



Final Draft
2008

official community plan

North Shuswap / Electoral Area F
Columbia-Shuswap Regional District
18 August 2008



Foreword

This Plan is among the first of a NEW GENERATION of local government plans — one that weaves together a range of topics and sets out a holistic, 100-year vision of the North Shuswap's aspirations. In the past, BC local governments' Official Community Plans have been narrowly focussed on land use and property services, and a short-term time frame.

The authors of this plan are grateful to a number of people for their ongoing interest, perspective, and support — particularly, Electoral Area Director Denis Delisle, members of the Advisory Group, and the planning staff of the Columbia-Shuswap Regional District.

The successful implementation of this Plan is dependent on the collaboration of many individuals, organizations and government bodies. Working together, the results of this collaboration will build a strong, sustainable future for the communities of the North Shuswap.

Respectfully submitted,

CitySpaces Consulting Ltd.

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SECTION 1
plan vision and framework



Section 1. Plan Vision and Framework

1.1 Vision Statement

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

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

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

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

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

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

1.2 Sustainable Planning Principles

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

Principle 1

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

Principle 2

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

Principle 3

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

Principle 4

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

Principle 5

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

Principle 6

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

Principle 7

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

Principle 8

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

Principle 9

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

Principle 10

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

1.3 Plan Framework

On adoption, the North Shuswap / Electoral Area F¹ Official Community Plan (OCP) will become one of the Columbia Shuswap Regional District's (CSRSD) most important documents. It sets out goals and statements of policy to guide the Board's future decisions pertaining to land use, the environment, buildings, infrastructure, and community services.

There are a number of reasons for adopting a comprehensive OCP covering the entire lands and waters of the North Shuswap:

- o Ensures that any works undertaken or bylaws enacted by the Regional District are consistent with the Plan;
- o Provides prospective developers, investors, as well as existing residents and businesses, with a "roadmap" to follow in the preparation of an application for development, buildings and other structures, including moorage;
- o Allows the Regional District to use two specific measures that are unavailable without an OCP
 - o Development Permit Areas² and
 - o Development Approval Information Areas³;
- o Conveys to other governments, including their ministries and agencies, the wishes of the community / local government with respect to the services provided by these entities;
- o Gives assurance to other levels of government when considering potential funding for works

¹ The terms Area F and the North Shuswap are used interchangeably in this Plan.

² Development permits are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations about the "form and character" of development.

³ Establishing a Development Approval Information bylaw is another effective legal tool for review of development applications.

and services that a long term Plan is in effect. Funding may be contingent on a Plan being in place for capital-intensive infrastructure such as water and sewer systems.

The *Local Government Act* sets out the essential and voluntary topics to be included in an OCP and provides a range of legislative tools that allow the Regional District to implement these plans. The legislation also advises local governments to "work toward" 14 goals in an OCP (Refer to Appendix A).

The CSRSD also has a number of bylaws and policy plans that have influenced this Plan. One of these is the CSRSD's Strategic Plan (2008-2012). That Plan has four guiding principles:

- o Regional Collaboration
- o Social Sustainability
- o Economic Sustainability
- o Environmental Sustainability

Where the CSRSD does not have jurisdiction, the Plan may only state the broad objectives related to that matter. The following government entities have jurisdiction on certain matters, and have been consulted as part of this planning process:

- o Agricultural Land Commission
- o BC Interior Health Authority
- o BC Ministry of Agriculture and Lands (Integrated Land Management Bureau)
- o BC Ministry of Community Services
- o BC Ministry of Energy, Mines and Petroleum Resources
- o BC Ministry of Environment
- o BC Ministry of Forests
- o BC Ministry of Transportation
- o (Canada) Department of Fisheries and Oceans
- o School District #83 (North Okanagan – Shuswap)
- o The Little Shuswap Indian Band
- o The Adams Lake Indian Band
- o Thompson Nicola Regional District

Once adopted, the Plan does not commit the Regional District to carry out the projects in the Plan, but it does require that any works undertaken, and bylaws enacted, by the Board are consistent with the Plan.

1.4 Geographic Context and Current Conditions

The CSRSD contains six electoral areas. Electoral Area F has a land area of 2,920 km² and accounts for about 10% of the total region. (Refer to Map 1).

