rock Slide on Coalmont Road

19.2 Objectives

- .1 To provide a highway and side road system that ensures the current and future role, performance goals and functional needs for Highways 3 (Hope-Princeton Highway) and 5A (Merritt Highway) to support the intra- and inter-regional movement of people and goods.
- .2 To ensure that future development patterns and land use decisions recognize and support highway safety and mobility objectives.
- .3 To recognize and minimize the impacts of transportation corridors on farmland, and important wildlife and fish habitat in environmentally sensitive areas.
- .4 To achieve a coordinated open space system incorporating cyclists and pedestrians, and to encourage non-vehicular accessibility.

19.3 Policies

The Regional Board:

- .1 Will consult with residents of Electoral Area “H” in order to inform the Ministry of Transportation and Infrastructure (MoTI) of desired road upgrades and safety improvements.
- .2 Discourages continuous strip development along the highway and other major roads in order to achieve a more efficient use of land and a proper distribution of traffic flow throughout the road network.
- .3 Encourages the development of land uses compatible with highway noise and speed along the highway.
- .4 Supports the improvement of safety for walking and cycling along major network roads, while encouraging incorporation of sufficient buffering consistent with provincial specifications.
- .5 Encourages the Province to ensure that traffic impact studies are undertaken for major development proposals so that:
 - a) existing and future roads and alignments are designed with due consideration for the protection of fish and wildlife habitat;
 - b) safety and mobility is maintained through access management;
 - c) disruption to farming operations is minimized; and
 - d) projected traffic volumes do not reduce the present service levels for the existing roadway.
- .6 Encourage MoT to improve maintenance of highways, including snow removal and weed control.
- .7 Does not anticipate that public transit services will be required for the term of this bylaw due to the limited population and low development density found in the Plan Area.
- .8 Supports the provincial Off-Road Vehicle (ORV) Management Framework to improve the safety and use of off-road vehicles (i.e. ATVs and snowmobiles).
- .9 Where requested, will consider the creation of a Noise Control Bylaw to regulate the use of motorised vehicles for parts of the Electoral Area.
- .10 Encourages the maintenance of regular passenger and freight bus service between Princeton and other regional communities (i.e. Vancouver, Kamloops and Penticton).
- .11 Recognises motorised vehicle use as an integral component of recreational pursuits in the Plan area and will consult with senior levels of government, the ATV community, Plan Area residents, and other stakeholders to identify areas and trails that are appropriate for motorised vehicle use.

20.0 SERVICING

20.1 Background

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

By having a more compact form of growth, it is more affordable to provide infrastructure to the community. Sewer and water lines do not have to be extended over long distances, and there will be a population base in a defined area that is large enough to fund infrastructure and services.

20.2 Infrastructure

The infrastructure that is within the jurisdiction of the Regional District includes water distribution, liquid waste management, storm water management and solid waste management. As electrical, gas and communication utilities are also important to the community, the Regional District has an interest in helping guide the provision of these services.

20.2.1 Objectives

- .1 To provide an appropriate level of infrastructure in existing settlement areas, balancing demands with affordability.

20.2.2 Policies

The Regional District:

- .1 Considers that adequate infrastructure, including water, sewer, roads, and storm water management be provided in new developments, at no cost to public agencies.
- .2 Public utility land uses are permitted throughout the Plan area.

20.3 Water Supply and Distribution

The residents of Electoral Area “H” rely on safe and clean water, the distribution of which is one of the most important issues facing the Regional District.

20.3.1 Objectives

- .1 To provide an appropriate level of infrastructure services in existing settlement areas, balancing demands with affordability.

20.3.2 Polices

The Regional Board:

- .1 Will ensure that new development may only occur if appropriate water systems and standards are in place. New community water systems should be designed and built to the satisfaction of the Regional District.
- .2 Will amend and update criteria for designing community water systems in the Subdivision Servicing Bylaw. The bylaw should require the developer or applicant to provide information relating to a potable water source. It should also contain regulations for private wells.
- .3 Encourages the development of community water systems in Electoral Area “H” existing settlement areas.
- .4 May consider assuming control over private community water systems if the proper circumstances exist, including support from the residents and the Provincial government. The cost of operating and maintaining the system will be funded by the users of the system.
- .5 Encourages the conservation of water, including the use of water conserving technology in publicly- and privately-owned buildings.
- .6 Encourages older settlements with substandard water quality of quantity to upgrade their facilities or to build a community water system.

