

010462

72335698

010462

Thompson-Nicola (B.C.)
Barriere official communi-
plan.

WHEREAS the Municipal Act provides that the Board of Directors may pro-
Community Plan

AND WHEREAS the Thompson-Nicola Regional District is
it desirable to

AND WHEREAS the Community Plan is consistent with the Regional Dist-
Economic Development
of the Plan Area

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regi-
is open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Barriere Official Community Plan Adoptio-
46, 1995".
2. "Barriere Official Sanitation Plan Adoption Bylaw No. 692" is hereby

BARRIERE OFFICIAL COMMUNITY PLAN



THOMPSON-NICOLA REGIONAL DISTRICT

010462d

BARRIERE OFFICIAL COMMUNITY PLAN

UNIVERSITY COLLEGE OF THE CARIBOO LIBRARY
BOX 3010, KAMLOOPS, BC
V2C 5N3

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 1446

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN
FOR THE BARRIERE AREA

WHEREAS the Municipal Act provides that the Board of Directors may prepare an Official Community Plan;

AND WHEREAS the Board of Directors of the Thompson-Nicola Regional District deems it desirable to adopt an Official Community Plan for the Barriere Area;

AND WHEREAS the Community Plan is consistent with the Regional District's Economic Development and Capital Expenditure Programs and as there is no Waste Management Plan for the Plan Area;

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "Barriere Official Community Plan Adoption Bylaw No. 1446, 1995".

2. "Barriere Official Settlement Plan Adoption Bylaw No. 692" is hereby repealed. *Mr. Tucker.*

3. Schedule "A" attached hereto and forming part of this bylaw is the Official Community Plan.

READ a FIRST time this 23rd day of February, 1995.

READ a SECOND time this 9th day of March, 1995.

READ a THIRD time this 9th day of November, 1995.

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1446, cited as "Barriere Official Community Plan Adoption Bylaw No. 1446, 1995" as READ a THIRD time by the Board of Directors.

Dated at Kamloops, B.C. this 5th day of March, 1996.

E. Shushko
Secretary

Received the approval of the Minister of Municipal Affairs this 27th day of June, 1996.

RECONSIDERED AND ADOPTED this 18th day of July, 1996.

E. Shushko
Secretary

Vici Eudon
Chairperson

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1446, cited as "Barriere Official Community Plan Adoption Bylaw No. 1446, 1995."

Dated at Kamloops, B.C. this 18th day of July, 1996.

E. Shushko
Secretary

UNIVERSITY COLLEGE OF THE CARIBOO LIBRARY
BOX 3010, KAMLOOPS, BC
V2C 5N3

INTRODUCTION:

The Barriere Official Community Plan has been prepared pursuant to Part 29 of the **Municipal Act** and consists of:

- i) a statement of the Board of Directors' objectives, policies and implementation program contained in this Schedule;
- ii) maps of the future land use included in this Schedule as the Barriere Official Community Plan Maps.

The Barriere Official Community Plan provides a policy framework and serves as a basis for decisions and actions related to the use and development of all lands within the Barriere Official Community Plan Area shown on Maps 1 and 2. It is based on the criteria and mandatory considerations set out in the **Municipal Act**.

OTHER LEGISLATION:

All or parts of the Barriere Official Community Plan Area are subject to other Federal and Provincial legislation, including but not limited to the **Forest Act**, the **Health Act**, the **Land Act**, the **Mines Act**, the **Mineral Tenure Act** and the **Agricultural Land Commission Act**. In particular, a number of objectives, policies and land use designations of this Plan apply to land located in the Agricultural Land Reserve (ALR). Where the provisions of this Plan provide for the development of land located in the ALR which is not consistent with the **Agricultural Land Commission Act**, regulations made thereunder or orders of the Commission, approval of the Provincial Agricultural Land Commission is required. Also the Ministry of Energy, Mines and Petroleum Resources is responsible for administering energy and mineral resources in the Plan Area. Furthermore, a large portion of the Plan Area is Provincial Forest land which can only be managed and used for specific timber, grazing, recreation and resource purposes specified in the **Forest Act**.

SCHEDULE "A"

This is Schedule "A" referred to in the Barriere Official Community Plan Adoption
Bylaw No. 1446, 1995.