Natural Environment

- o Shuswap Lake is the centre point of a large stream and lake network. More than 500 streams and lakes, covering a runoff area of about 25,000 km², contribute their water into the Lake. The South Thompson River, the only outlet of the Shuswap Lake system, carries the total intake about 500 km west through the Fraser Basin where it is finally released Georgia Strait.
- o The North Shuswap's landscape varies from the rugged mountains of the North Monashees at over 2,000 metres to lush valleys and scenic lakeshores. Housing and cabins line Shuswap Lake, while farms and ranches are located on the upland bench.
- o Forest cover is greatly affected by the diverse moisture patterns so tree species vary from cedar, hemlock, spruce, white pine and Douglas fir to poplar and birch.
- o The lower slopes of the upland area provide grazing for cattle and wildlife habitat for moose, deer, black bears, beavers, and many species of birds, including eagles, heron and osprey. Mountain goat, grizzly bear and caribou roam the more remote areas.
- o Insects are common, making for an abundant and varied bird population. There are at least 16 species of fish in the lake including

Kokanee, Dolly Varden and burbot, all of which are popular sport fish.

- The watersheds of the North Shuswap contribute significantly to the overall production of salmon in the Fraser River basin, including the internationally renowned Adams River sockeye, as well as other sockeye, chinook, coho and pink salmon populations. The Adams River, officially designated as a BC Heritage River, supports BC's largest run of sockeye salmon. The lower section of the river, which produces most of the salmon, is clear, gravel-bottomed, and lined with groves of black cottonwoods, trembling aspen, white birch, spruce, fir, pine and larch.
- The climate along the shoreline and lower valleys is mild, with four distinct seasons. Winter is longer and more severe in the upland areas. Snow accumulation varies considerably, with Seymour Arm regularly experiencing snow depths much greater than other settlements along the Lake.
- As there is no man-made control of lake levels, these vary as much as 3.5 metres annually, peaking in early to mid June as a result of maximum snowpack run-off⁴. Daily variations from mid-April to mid-August can be considerable. During summer, the daily lake level can drop five to 10 centimetres. The water temperature also varies considerably, with the highest temperatures in July and August.

Settlement Patterns

- First Nations people inhabited the North Shuswap for thousands of years before the first European settlers arrived in the area. Early transportation was by water, and a ferry service operated between Scotch Creek and Sorrento from 1914 to 1956. Today's roads

⁴ Between 2004 and 2008, the highest lake levels occurred between June 5th and June 15th.

began as small trails between homesteads and provided access to the lake. As the population increased, these trails were widened, a bridge was built at Squilax in 1930, and a Forest Services road was eventually completed between Scotch Creek and Anglemont. This was paved in the late 1960s. The paved road now ends at St. Ives, 55 kilometres from the Trans Canada Highway, and a rough Forest Service road continues to Seymour Arm, a distance of approximately 48 kilometres. This road, in some places only one lane wide, is heavily used by logging trucks.

Settlement Areas

- The developed area of the North Shuswap generally follows the road from Squilax to St. Ives, with settled areas and small pockets of residential development scattered along the shoreline of Shuswap Lake, and on the benchland above the Lake.
- There are a number of unincorporated settlements in the North Shuswap, including Lee Creek, Scotch Creek, Celista, Magna Bay, Anglemont, St. Ives and Seymour Arm. Scotch Creek has the largest permanent population.
- In the summer, seasonal residents and tourists, consisting mainly of cottagers, campers and boaters, significantly increase the population of these settlements. One of the main attractions is Shuswap Lake Provincial Park at Scotch Creek. There are also excellent beach areas for swimming and boating elsewhere along the Lake.

Seymour Arm

Seymour Arm is unique among the settlements of the North Shuswap.

- Located at the head of Seymour Arm, it was first settled in 1810 and became a boomtown when gold was discovered in 1860. The boom was short-lived and by the late 1860s a fire had destroyed most of the buildings. The

settlement continued to be served by lake steamer, linking with Sicamous.