20.4 Sewage Disposal

The residents of Electoral Area “H” rely on safe and clean water, the distribution of which is one of the most important issues facing the Regional District. The main sources of water in the Electoral Area are lakes and ground water wells.

20.4.1 Sewage Disposal Objectives

- .1 To maintain healthy aquatic and groundwater environments and protect human health from water contamination.

20.4.2 Sewage Disposal Polices

The Regional Board:

- .1 Will amend the Subdivision Servicing Bylaw to include criteria for designing community sewer systems. Both community and private water systems should be developed and maintained in accordance with Provincial standards.
- .2 Will assume control over private community sewage systems if the proper circumstances exist, and if there is support to do so from residents and the Provincial government. The cost of operating and maintaining the system should be funded by the users of the system.

- .3 Considers that private septic tanks and ground disposal systems will be sited to minimize pollution of surface and groundwater, and have appropriate setbacks from watercourses, lakes, and water wells.

20.5 Storm Water Management

Effective storm water management will help protect the water quality of the various lakes and other water bodies found within the Electoral Area. Where there is a significant amount of impermeable surfaces (e.g., roads, parking lots and driveways) storm water flows directly into streams or ditches and into water bodies. Water runoff from these surfaces often contains oil residue from vehicles, which can seriously contaminate aquatic habitat. The Regional District recognises that the Ministry of Transportation and Infrastructure is the relevant authority for storm water management.

20.5.1 Storm Water Management Objectives

- .1 To develop responsible surface water drainage standards for development in Electoral Area “H”.

20.5.2 Storm Water Management Polices

The Regional Board:

- .1 Encourages the review of stormwater management in new and existing developments by the Province.
- .2 Encourages the Regional Subdivision Approving Authority to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff.
- .3 Where feasible, storm water drainage systems will be designed to alternative standards, in accordance with the Subdivision Servicing Bylaw.
- .4 In rural areas, natural drainage channels and open ditches will continue to comprise the primary storm drainage system.
- .5 Encourages the use of pervious surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, and green roofs in order to reduce overland runoff.
- .6 Encourage, through education, awareness of contamination by stormwater.

20.6 Solid Waste

The Princeton Landfill, which is operated by the Town of Princeton and situated within the Town’s boundaries, serves the Town of Princeton and Electoral Area “H”. Annual buried waste at the landfill was estimated through a land survey conducted by Sperling Hansen Associates in December 2009 (*Princeton Landfill Operations Update*).

According to this report, Princeton and Electoral Area “H” residents generate 5,764 tonnes of municipal solid waste per year. The remaining lifespan of the Landfill is estimated at anywhere between 30 to 80 years (as of 2009).

20.6.1 Solid Waste Management Objectives

- .1 Encourage residents and businesses to use responsible methods for efficient and environmentally acceptable solid waste disposal.

20.6.2 Solid Waste Management Policies

The Regional Board:

- .1 Encourages and supports efficient and environmentally acceptable solid waste disposal methods through an education process, especially reduction of waste, reuse of materials, recycling, and backyard composting.
- .2 Will continue to implement the strategies of its Solid Waste Management Plan, as it is amended from time to time.

20.7 Street Lighting^{xxxv}

The Regional District does not currently maintain a service area for street lighting within Electoral Area “H”.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a “cobra-head”. The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be “decorative”.

20.7.1 Objectives

- .1 Discourage the creation of street lighting service areas outside of existing settlement areas in order to preserve the rural character of the Plan Area.

20.7.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of existing settlement areas.

^{xxxv} Amendment Bylaw No. 2944, 2021 – adopted December 16, 2021.