BARRIERE OFFICIAL COMMUNITY PLAN

OBJECTIVES & POLICIES

The broad objectives and policies of the Board of Directors with respect to the form and character of existing and proposed land use and servicing requirements within the Barriere Official Community Plan Area are set out in this section. The objectives are to be achieved through the implementation of the listed policies which follow.

BARRIERE OFFICIAL COMMUNITY PLAN

1. FORM AND CHARACTER OF EXISTING AND FUTURE LAND USE

Objective:

- 1.0 TO DESIGNATE AND DIRECT THE PATTERN OF EXISTING AND FUTURE LAND USE IN ORDER TO PROMOTE ORDERLY GROWTH, PROVIDE OPPORTUNITY FOR A VARIETY OF RESIDENTIAL LIFESTYLES AND LAND USES, SUSTAIN THE EXISTING RESOURCE BASE AND TO PRESERVE THE NATURAL ENVIRONMENTAL CHARACTERISTICS OF THE PLAN AREA.

Policies:

- 1.1 That the future pattern of land use in the Barriere Official Community Plan Area be consistent with the Official Community Plan Maps based on the following general guidelines:
- a) All existing Residential development will be recognized. Opportunities for a range of new residential development subject to the established development criteria and compliance with the density and servicing contained in the applicable Zoning Bylaw will be directed towards those lands appropriately designated on Maps 1 and 2. New Urban Residential development will be directed towards those lands designated Future Urban Residential within the Central Area Boundary shown on Map 2.
 - b) Commercial development will be encouraged to locate in areas designated for each respective Commercial use shown on Maps 1 and 2. Retail Commercial Use specifically will be directed to the area designated Retail Commercial (Core) on Map 2.
 - c) Industrial development including Sand/Gravel Resources and Mineral Resources subject to established development criteria wherever applicable will be encouraged to locate on lands appropriately designated on Maps 1 and 2.
 - d) Agricultural use is recognized and encouraged in those areas designated on Maps 1 and 2.
 - e) Transportation, Water Resources, Fisheries, Waterfowl, Wildlife, Recreation and Heritage Conservation land uses will be recognized and development which will impact these land uses will be encouraged to develop in accordance with the respective Plan objectives, policies and intergovernmental policies of the affected agency having jurisdiction.
 - f) Environmental Constraints such as floodplains, environmentally sensitive areas or hazard lands will be recognized and development within these areas will be discouraged or restricted.

- g) Public Facility/Institutional uses will be facilitated by encouraging and directing development of this nature wherever practical to locate within designated areas within the Central Area Boundary shown on Map 2.

1.2 The scheme of existing and future land uses within the Plan Area are described through the following designations:

- a) Residential Development
 - Urban Residential
 - Rural Residential
 - Residential Development in a Rural Resource Area
- b) Rural Resource
- c) Commercial Development
 - Retail Commercial
 - Retail Commercial (Core)
 - Highway Commercial
 - Service Commercial
 - Tourist Commercial
 - Temporary Commercial Uses
- d) Industrial Development
 - Industrial
 - Temporary Industrial Uses
- e) Sand/Gravel Resources and Mineral Resources
- f) Agriculture
- g) Transportation
- h) Public Facility/Institutional
- i) Water Resources
- j) Fisheries, Waterfowl and Wildlife
- k) Environmental Constraints
 - Environmentally Sensitive Areas
 - Hazard Lands
 - Floodplain
- l) Recreation
- m) Heritage Conservation
 - Archaeological Sites
- n) Implementation

2. RESIDENTIAL DEVELOPMENT

Objective:

- 2.0 TO PROVIDE OPPORTUNITIES FOR THE DEVELOPMENT OF A VARIETY OF RESIDENTIAL TYPES WITHIN THE PLAN AREA.

Policies:

- 2.1 This Plan provides for four types of residential development of varying densities and servicing requirements:

- Urban Residential;
- Rural Residential;
- Rural;
- Residential Development in a Rural Resource Area.

Residential development shall locate on lands designated for such use as shown on Maps 1 and 2.

Urban Residential:

- 2.2 Densities of five (5) units per hectare or greater serviced by the water system established as a Local Service by the Regional District shall be considered within areas designated as Urban Residential.
- 2.3 In order to provide a greater diversity of housing choice, higher density multi-family residential development or that which will incorporate affordable rental and special needs housing shall be considered on residentially zoned parcels within the Central Area at locations having direct access to a collector road and which are serviced by the established Local Service community water system and an acceptable means of sewage disposal approved by the Provincial agency having authority.
- 2.4 In order to provide increased opportunity for affordable, rental and special needs housing or amenities within the Central Area, the Regional District will encourage density bonusing in conjunction with a negotiated housing agreement to be registered against the property title in the Land Titles Office.