- Seymour Arm came back to life in the early 1900s as a fruit growing area.
- In 1908, a Vancouver-based company acquired 6,500 acres and subdivided 440 acres into five-acre blocks, selling these at between \$100 and \$125 an acre.
- The population dwindled again due to the outflow of labour at the outbreak of World War I and, the following year, a severe frost effectively wiped out the tree fruit economy. Not long afterwards, lake steamer service was discontinued.
- Today, while there are relatively few year-round residents, Seymour Arm is a popular destination for families who have summer homes, and for campers at Silver Beach Provincial Park.
- The settlement is reached by a Forestry Service road from the end of pavement at St. Ives.
- Seymour Arm is the starting point to access the Upper Seymour River Park in the North Monashee Mountains. This conservation area of 10,580 hectares is home to a rare and globally unique antique rainforest. The "Seymour Giant", more than 12 feet in diameter, is the largest Red Cedar tree found in the park.
- Electricity is locally generated and water is supplied by the Seymour Arm Water Users Community – a cooperative utility providing water to its 144 member owners. The water comes from the Bass River on Long Ridge east of the community. Drinking water is provided from the cooperative's purification plant.
- The winters in Seymour Arm are much harsher than other settled areas of the North Shuswap. The average annual snowfall is 294 cm (9.5 feet) with an extreme snow depth of 118 cm

(almost 4 feet) in February 1982. Social and Economic Context

Demographic statistics and other data help describe an area's past and current make-up. Appendix B contains a description of existing conditions in the North Shuswap. Key indicators relevant to planning for the planning area are noted below:

- o Less than 10% of the land area of Area F is developed.
- o In 2006, the population was recorded as 2,730, an increase of 28.5% from 2001.
- o The median age of the population was 53.2 in 2006, compared to 40.8 in BC as a whole. Fifty-five percent of the population was age 55 or greater.
- o A relatively large number worked at home (18%) or at "no fixed workplace" (32%) when compared to BC as a whole (9% and 11% respectively).
- o In 2001, the median income for couple families was almost 28% less than for the CSRD as a whole.
- o Enrolment at the North Shuswap elementary school declined from 152 in 2001/02 to 125 in 2006/07.

1.5 Community Involvement in the Planning Process

The planning process extended from 2006 to 2008, with opportunities for community involvement, including several public open houses. A 12-member Advisory Group reviewed the evolving document and provided input at various stages.

At the beginning of the planning process, the Regional District mailed a letter to non-resident property owners, inviting their input. Four sets of Open Houses were advertised through several methods, including newspapers, posters, radio spots, and householder mailings via Canada Post. Appendix C describes the public Open Houses and includes details of the feedback from two of these sessions.

1.6 Plan Format and Structure

The OCP for the North Shuswap was undertaken concurrently with the OCP for Electoral Area C – the South Shuswap. The two electoral areas are contiguous, while physically separated by Shuswap Lake and, at the west end of the lake, by the Quaaout Indian Reserve. A number of foundational principles, objectives and policy statements are similar in the North and South Shuswap plans.

The plan is comprised of:

- o Text as Schedule A, incorporating principles, objectives and policies
- o Map 1 - Columbia Shuswap Regional District
- o Schedule B, an extension of the policies shown in a geographic context (Land Use Map)
- o Schedule C, Aggregate Potential Land



SECTION 2

a treasured environment



Section 2. A Treasured Environment

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

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

The *Local Government Act* provides regional districts with the authority to establish a development permitting process and identify/map Environmentally Sensitive Areas (ESAs). Where such a permitting process is in place, the Regional District has the authority to review proposed developments in relation to their potential impact on ESAs.

In addition to provisions of the *Local Government Act*, there are other provincial and Canadian laws that offer measures of protection:

- o The *BC Fish Protection Act* and Riparian Area Regulations establish minimum setbacks from streams and other watercourses;
- o The federal *Fisheries Act* provides penalties for destruction or degradation of fish habitat, including sediment and riparian clearing.
- o The *BC Wildlife Act* provides protection for all wildlife;
- o The federal *Species At-Risk Act* provides for the protection of federally listed species at risk and their critical habitats; and
- o Best Management Practices (BMPs), issued by the BC Ministry of the Environment, for site-level environmental protection are centred on planning

and designing to minimize environmental impacts, ensure environmental protection during construction, and, where possible, enhance and restore natural features. The actual impacts of development vary by the type of ecosystem, site circumstances and proposed development.