2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will assess requests seeking to create a new or expand an existing street lighting service area on the following criteria:
 - a) if the proposed service area is within an existing settlement area;
 - b) if there is a need to improve vehicle and pedestrian safety;
 - c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
 - d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
 - a) intersections;
 - b) adjacent to an existing educational facility;
 - c) adjacent to an existing park;
 - d) a transit stop;
 - e) a cluster mailbox location; or
 - f) within an existing settlement area.
5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and “sky glow”.
7. Supports the use of ornamental poles and fixtures that are owned are funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

20.8 Other Utilities

Utility services, including electrical, gas, phone and internet are vital services to a community. The Regional District is not the provider of these utility services; however through the objectives and policies of this section, the community is encouraged to work with utility providers to ensure that Electoral Area “H” residents have access to the best possible services.

Being a predominately rural community, Electoral Area “H” is not well serviced by high-speed Internet or cellular phone service. The residents support the improvement of communication services in the community.

20.8.1 Other Utilities Objectives

- .1 Encourage utilities operators to provide residents and businesses in the rural Princeton area with utility services, effectively and affordably.

20.8.2 Other Utilities Policies

The Regional Board:

- .1 Will work with utility operators to encourage the affordable and convenient distribution of utility services, including high-speed Internet, throughout the settled areas of Electoral Area “H”.
- .2 May consider working with the rural Princeton community and communications providers to improve cellular phone service in the Electoral Area.
- .3 Support the establishment of energy development projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:
 - a) have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
 - b) are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region;
 - c) can be connected into the existing transmission and distribution infrastructure with minimal impact; and
 - d) provide tangible community benefits.

20.9 Subdivision Servicing Standards

The Regional District regulates land use and co-ordinates the provision of property-related services in the community. The Regional District’s Subdivision Servicing Bylaw is a tool used by the Regional District to ensure that subdivision and development occurs according to certain standards.

Subdivision servicing bylaws in communities across the province include regulations for a variety of services and off-site infrastructure. These bylaws can include regulations for such matters as sewage and water services, storm water management, road design, sidewalks and pedestrian linkages, and street lighting.

The Regional District may amend and update its servicing bylaw to developers understand the type and quality of servicing that is required in the community, and will lead to a well serviced, appropriately designed community.

20.9.1 Subdivision Servicing Standards Objectives

- .1 To develop appropriate subdivision servicing standards for existing settlement areas, which address such issues as road standards, storm water management, sidewalks, street lighting, sewage disposal, and water servicing.

20.9.2 Subdivision Servicing Standards Policies

The Regional Board:

- .1 Will amend and update the Subdivision Servicing Bylaw, including regulations for water and sewage services, storm water management, parks, sidewalks, street lighting, and other infrastructure and service requirements that the Regional District sees fit.

21.0 TEMPORARY USE PERMITS

21.1 Background

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions.

Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. They are not a substitute for a rezoning.

21.2 Objectives

1. To avoid conflicts between different types of uses (i.e. residential, commercial and industrial).
2. To provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use patterns.
3. To ensure that temporary use permits are not considered a substitute for a rezoning application.

21.3 Policies

The Regional Board's policies are as follows:

- .1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the *Local Government Act* as an area in which Temporary Use Permits may be issued.³⁶

³⁶ Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

- .2 The holding of a public information meeting will occur prior to the issuance of a Temporary Use Permit.
- .3 Any proposed access to public roads must be reviewed and approved by the Ministry of Transportation and Infrastructure.
- .4 In evaluating a Temporary Use Permit application submitted to the Regional District by the applicant, the Regional District will consider the following criteria:
 - a) the use must be clearly temporary or seasonal in nature;
 - b) compatibility of the proposal with adjacent uses;
 - c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;
 - d) intensity of the proposed use;
 - e) opportunity to conduct the proposed use on land elsewhere in the community; and
 - f) the remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.
- .5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:
 - a) the buildings to be used;
 - b) the area of use;
 - c) the hours of use;
 - d) appearance;
 - e) environmental protection measures, and
 - f) groundwater protection.
- .6 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 21.3.5, including, but not limited to.³⁷
 - a) the use of the accommodation be restricted to farm labour only;
 - b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;
 - c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and
 - d) the foundation be temporary in nature (i.e. not concrete).
- .7 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a security so as to ensure compliance with the conditions of a permit.