Mobile Home Parks:

- 2.5 Mobile Home Parks may be permitted within designated Urban Residential areas, provided that such developments have direct access to the main roadway system are serviced by the water system established as a Local Service by the Regional District, are adequately

buffered from conventional housing as required by the Regional District and comply with the Regional District's Mobile Home Parks Bylaw.

Rural Residential:

- 2.6 Rural Residential development or subdivision shall be considered in areas designated Rural Residential where it meets the following criteria:
- a) will occur within or adjacent to existing rural residential subdivisions or areas;
 - b) is approved by the appropriate Provincial agency if within the Agricultural Land Reserve;
 - c) have minimal impact on existing adjacent land uses;
 - d) is adequately serviced based on the availability of water, the soil's ability to remove nutrients, the density of lots or such other factors affecting the development; and
 - e) is designed to maximize efficient land use, and to this end, the developer shall provide an outline or concept plan indicating such matters as lot layout, access and servicing of the subject property, as well as potential extensions to adjoining properties, or any other matters as required by the Regional District.
- 2.7 The range of parcel sizes for Rural Residential subdivision utilizing individual wells and ground disposal sewage systems shall be 0.8 to 4.0 hectares. The minimum parcel size shall be 0.8 hectares except where development occurs adjacent to a surface water source where a minimum parcel size of 4.0 hectares and a 90 metre ground disposal sewage setback shall apply. This policy is stated with the understanding that existing subdivisions may be developed and private landowners may continue to enjoy and benefit from the assets of the property and rights that accrue.

Residential Development in a Rural Resource Area:

- 2.8 The density of development on lands designated as Rural Resource shall be based on a minimum parcel size of 4.0 hectares.
- 2.9 Residential development shall be prohibited on lands with severe ground disposal sewage limitations unless adequate protection in the form of community sewers, or an alternate sewage disposal system approved by the appropriate Provincial agency having authority is provided and maintained at the cost of the developer and/or property owner.
- 2.10 A reduction of parcel size may be allowed where, at the date of adoption of the applicable zoning bylaw, a parcel is divided by an existing public highway or other major physical barrier and the resulting parcel which includes the entire divided part has a minimum area of 0.8 hectares provided it is not affected by the Agricultural Land Reserve whereupon approval of the Provincial agency having authority would be required.

3. RURAL RESOURCE

Objective:

- 3.0 TO RECOGNIZE AND SUPPORT RURAL RESOURCE ACTIVITIES WITHIN THE PLAN AREA.

Policies:

- 3.1 Lands designated for Rural Resource use are shown on Maps 1 and 2.
- 3.2 Areas designated as Rural Resource may be used for a variety of activities including grazing, forestry, agriculture, resource extraction and public use.

4. COMMERCIAL DEVELOPMENT

Objective:

- 4.0 TO ENCOURAGE THE CENTRALIZATION OF ESSENTIAL COMMUNITY SERVICES AND FACILITIES SO AS TO ENHANCE ACCESSIBILITY AND EFFICIENCY.

Policies:

- 4.1 This Plan provides for four types of Commercial land use:
- Retail Commercial;
 - Highway Commercial;
 - Service Commercial;
 - Tourist Commercial.

Commercial development shall locate on lands designated for such use as shown on Maps 1 and 2.

Retail Commercial:

- 4.2 Retail Commercial development other than those catering exclusively to the travelling public (Highway Commercial) shall locate within the area designated Retail Commercial (Core) as shown on Map 2.
- 4.3 Offices, medical-dental facilities, financial institutions, government and public utility offices, places of public assembly including fraternal lodge and personal services shall be encouraged to locate within the Retail Commercial (Core).

Highway Commercial:

- 4.4 Highway Commercial development shall be encouraged in those appropriately designated areas shown on Map 2 having direct access to a frontage road.

Service Commercial:

- 4.5 Service Commercial development shall be permitted within the area located west of the Yellowhead Highway and east of the Canadian National Railway, as shown on Map 2, provided consideration is given to the scenic value of the highway and the location of this area at the southern entrance to the community which will necessitate adequate buffering and landscaping as required by the Regional District.