2.1 General Environmental Protection

Goal 1

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

Goal 2

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

Policy 1

The Regional District will:

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

Policy 2

The Regional District will use its authority through the *Local Government Act* and its Letters Patent to protect the North Shuswap’s natural landscapes and ecosystems. This will be accomplished in a number of ways including:

- o Development permitting;
- o Negotiations at the time of rezoning;
- o The Liquid Waste Management Plan;
- o Land acquisition; and
- o Conservation covenants with willing landowners.

Policy 3

If the Regional District becomes the subdivision approving authority for the North Shuswap (currently undertaken by the Ministry of Transportation), it will be able to use that authority to help protect natural landscapes and ecosystems.

Policy 4

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

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

2.2 Environmentally Sensitive Areas

The BC Ministry of Environment identifies and maps “Environmentally Sensitive Areas” (ESAs). These are aquatic and land-based species habitat, and include ecosystems, landforms and areas of biodiversity that have been depleted through human settlement, and are in danger of disappearing. ESAs include:

- o Lakes, watercourses, or wetlands (seasonal or year-round), and their associated aquatic habitats;
- o Riparian areas (land and vegetation within 30 metres of a lake, watercourse or wetland);
- o Essential habitat areas containing rare, threatened, endangered or otherwise significant plant or animal species; and
- o Areas of exceptional aesthetic value to the community.

Goal 1

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

Policy 1

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

Policy 2

At the time this Plan is amended to take into account the information referred to in the previous policy, the Regional District will require an environmental impact assessment to be submitted before consideration of a development application.

Policy 3

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

Policy 4

Where a significant environmental conflict has been identified between development and preservation of ESAs, the Regional District will use its best efforts to ensure all options are explored to protect and preserve the ESA.

- o Use its development permitting authority to establish setbacks from streams and wetlands in new development on land under its jurisdiction⁵. All riparian areas fall within a Development Permit Area. For development to occur within a riparian area, the developer must obtain a Development Permit from the Regional District. In this Plan, there are two riparian conditions: Shuswap Lake and all other watercourses (Refer to Section 12).

2.3 Climate Change

Scientific consensus has developed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth’s climate. Globally, the impacts of climate change will be profound, and are already evident.

Regionally, the potential impacts and vulnerabilities are less well documented, but nevertheless a growing concern.

The CSRD is one of 123 local governments that are a signatory to the BC Climate Action Charter. The partners are committed to reducing GHG and have agreed to take actions to achieve certain goals⁶.

In concert with growing concern regarding climate change, BC’s *Local Government Act* was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets.

⁵ The regulation does not apply to agriculture, mining or forestry-related land uses as riparian protection for these activities are provided by other Provincial guidelines.

⁶ The BC Climate Action Charter.

http://www.cserv.gov.bc.ca/ministry/docs/climate_action_charter.pdf

Goal 1

To understand the likely impacts and vulnerabilities of regional climate change within the North Shuswap.

Goal 2

To measurably reduce greenhouse gas emissions within the North Shuswap.

Policy 1

In consultation with other jurisdictions within the Shuswap watershed, the Regional District will undertake to:

- o Identify the potential impacts, risks and vulnerabilities regionally; and
 - o Identify and prioritize adaptive measures.
- o Inventory and establish a monitoring process for GHG emissions; and
 - o Set targets for GHG reduction.

Policy 2

Following completion of the work cited in Policy 1, in consultation with the North Shuswap community, make revisions to this Plan, including the establishment of specific GHG reduction targets and measures to achieve them.

2.4 Hazardous Areas

The identification of hazardous lands is important for the safety of North Shuswap residents. If subdivision or building is being considered in these areas, scientific assessments must be undertaken to identify potential damage to persons or property.

Hazardous Areas are lands that are susceptible to flooding, erosion, landslip, or rock fall. This includes sloping areas in excess of 30% slope, areas on or below unstable slopes (subject to subsidence, rockfall or severe erosion) or areas subject to flooding.

Scotch Creek is of particular note. The creek enters Shuswap Lake via an alluvial fan. The watercourse meanders through a low-lying area and its channel varies seasonally. The western side of the fan is part of the Scotch Creek Indian Reserve. The Reserve is undeveloped except for a row of lakeshore homes

along Hilliam Road. The eastern portion of the fan covers most of the area identified as the Primary Settlement Area. Scotch Creek is subject to periodic flooding. In 1999, a log jam caused the creek to spill over and flow across the highway, resulting in localized erosion and problems with access.