³⁷ Amendment Bylaw No. 2956, 2022 – adopted May 5, 2022.

22.0 DEVELOPMENT PERMIT AREAS

22.1 Background

The OCP may designate development permit areas under the authority of Local government legislation. Unless otherwise specified, a development permit must be approved by the Regional Board prior to any development or subdivision of land within a designated development permit area. The purpose of acquiring a development permit is to ensure certain requirements are addressed towards the protection, restoration and preservation of the natural environment. Due to their significance and sensitivity, all watercourses and riparian areas in the RDOS have been designated as development permit areas.

22.2 Development Permit Offences^{xxxviii}

- .1 No person shall commence any development on lands within any development permit area without obtaining a valid development permit.
- .2 The development of land in contravention of the terms or conditions of a development permit that has been issued under Section 489 of the *Local Government Act* is prohibited.

22.3 Environmentally Sensitive Development Permit (ESDP) Area

22.3.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.^{xxxix}

22.3.2 Area

The ESDP Area identified on Schedule 'G' is derived from several sources:

- sensitive ecosystem inventory mapping completed to the "Standard for Mapping Ecosystems at Risk in BC", BC Ministry of Environment, 2006;
- BC Grassland Mapping, Grasslands Conservation Council of BC;
- Provincially designated wildlife habitat areas;
- Provincial mapping of wetlands and other watercourses;
- Provincial mapping of Parks, protected areas and other map reserves for environmental protection;
- BC Conservation Data Centre;

^{xxxviii} Amendment Bylaw No. 3006, 2023 – adopted May 18, 2023.

^{xxxix} Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

- Buffers based on “Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia”, BC Ministry of Environment, 2006; and
- The sensitive ecosystems include, but are not limited to: broadleaved woodlands, grasslands, mature forests, old forests, coniferous woodlands, riparian, wetlands, sparsely vegetated.

22.3.3 Justification

The primary objective of this Development Permit Area designation is to minimize the impact of development on the natural environment. The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage.

The south Okanagan-Similkameen area is considered to be one of the most ecologically diverse in British Columbia as well as Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. This Development Permit Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Regional District of Okanagan-Similkameen.

22.3.4 Background

In 2009, the Regional District undertook Sensitive Ecosystem Inventory (SEI) mapping at Eastgate, Otter Lake (i.e. Tulameen), and the Chain Lakes Corridor. These three areas were selected for mapping due to their ecological sensitivity as well as being locations where recreational development pressure is increasing. The total area mapped represented approximately 19,800 ha, with a regional break-down as follows:

1. Eastgate 2,455 ha;
2. Otter Lake 6,650 ha; and
3. Chain Lakes Corridor 10,605 ha.

Of this area, approximately 25% was classified as a sensitive ecosystem due to the presence of Broadleaf and Coniferous Woodlands, Seasonally Flooded Fields, Grasslands, Mature Forest, Riparian and Wetlands. This differs from the Okanagan Valley, where 48% of the landscape is considered as sensitive.

As a majority of the sensitive ecosystems in the Similkameen Valley occur at lower elevations and valley bottoms (and are less frequent at higher elevations as result) settlement of the region, which generally occurred along the valley bottom, has seen a dramatic reduction in the overall area of these ecosystems. Consequently, these

ecosystems are now considered to be potentially at-risk to harm from disturbance or development activities.

Grasslands

Grassland ecosystems are dominated by bunchgrasses and scattered forbs (a non-woody flowering plant that is not a grass) with shrubby inclusions, and represent the western-most occurrence of these ecosystems in the British Columbia. These grasslands typically develop on sites that are too hot and dry for forests due to factors such as directional exposure, slope, shallow soils or meso-climate conditions.



Bluebunch Wheatgrass dominated Grasslands found on steep sites with deep soils.