Tourist Commercial:

- 4.6 Tourist Commercial development such as campsites or other tourist service facilities to meet the needs of the travelling public may be permitted in the Plan Area adjacent to the Yellowhead Highway provided said facilities have access to a frontage road, or alternate access by an internal road system. All Tourist Commercial development shall be adequately screened from adjoining land uses by such means deemed appropriate by the Regional District.

Temporary Commercial Uses:

- 4.7 The Board of Directors hereby designates the entire Barriere Official Community Plan Area as an area for the issuance of Temporary Commercial Use Permits.
- 4.8 Temporary Commercial development may be permitted within the Plan Area provided that the development:
- a) is not located in an area designated Urban Residential;
 - b) has access to an internal, frontage or collector road rather than having direct access to a main highway;
 - c) is adequately serviced with a supply of potable water and means of sewage disposal;
 - d) is designed to maximize the efficient use of land;
 - e) is compatible with surrounding land uses and resource values of the area.
 - f) has been approved by the appropriate Provincial agency having authority if within the Agricultural Land Reserve;
 - g) has been approved by the appropriate Provincial agency having authority if within 800 metres of a Controlled Access Highway; and

- h) complies with all conditions and requirements as may be further specified by the Regional District.

5. INDUSTRIAL DEVELOPMENT

Objective:

- 5.0 TO ENCOURAGE THE CREATION OF NEW EMPLOYMENT OPPORTUNITIES WITHIN THE PLAN AREA AND TO PROTECT OTHER LAND USES FROM ENCROACHMENT BY INCOMPATIBLE INDUSTRIAL USES.

Policies:

Industrial:

- 5.1 Industrial development shall locate on appropriately designated lands shown on Maps 1 and 2.
- 5.2 Site specific industries such as those requiring access to specialized modes of transportation, or quantities of water may be permitted where it can be demonstrated that no other suitable location exists for such industry. The impact of heavy industrial or other site specific industries on adjacent land uses shall be minimized through the implementation of established land use contracts and zoning bylaw standards or any other matters deemed necessary by the Regional District.

Intergovernmental Policy:

- 5.3 Industrial development on lands with severe ground disposal sewage limitations shall not be permitted unless adequate protection in the form of community sewers, or an alternate sewage disposal system, approved by the appropriate Provincial agency having authority is provided and maintained at the cost of the developer and/or subsequent property owner(s).

Temporary Industrial Uses:

- 5.4 The Board of Directors hereby designates the entire Barriere Official Community Plan Area as an area for the issuance of Temporary Industrial Use Permits.
- 5.5 Temporary Industrial development may be permitted within the Plan Area provided that the development:
 - a) is not located in an area designated Urban Residential;
 - b) has access to an internal, frontage or collector road rather than having direct access to a main highway;

- c) is adequately serviced with a supply of potable water and means of sewage disposal;
- d) is designed to maximize the efficient use of land;
- e) is compatible with surrounding land uses and resource values of the area.
- f) has been approved by the appropriate Provincial agency having authority if within the Agricultural Land Reserve;
- g) has been approved by the appropriate Provincial agency having authority if within 800 metres of a Controlled Access Highway; and
- h) complies with all conditions and requirements as may be further specified by the Regional District.

6. SAND/GRAVEL RESOURCES AND MINERAL RESOURCES

Objective:

- 6.0 TO IDENTIFY AND PRESERVE SAND/GRAVEL RESOURCES AND MINERAL RESOURCES FOR FUTURE DEVELOPMENT.

Policies:

- 6.1 The locations of known Sand/Gravel deposits within the Plan Area are identified and shown on Maps 1 and 2.
- 6.2 Recognizing that the Regional District does not have direct jurisdiction over the extraction of Sand/Gravel Resources or Mineral Resources, the Board of Directors encourage that the extraction and on-site processing of Sand/Gravel Resources or Mineral Resources be located on lands designated for rural, agricultural and/or industrial use within the Plan Area provided suitable noise and dust controls are employed.

Intergovernmental Policy:

- 6.3 The appropriate Provincial agency having authority should be encouraged to work cooperatively with the Regional District to ensure that the location of Sand/Gravel Resource or Mineral Resource extraction sites, within the Plan Area are compatible with other land use activities in the vicinity.