Goal 1

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

Policy 1

When a development is proposed in an identified or suspected hazardous area, or down slope from a hazardous area, the Regional District will:

- Require the applicant to specify the measures that will be taken to remediate the hazard, or make the development capable of withstanding the effects of the hazard, and to protect adjacent properties from possible impacts.
- Require the applicant to provide a geotechnical report and, subsequently, a covenant to be registered on title that indicates that the land may only be used safely, subject to the conditions contained in the geotechnical report.

Policy 2

All areas identified, or suspected, as hazardous areas will be identified as Development Permit Areas. (Cross-reference: Section 12)

Policy 3

Outside the Primary and Secondary Settlement Areas, the Regional District will not support new subdivisions

with a parcel size of less than 8 hectares (20 acres) where hazardous conditions exist.

Policy 4

At the time of subdivision, the Regional District will request the Approval Officer (Ministry of Transportation) to place a restrictive covenant on areas subject to flooding, erosion, landslip or rockfall pursuant to the *Land Title Act*, in order to minimize damage and to warn future property owners of a potential hazard.

2.5 Forested Areas and Wildlife Habitat

Goal 1

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

Policy 1

The Regional District will:

- Seek provincial and federal funding to undertake a wildlife corridor study, in order to identify wildlife corridors and potential mitigations of the impacts between humans and wildlife.
- Discourage the clear cutting of forests within view of Shuswap Lake in order to preserve and manage critical views and to protect important aesthetic values. Views from parks and transportation corridors are also noted as priorities for protection.
- Encourage landowners to maintain natural habitat on private property and to landscape new development with native vegetation.

- Encourage forestry operations in areas designated Rural and Resource on Schedule B, to use selective cutting methods instead of clear cutting, in order to preserve as much natural wildlife habitat as possible.
- Discourage fragmentation of land holdings outside the designated Settlement Areas, with the intention of preserving large tracks of wildlife habitat.

2.6 Archaeology Sites

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

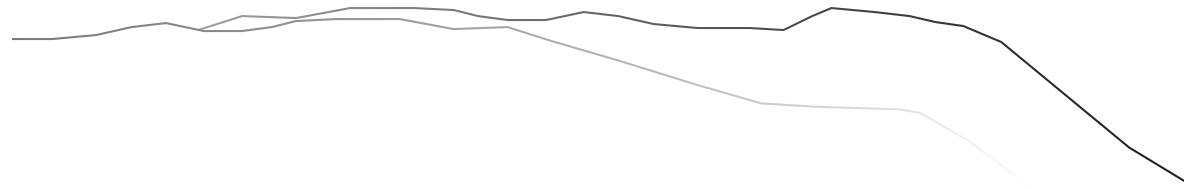
The North Shuswap contains a number of recorded archaeological sites and has the potential to contain more.

Goal 1

To avoid or reduce damage to archaeological sites.

Policy 1

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



SECTION 3
a lake community



Section 3. A Lake Community

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

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

The Lake plays a role in many aspects of community life – as the primary source of drinking water, an economic generator, and a recreational playground. The north shore of Shuswap Lake is one of the only lakeshores in BC's interior where the temperature, shore grade and absence of vegetation make conditions ideal for swimming. Not only is Shuswap Lake an amenity for the community, it is also the natural habitat for a wide variety of fish and aquatic life, waterfowl, and plant species.

As revealed through the concurrent Shuswap Lake Integrated Planning Process (SLIPP), 14 agencies from every level of government have legal jurisdiction over some aspect of the lakes⁷.

The goals and policies of this section focus on the sensitive environments in and around the Lake, and include measures to mitigate damage to the water quality and natural habitats⁸ that primarily fall within the jurisdiction of the Regional District.

⁷ Fraser Basin Council. Draft, Shuswap Lake Integrated Planning Process. April 2008.

⁸ Note: Policies related to land uses that abut or otherwise impact the lake are set out in Section 4; regulatory measures related to riparian areas are described in Section 12).