Coniferous Woodlands on shallow soils with some in-growth due to long term fire suppression).

Coniferous Woodlands

Coniferous Woodlands in the Plan area are dominated by open stands of Douglas-fir or Ponderosa Pine with open grassy under stories, often on shallow soils or on deep soils with warm aspects. These sites are areas where moisture deficiencies or shallow soils limit tree growth, resulting in widely spaced trees. Historically, these ecosystems have been maintained by fire, but fire suppression over the past century has facilitated dense conifer in-growth which has reduced the quality of these sites for habitat and biodiversity values.

Broadleaf Woodlands

Broadleaf Woodlands ecosystems are dominated by Trembling Aspen and generally occur in depressions and moist areas associated with grasslands. They are frequently in a patchy distribution, with a shrubby understory and are often disturbed by cattle grazing. Broadleaf woodlands are important areas in that they represent specialized habitats that offer high biodiversity.



PHOTO: Timberline

Broadleaf Woodland dominated by Trembling Aspen on a level moist site.



PHOTO: Timberline

A blue-listed **Mature Forest** ecosystem.

Mature Forest

Mature Forest ecosystems are dominated by mature coniferous trees, often interspersed with a few large old trees. While Mature Forests do not exhibit the biological diversity of other sensitive ecosystem classes, they do offer important habitat for some species of reptiles and amphibians, especially rattlesnakes, who will take cover in these ecosystems in summer. Birds such as song birds, woodpeckers and owls use the mature trees for roosting, nesting and foraging. Tree cavities and loose bark provide important habitat for bats and other small mammals. Mature forests with a component of old snags can be very important, especially in an area where true Old Forest ecosystems are lacking or very rare.

Old Forest

Old forest ecosystems are dominated by old trees that are greater than 140 years of age, and are very rare in Electoral Area “H” owing to an extensive history of fires, logging and development. They exist as only very small relic areas within a matrix of mature forests, younger forests, grasslands and sparsely vegetated areas. Generally, their overstories are open and their understories are dominated by grasses and shrubs. Dead wood, snags and coarse woody debris may or may not be present depending on the fire history of the particular stand. An accumulation of fuels, in and around relic old forest sites, puts them at risk for wildfire.



PHOTO: Timberline



PHOTO: Timberline

Old Forest dominated by Ponderosa Pine and an open grassy understory. *Sparsely Vegetated cliffs.*

Sparsely Vegetated

Sparsely vegetated ecosystems are areas with little vegetation, and typically occur on bedrock or talus slopes and are harsh environments where site features limit the establishment of vegetation. Sparsely vegetated areas are, however, rich in niche habitats, cracks and crevices, especially on warm aspects, which provide cover, forage and rearing habitat for amphibians and reptiles. These ecosystems are often impacted by recreational activity as they are attractive to hiking, biking and ATVs. Development activities surrounding these ecosystems have resulted in increased exposure, reducing their connectivity and isolating them from other ecosystems and habitats.

Riparian Areas

Riparian ecosystems are associated with water bodies such as creeks, rivers, ponds, lakes, marshes and swamps. They are influenced by the seasonal fluctuations of the water body and may be dominated by trees or shrubs depending on the regularity and severity of disturbances. Most riparian sites, especially those on level floodplains, are regularly disturbed by the water body depending on their distance from, and their elevation relative to, the water body. These ecosystems vary in width and their nature is determined by site specific features such as soil texture, surrounding vegetation, hydrology and topography. Riparian ecosystems are diverse, dynamic and important landscape features. They are difficult to map accurately as their character and structure can change from year to year depending on flooding events.



PHOTO: Timberline

A cottonwood dominated **Riparian** ecosystem.



PHOTO: Timberline

Seasonally Flooded Fields also contribute to habitat diversity and can be restored to a riparian state.

Seasonally Flooded Fields

Seasonally flooded fields are areas that have been converted to agricultural fields and usually occur on finer-textured materials in low-lying areas along rivers in their floodplain. These areas have standing water in them for at least some portion of the year, providing habitat for amphibians, water fowl and other birds. This habitat contributes to the overall biodiversity of the Princeton area. If these areas are reclaimed into riparian habitat from agricultural fields, with time, they will contribute to restoring the natural state and diversity of the area.