7. AGRICULTURE

Objective:

- 7.0 TO PRESERVE AGRICULTURAL LAND TO ENSURE PRESENT AND FUTURE FOOD PRODUCTION.

Policies:

- 7.1 The amount and extent of lands within the Agricultural Land Reserve are shown on Maps 1 and 2.
- 7.2 The Board of Directors shall not support applications for exclusion of lands or the subdivision of lands within the Agricultural Land Reserve, unless it is convinced that the land has no significant agricultural potential, or unless the Board of Directors is of the opinion that exclusion is in the best interests of the community recognizing that final decisions on such applications lie with the appropriate Provincial agency having authority.
- 7.3 Support the preservation of designated and potential range and pasture land.
- 7.4 Support the consolidation of agricultural land into larger parcels.

Intergovernmental Policies:

- 7.5 Encourage the development of livestock backgrounding and finishing operations as a logical step to supplement the range cattle industry, in accordance with suitable siting, physical development and agricultural management practices such as those guidelines prepared by the appropriate Provincial agency having authority.
- 7.6 Encourage the full utilization of all existing Crown and privately held agricultural land to complement the Provincial government's goal of increased food production and agricultural self-sufficiency.
- 7.7 Reaffirm support for an expanded cooperative program designed to increase public awareness of noxious weeds and the implications of the spread of those weeds.
- 7.8 Promote the managed multi-use of potential agricultural land.
- 7.9 Request fencing to be constructed to a minimum legal standard at the perimeter of any new non-farm development abutting agricultural land and that it be maintained at the cost of the developer or subsequent property owner.

8. TRANSPORTATION

Objective:

- 8.0 TO PLAN TOWARDS A RATIONAL AND EFFECTIVE TRANSPORTATION NETWORK DESIGNED TO PROTECT ITS EXPANSION POTENTIAL WHILE ENHANCING SAFE AND EFFICIENT MOVEMENT TO AND WITHIN THE PLAN AREA.

Policies:

- 8.1 Recognize the Major Street Network shown on Map 1 as an essential component of this Plan and discourage development or subdivision which may detract from the integrity of any element of the Network.
- 8.2 Off-street parking shall be provided in accordance with the provisions of the applicable Zoning Bylaw.
- 8.3 A "Core Area Roadway and Parking Study" may be undertaken to determine the most appropriate manner in which streets, sidewalks and on-street parking can be improved within the Retail Commercial (Core) area. This study shall also consider the impact of the foregoing on the present surface drainage system and shall consider the possible requirement for a partial storm sewer system designed to minimize surface erosion and instability on all slopes with particular attention to all slopes in excess of 15%.
- 8.4 Development east of the Barriere Town Road shall incorporate provision for a local collector road (Powell Road) to be located as shown on Map 2.
- 8.5 The location and construction of new roads, utilities or communication corridors shall be designed to minimize their impact on other land uses and shall be designed to appropriate Provincial agency standards.
- 8.6 Strip development along a Controlled Access Highway (Yellowhead Highway) and other major roads shall be prohibited in order to maximize efficient land use; and to minimize impedance of traffic flow and situations that may compromise public safety.
- 8.7 Encourage limiting access to areas of rural residential development to not more than two access points.

Intergovernmental Policies:

- 8.8 In consultation with the appropriate Provincial agencies having authority, all development adjacent to the Controlled Access Highway (Yellowhead Highway) and existing or proposed major roads shall be set back an adequate distance to allow for future road widening or other highway right-of-way improvements.

- 8.9 Development within 800 metres of a Controlled Access Highway (Yellowhead Highway) shall be subject to the appropriate provisions of the **Highways Act**.

9. PUBLIC FACILITY/INSTITUTIONAL

Objective:

- 9.0 TO ENSURE THE AVAILABILITY OF LANDS SUITABLE FOR THE ESTABLISHMENT OF PUBLIC FACILITIES, INCLUDING SCHOOLS AND SOLID WASTE DISPOSAL ALTERNATIVES TO MEET THE REQUIREMENTS OF THE LOCAL COMMUNITY, WITHIN THE FINANCIAL CAPABILITIES OF THAT COMMUNITY, THE REGIONAL DISTRICT AND THE RESPECTIVE GOVERNMENT AGENCIES CHARGED WITH ADMINISTERING THOSE NEEDS.

Policies:

- 9.1 Public Facility/Institutional uses shall locate on lands designated for such use as shown on Maps 1 and 2.
- 9.2 In the absence of a community sewer collection and treatment system, the density of development within urban areas shall be limited by the spatial requirement of on-site ground disposal sewage system development, provided all parcels meet the minimum parcel size determined by the applicable Zoning Bylaw. Further, no ground disposal sewage system shall be located closer than 90 metres to any water course within the Plan Area except where a greater distance is required in accordance with the Management Guidelines of the Lakes Study.
- 9.3 The Board of Directors may commission a preliminary study of sewage collection and treatment for the Barriere Central Area, in order to more closely define the appropriate location and extent of lands required for treatment facilities and reserve those lands for lagoon storage and possible spray irrigation.
- 9.4 Refuse disposal sites with the exception of a containerized transfer site shall not be located within 3 km of residential development due to public exposure to wildlife, fire, health hazards and visual unsightliness, unless it can be demonstrated that no other suitable site exists. All refuse disposal sites shall be adequately maintained and fenced, within the financial capabilities of the Regional District.
- 9.5 The following land use concerns are not provided for in this Plan. Should demand warrant, these items may be addressed at a later date:
- Future locations of Trunk Sewer;
 - Waste Treatment Sites.

Intergovernmental Policies:

- 9.6 An examination of alternative forms of sewage disposal is encouraged in cooperation with the appropriate Provincial agencies having authority in order to reduce the impact of ground disposal and, particularly, its effect on the water quality within the Barriere area.
- 9.7 In cooperation with appropriate Provincial agencies having authority, investigate all options available with respect to anticipated future refuse disposal requirements as necessity warrants.
- 9.8 The Regional District shall regularly consult and cooperate with Kamloops School District No. 24 on matters relative to school district planning and needs assessment.

10. WATER RESOURCES

Objective:

- 10.0 TO RECOGNIZE THE IMPORTANCE OF WATER RESOURCES AND THE NEED TO PROTECT AND IMPROVE THE QUALITY AND QUANTITY OF THOSE RESOURCES FOR FUTURE GENERATIONS.

Policies:

- 10.1 Subdivision or development that will result in increased demand for surface water or intensification of existing surface water licencing from Louis or Dixon Creeks, shall be prohibited. This policy is stated with the understanding that existing subdivisions may be developed and that private landowners may continue to benefit from the assets of the property and to enjoy the right that accrue.
- 10.2 Development(s) utilizing groundwater may be considered where the parcel cannot be serviced by the water system established as a Local Service by the Regional District and where it can be demonstrated by a Professional Engineer or groundwater geologist knowledgeable in hydrogeology that the use of such groundwater will not interfere with, intercept, or otherwise detrimentally affect surface water sources or groundwater sources utilized by existing developments.

Intergovernmental Policies:

- 10.3 Cooperate with local interest groups, the appropriate Federal and Provincial agencies having authority to establish surface water enhancement programs within the Plan Area.

- 10.4 In cooperation with the appropriate Provincial agency having authority, the Regional District shall recognize the effect of forest practices outside the Plan Area on water resources within the Plan Area.
- 10.5 Development on the foreshore (area below the natural boundary or highwater mark of a waterbody) shall be discouraged without the approval of the appropriate Provincial agency having authority.

11. FISHERIES, WATERFOWL AND WILDLIFE

Objective:

- 11.0 TO PROTECT AND ENHANCE FISHERIES, WATERFOWL AND WILDLIFE HABITATS WITHIN THE PLAN AREA.

Policies:

- 11.1 Encourage the preservation of wildlife, waterfowl and fishery habitats through controlled disposition of Crown lands, and/or subdivision and development of private lands. Development shall be directed away from known spawning streams, waterbodies and from important wildlife habitat.
- 11.2 All development shall incorporate soil conservation practices recognizing slope, soil type and precipitation, in order to prevent any increase in the sediment loading of watercourses in the Plan Area. Attention shall be given to the protection of riparian shoreline or streambank vegetation, the promotion of the Code of Agricultural Practice for Waste Management and the prevention of the discharge of other deleterious materials and unnatural erosion caused by such activities as landfill, diking, channelization or any change to the natural system of water courses, in order to protect spawning habitats and migration routes.