PHOTO: Timberline

Wetlands can exist as very small complexes of swamps, marshes and fens.

Wetlands

Wetlands are typically highly productive ecosystems where the water table is at or near the surface for a long enough period to influence soil and vegetation development. These ecosystems support plants that are adapted to wet soils which have tolerance to lower dissolved oxygen in the ground water. Soils can be decomposed organic material or gylsolic mineral soils.

22.3.5 Determining whether development falls within the ESDP Area

- .1 To confirm whether a proposed development is within land identified as environmentally sensitive in the ESDP Area for which a development permit application is required, locate the following:
 - a) the development in relation to the important habitat areas, identified in Schedule 'G'.

22.3.6 Guidelines

- .1 A development permit is required, except where specified under Exemptions Section 22.3.8, for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:
 - a) subdivision,
 - b) the construction of, addition to or alteration of a building or other structure;
 - c) alteration of the land, including grading, removal, deposit or moving of soil, paving, installation of drainage or underground services.
- .2 Development shall be in accordance with the following guidelines:
 - a) If development is considered within an ESDP Area, an Environmental Impact Assessment (EIA) is required and must be carried out by a qualified environmental professional (QEP). The EIA must be based on the Regional District's approved terms of reference (TOR), and includes two phases of assessment as follows, which can be completed together or separate:
 - i) Inventory Phase - to be carried out in advance of any preliminary layout plan or any preparatory site disturbances. The intention is to assess both the biological conditions and physical conditions of a site. The Inventory Phase determines a development footprint respectful of sensitive ecosystems and helps streamline the development approval process.
 - ii) Impact Assessment and Mitigation Phase - to be carried out after the preliminary layout plan is prepared but prior to the Regional Subdivision Approving Authority giving preliminary layout approval or any preparatory site disturbances. The Impact Assessment and Mitigation Phase outlines the impact, if any, of the development footprint on sensitive ecosystems and recommends mitigation measures to minimize or cause no impact to sensitive ecosystems.
 - b) The Regional District may incorporate the preliminary layout plan and any mitigation measures identified in the EIA necessary to protect sensitive ecosystems in the area from the effect of the development as terms and conditions of the development permit. Minor changes that do not materially affect the preliminary layout plan required by the Regional Subdivision Approving Officer before signing the final subdivision plan may be permitted as determined by the Regional District's Chief Administrative Officer (CAO).
 - c) Incorporation of conservation area, park, trail and wildlife and fish corridors to provide continuity between important habitats without creating conflicts will be encouraged by the Regional Board.
 - d) Where it is not practical to preserve important habitat areas, the recommendations of Provincial and/or Federal governments, and/or staff, and/or a committee of the Regional Board in the context of the EIA Report will

be considered. Options may include development modifications, enhancement opportunities, dedicating or restoring comparable habitat area elsewhere. Permanent disturbances such as roads and structures must not be located on critical habitats as identified by the QEP.

- e) Dedication to Crown of the natural watercourse, in accordance with the *Local Government Act*.

22.3.7 Bonding and Environmental Monitors

- .1 The Regional District Board may require security as a condition of issuance of a development permit in accordance with Section 502 of the *Local Government Act* to pay for remediation if:^{xl}
 - a) a condition in a permit respecting landscaping has not been satisfied;
 - b) an unsafe condition has resulted as a consequence of contravention of a condition in a permit; or
 - c) damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.
- .2 Where the Regional District requires a security deposit as a condition of the development permit approval, the applicant must provide a security deposit at 115% of the estimated cost of any remediation works, as prepared by a QEP.
- .3 The Regional District may require monitoring reports prepared by a QEP, during construction, and up to one (1) year after construction, the purpose of which are to confirm the required conditions of the development permit have been met.
- .4 The security deposit shall remain in effect until the Regional District has been notified, in writing, by a QEP and Regional District staff are satisfied that the conditions of the development permit have been met. However, to confirm that the remedial works, such as successful plant establishment, have been completed, the Regional District will withhold 10% of the security deposit for one year.

22.3.8 Exemptions

A development permit is not required for development within land in the ESDP Area for:

- 1. the construction, alteration, expansion, repair, demolition or maintenance of one (1) single detached dwelling and accessory buildings related to that dwelling, and any related grading, removal, deposit or moving of soil;
- 2. building additions or alterations that represent a floor area of less than 10.0 m²;
- 3. provision of utilities and a driveway provided the total area of development does not exceed 500.0 m²;

^{xl} Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

4. works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping plan);
5. the construction, alteration, addition, repair, demolition and maintenance of farm buildings in the ALR;
6. community utility services where they meet provincial and federal regulations;
7. the repair of existing fences;
8. a subdivision, if the smallest parcel resulting from subdivision is 20 ha or greater, or if the subdivision will create only two (2) parcels (i.e. one new parcel and a remainder parcel);
9. any type of development, provided that a QEP has confirmed the absence of sensitive ecosystems or federally or provincially listed species and their habitats on the property;
10. any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR, provided farming practices are in accordance with Provincial and Federal policies and environmental guidelines.

22.4 Watercourse Development Permit (WDP) Area^{xli}

22.4.1 Category

The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act*, for the protection of the natural environment, its ecosystems and biological diversity.

22.4.2 Area

Lands designated as Watercourse Development Permit Area are:

- .1 shown as Watercourse Development Permit Area on Schedule 'D'; or
- .2 within 30.0 metres of a stream; or
- .3 where a stream is in a ravine:
 - a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or
 - b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

22.4.3 Justification

To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

22.4.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 22.4.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:
 - a) subdivision;
 - b) the construction of, addition to or alteration of a building or other structure; and
 - c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

^{xli} Amendment Bylaw No. 2876, 2020 – adopted February 20, 2020.

22.4.5 Guidelines^{xlii}

- .1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:
 - a) An Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the RAPR, must be received by the Regional District in respect of the proposed development from the responsible provincial minister; or
 - b) if the minister will not provide the Assessment Report under Section 6 (Administration of assessment reports by minister) of the RAPR because the development that is the subject of the Assessment Report has already occurred, then the person who prepared the Assessment Report may submit it to the Regional District, together with evidence of the minister's rejection of the report, and any reasons the minister provided for the rejection.
 - c) if the provincial ministry responsible for reviewing Assessment Reports has indicated to the Regional District that Assessment Reports are unlikely to be reviewed and forwarded to the District within six (6) months of being submitted, then a Watercourse Development Permit (WDP) may be considered for issuance without an "Assessment Report" having been received from the responsible provincial Minister, provided that an Assessment Report prepared in accordance with the Riparian Areas Protection Regulation has been submitted directly to the Regional District, certifying that the proposed development:^{xliii}
 - i) will not occur in the streamside protection and enhancement area (SPEA); and
 - ii) if the Assessment Report is based on a detailed assessment, will not result in any harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish.

22.4.6 Variances to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots in order to reduce impacts and preserve the SPEA.

22.4.7 Expedited Development Permit

In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:

^{xlii} Amendment Bylaw No. 2950, 2022 – adopted May 5, 2022.

^{xliii} Amendment Bylaw No. 3008, 2023 – adopted May 18, 2023.

- .1 where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or QEP indicating to the Regional District's satisfaction that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA within the Watercourse Development Permit Area, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;
- .2 where the applicant proposes to reconstruct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the development permit must indicate by means of a sketch or plan the location and extent of the footprint.
- .3 Where the applicant proposes a subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the development permit must indicate by means of a sketch or plan the proposed lot configuration and the location of the building envelope.
- .4 Where the applicant proposes a subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area and no land alteration is proposed within that area, in which case the development permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;
- .5 Where the applicant proposes a subdivision of land in respect of which no land alteration is proposed within any RAA, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted; and
- .6 Where the applicant proposes to restore the natural environment based upon a planting plan completed by a QEP and submitted to the RDOS for approval.