Intergovernmental Policies:

- 11.3 Subdivision of critical deer winter range and other critical wildlife habitat, as determined by the appropriate Provincial agency having authority, shall be discouraged. This policy is stated with the understanding that existing subdivisions may be developed and that private land owners may continue to enjoy and benefit from the assets of the property and rights that accrue.
- 11.4 Encourage the continuation of Federal and Provincial fish stocking and enhancement programs in the Plan Area and prohibit development that may detrimentally affect said programs.

- 11.5 All proposals for development within the Plan Area that may have an effect on wildlife, waterfowl or on fish habitat (defined as "spawning grounds and nursery rearing, food supply and migration areas on which fish depend directly or indirectly in order to carry out their life processes") shall be referred to the appropriate Federal and/or Provincial agencies having authority for their comments and recommendations.
- 11.6 Development that will alter shoreline or streambanks will be discouraged without the approval of the appropriate Federal and/or Provincial agencies having authority. In this regard, development shall incorporate land management practices designed to protect or enhance shoreline or streambank riparian vegetation.

12. ENVIRONMENTAL CONSTRAINTS

Objective:

- 12.0 TO RECOGNIZE AND RESPECT THE DEVELOPMENT CONSTRAINTS IMPOSED BY ENVIRONMENTAL FACTORS AND TO ENSURE THAT DEVELOPMENTS WITHIN SENSITIVE OR HAZARDOUS AREAS ARE AVOIDED OR THAT ADEQUATE PRECAUTIONS ARE TAKEN IF DEVELOPMENT IS UNAVOIDABLE.

Policies:

Environmentally Sensitive Areas:

- 12.1 Within the Plan Area the existence of the following sensitive lands should be recognized:
- a) lands which are unsuitable for ground disposal due to tight or restrictive soil conditions;
 - b) lands which may have potentially unstable soils and may be subject to subsidence should the protective overburden be removed.
- 12.2 Where these conditions exist, development of said lands may be permitted when it can be demonstrated to the Regional District's satisfaction that such uses will not accentuate the sensitive condition. Approval of future development within such areas may be granted subsequent to satisfactory arrangements for sewage disposal, and/or the submission of a detailed report certified by a Professional Engineer stating that the use of the land may be carried out safely. Any development which takes place on affected properties shall comply with the recommendations of the engineering report and/or requirements of the appropriate Federal and Provincial agencies having authority.

Hazard Lands:

- 12.3 Within the Plan Area the existence of the following hazardous conditions should be recognized:
- floodplains;
 - watercourse embankments subject to erosion;
 - areas near the base of colluvial slopes or bedrock outcrops which are susceptible to rolling or falling rock;
 - debris torrents;
 - fans at the mouths of larger tributaries subject to channel shifting and bank overflow; and
 - steep slopes (i.e. slopes in excess of 30%) or areas at the base of steep slopes.
- 12.4 Prior to development upon or in close proximity to hazard lands, the developer may be required to submit a detailed report certified by a Professional Engineer, in accordance with good engineering practice, to assist the Regional District in assessing appropriate development potential of the land in question. Any development which takes place on affected properties shall comply with the recommendations of the engineering report and/or requirements of the appropriate Federal and Provincial agencies having authority.

Floodplain:

Intergovernmental Policies:

- 12.5 Limit development on floodprone areas to parks, open space, recreation or non-intensive agricultural uses. If more intensive development is unavoidable, the Board of Directors will rely on the appropriate Provincial agency having authority to specify the necessary precautions to be taken.
- 12.6 For any development within a floodplain area, as identified on Maps 1 and 2, setbacks and elevations for buildings and structures should be established in consultation with the appropriate Provincial agency having authority. Floodplain regulations may also apply to other waterbodies and watercourses in the Plan Area which may not be identified.
- 12.7 In order to minimize stream bank erosion a minimum 15 metre leavestrip of streamside vegetation is to be maintained by the property owner in its natural state adjacent to all water courses except for continued agricultural use of those grassed areas which have been traditionally used for grazing purposes and which are not inimical to environmental protection. The leavestrip width in any subdivided parcel which will generally be either 15 or 30 metres will be determined by the appropriate Provincial agency having authority.

13. RECREATION

Objective:

- 13.0 TO PROVIDE OUTDOOR RECREATION AND CONSERVATION OPPORTUNITIES WHILE MINIMIZING RECREATIONAL-RESOURCE USE CONFLICTS AND PRESERVING THE RURAL CHARACTER AND ENVIRONMENTAL QUALITY OF THE PLAN AREA.