22.4.8 Exemptions

A WDP is not required under this section for any of the following:

- .1 development on Crown land.^{xliv}
- .2 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.

^{xliv} Amendment Bylaw No. 2950, 2022 – adopted May 5, 2022.

- .3 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
- .4 An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.
- .5 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the Riparian Areas Regulation on the parcel of land.
- .6 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial "Firesmart" standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.
- .7 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) as indicated in a report by a QEP or IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .8 Development Permit provisions do not apply to activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.
- .9 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.
- .10 Changes in an about a stream approved pursuant to Section 11 of the *Water Sustainability Act*.
- .11 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:
 - a) emergency flood or protection works;
 - b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;
 - c) any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the federal *Fisheries Act*.

Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the

Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

23.0 GREENHOUSE GAS REDUCTION

23.1 Background

The scientific community has a general consensus that the increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation.

Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern.

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the RDOS is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all Official Community Plans to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets in accordance with Provincial Bills 44, 27, and the Climate Action Charter.

23.2 Objectives

- .1 Understand the likely impacts and vulnerabilities of regional climate change within Electoral Area "H".
- .2 Reduce greenhouse gas emissions measurably within Electoral Area "H".
- .3 Achieve carbon neutral local government operations by 2012.
- .4 Promote and provide community outreach and education related to Climate Change and reduction of Carbon Emissions.

23.3 Policies

The Regional Board:

- .1 Will work towards the target of reducing GHG emissions by 30% below 2007 levels by 2030.
- .2 Will work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:
 - a) the construction of energy efficient buildings;
 - b) improvements to the energy efficiency of existing buildings;
 - c) the increased use of alternative energies;
 - d) energy efficient developments;

- e) improvements to alternative transportation amenities;
 - f) the use of fuel-efficient vehicles;
 - g) reduction and diversion of waste from landfills;
 - h) maximizing value from agricultural wastes;
 - i) the development of more compact and complete communities;
 - j) the protection and restoration of natural areas and forest ecosystems; and
 - k) the protection of riparian areas and sensitive habitats.
- .3 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations by 2012.

24.0 IMPLEMENTATION

24.1 Introduction

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

24.2 Refinements

The RDOS will consider refinements to this OCP. These refinements may include but are not limited to the following:

- .1 changes resulting from various transportation planning initiatives; and
- .2 coordination with the Town of Princeton Waste Management Plan.

24.3 Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land. The Zoning Bylaw will be updated to ensure consistency with the OCP and to implement portions of the Plan.

24.4 Servicing Bylaw

The RDOS Servicing Bylaw sets out minimum standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, and street lighting. Subdivisions must meet these standards before they are approved. The Servicing Bylaw will need to be reviewed and amended where necessary to ensure that it works to implement various policies in the Plan, particularly with respect to servicing levels related to parcel sizes.

24.5 Other Agencies

The RDOS will work with Provincial, Federal and other agencies to help implement and complement portions of the Plan.

24.6 Follow-up Studies and Initiatives

There are follow-up studies and initiatives that have been identified which may be undertaken to implement the Plan.

Study / Initiative		Approximate Timeline
1.	Creation of an Agricultural Area Plan	Short Term
2.	Creation of a Parks Plan	Mid Term
3.	Investigate the implementation of a Development Permit Area related to Wildfire Hazard	Mid Term
4.	Mapping of Allison Lake Watershed	Mid Term
5.	Undertake a process to review the boundaries of the AG3 Zone	Long Term
6.	Investigate the implementation of a Development Permit Area related to Coal Bed Methane extraction	Long Term

24.7 Monitoring

The OCP should be monitored on an ongoing basis by the RDOS Board and the Rural Princeton Advisory Planning Commission. The OCP should be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, the RDOS will monitor:

- .1 population growth and demographic changes;
- .2 land supply / demand;
- .3 changing housing requirements;
- .4 economic, social, and environmental factors; and
- .5 refine or amend the Plan accordingly as resources permit.

~ end of Schedule 'A' ~