Policies:

- 13.1 Recreational lands and existing park sites are designated and shown on Maps 1 and 2.
- 13.2 Recognize the recreational potential and visual attractiveness of Armour Mountain and prohibit development that may damage or detract from its visual aesthetics and natural features.
- 13.3 At the time of subdivision the Regional District may require the dedication of land for future park purposes in accordance with the requirements of the **Municipal Act**.
- 13.4 Encourage the retention of unimpeded public access to water based recreational areas.

Intergovernmental Policies:

- 13.5 Cooperate with the appropriate Provincial authorities having authority to promote an expansion of recreational opportunities on Crown lands within and adjacent to the Plan Area where conflict with agricultural uses, wildlife habitats, conservation areas, and residential development may be minimized.
- 13.6 Cooperate with the appropriate Provincial agencies having authority and interest groups in a coordinated effort aimed at increasing public awareness of subjects such as watershed management, stock grazing practices, noxious weed control and factors causing soil erosion in rural areas of the Plan in order to reduce the impact of recreational activities in rural areas.
- 13.7 Cooperate with the appropriate Provincial agencies having authority, as well as Canadian National Railways to establish increased opportunities for public access to the North Thompson River, where access can be provided while ensuring public safety and suitable water quality protection.
- 13.8 In cooperation with the appropriate Provincial agencies having authority, the Regional District may establish community parks as demand warrants.
- 13.9 The Thompson-Nicola Regional District shall work towards the formulation of a Regional Parks Plan, in cooperation with the appropriate Provincial agencies having authority.

- 13.10 Support the proposed Provincial government all-terrain vehicle licencing program, under the **All Terrain Vehicles Act**.

14. HERITAGE RESOURCES

Objective:

- 14.0 ENCOURAGE AND FACILITATE THE IDENTIFICATION, PROTECTION AND CONSERVATION OF ARCHAEOLOGICAL AND HERITAGE RESOURCES.

Policies:

- 14.1 Sites of known archaeological significance within the Plan Area are shown on Maps 1 and 2.

Intergovernmental Policies:

- 14.2 The Regional District recognizes that archaeological sites are protected under the **Heritage Conservation Act** through designations as Provincial heritage sites or through automatic protection by virtue of being of particular historic or archaeological value. Development shall not excavate, alter or destroy the archaeological resources of the Plan Area identified by the Thompson-Nicola Regional District archaeological survey compiled between 1974 and 1979 and those sites which may be discovered by landowners or developers or identified in updated surveys from time to time except where approved through a permit issued under the **Heritage Conservation Act**.
- 14.3 Examine the feasibility and financial implications of incorporating Heritage Conservation as a function of the Regional District.

15. IMPLEMENTATION

Objective:

- 15.0 TO ACHIEVE THE OBJECTIVES OF THIS OFFICIAL COMMUNITY PLAN, WHILE FOSTERING COOPERATION BETWEEN ALL AGENCIES RESPONSIBLE FOR PLANNING AND LAND USE WITHIN THE PLAN AREA.

Policies:

- 15.1 Future changes to the applicable Zoning Bylaw must comply with the objectives and policies of this Plan.

- 15.2 Amendments to this Plan may be made from time to time to further the development objectives, and/or to reflect changing local circumstances.
- 15.3 Those areas not developed for the uses for which they are designated at the time of adoption of this Plan may continue their current uses until such time that they are proposed for development in accordance with the policies of this Plan.

Intergovernmental Policies:

- 15.4 Initiate, in cooperation with the appropriate Provincial agency having authority, plans for the rationalization of on-street parking and pedestrian movement in the Retail Commercial (Core).
- 15.5 The Regional District may take steps as are necessary, to assume the subdivision approving function for the Plan Area.
- 15.6 Encourage greater coordinated land use planning between all Improvement Districts, Indian Bands, Municipal, Federal and Provincial agencies having authority over land use decisions within and surrounding the Plan boundaries.

Approval Process for Development Proposals Contrary to the Plan:

- 15.7 With respect to development proposal which are contrary to the objectives, policies or land use map designations of this Plan, an amendment to the Plan shall be required before the development proposal can be accommodated. Providing that the Board of Directors wishes to proceed with the consideration of such a proposal, an amendment to the Official Community Plan shall involve a change to the relevant policy or land use map designation.

Upon amendment to the Plan, the procedures prescribed in the **Municipal Act** for rezoning and subdivision approval shall apply.