3.1 Water Quality of Shuswap Lake

Shuswap Lake remains a relatively healthy aquatic environment. However, as the amount of development around the Lake intensifies, it becomes more susceptible to human contamination. Most properties have on-site septic systems⁹. In proper conditions, these systems can adequately dispose of sewage; however when inadequate conditions exist, such as a failed or saturated tile field, it can lead to sewage leaching into ground water or the Lake, causing serious contamination.

The mountains surrounding Shuswap Lake are formed of granite, resulting in a very low input of nutrients into the water. Owing to the low amount of organic matter flowing into the Lake, historically, the Lake has been very clear, with high oxygen content. However, as a result of agricultural and human waste entering into the groundwater, and the failure of some community sewer systems that discharge into the Lake, the nutrient levels have been increasing leading to unsightly and potentially hazardous situations. With clear evidence of deterioration of the Lake, the CSRSD has renewed efforts towards sustainable, acceptable liquid waste management for the North Shuswap¹⁰.

In the absence of proper liquid waste management, there is a serious potential for increased human and agricultural liquid waste to pollute the Lake and other downstream water bodies. Many communities in the Fraser Basin rely on the Shuswap Lake system for their drinking water, economy and recreation.

⁹ As of mid-2007, 19 community systems were registered under the Province's Municipal Sewage Regulation.

¹⁰ At the time this OCP was prepared the Liquid Waste Management Plan was in progress.

Goal 1

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

Goal 2

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

Policy 1

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

Policy 2

Any new commercial, industrial, and institutional development must connect to a community sewage system¹¹. Existing development must connect to a community sewage system, when capacity is available.

Policy 3

The Regional District will:

- o Develop and strive to implement a Liquid Waste Management Plan (LWMP) for the North Shuswap. The LWMP should include procedures for transitioning existing septic systems within the Settlement Areas.
- o 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

¹¹ For the purposes of this Plan, a Community Sewage System means a CSRSD-approved shared sewage collection and treatment system, either privately or publicly owned or operated. Facilities may include wastewater treatment (disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

users will fund the cost of operating and maintaining the system.

- Investigate opportunities for one or more marine pump-out(s) to a land-based discharge system located away from the residential areas of Shuswap Lake.
- Amend the Subdivision Servicing Bylaw to include criteria for designing community sewer systems. The bylaw will also contain regulations for private on-site sewage disposal as set out by the Interior Health Authority. Community and private sewage systems must be developed and maintained in accordance with Provincial standards.
- Request the Interior Health Authority to prohibit any further use of dry wells for liquid waste management and require property owners with existing dry wells to replace this antiquated method.
- Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat.
- Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap Lake. These include zoning bylaws, the establishment of Riparian and Environmentally Sensitive Development Permit Areas (Cross-reference: Section 12), building regulation, and, potentially, statutory covenants.
- Work with federal and provincial ministries and agencies to implement strategies that protect and enhance the quality of the lakes and streams of the North Shuswap. If the Province implements Site Sensitivity Mapping of the foreshore (a potential outcome of SLIPP), the Regional District will use this source to assist in its decision-making. Similarly, if the Province develops a cumulative impacts/carrying capacity model,

this will also be a valued source of information related to land use decision-making.

3.2 Watershed

Shuswap Lake is a large lake system that is fed from several sources, including Shuswap River, Salmon River, Eagle River, Adams River, Seymour River and Anstey River. A number of small creeks and streams also flow into the Lake, including Scotch Creek, White Creek, Celista Creek and Adams Creek. There is only one outlet from the Lake – Little River at the west end of the Lake.

Activities within the watershed can significantly affect the water quality of the area lakes.

The greatest potential source for groundwater, soil and surface water pollution is from in-ground, private on-site disposal of sewage and from agricultural operations. Stormwater runoff in developed areas can also contain contaminants that flow into rivers, streams or ditches, and eventually into the lakes.

In mid-2008, there is no governance model in place that holistically looks at the Shuswap Basin watershed and downstream impacts. If such a governance model were in place, it could monitor and have input into matters such as foreshore modification, domestic water use, domestic and agricultural wastewater discharge, water treatment, and the impacts from development and infrastructure construction.

Goal 1

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

Policy 1

The Regional District will:

- Consult with neighbouring jurisdictions to actively investigate a governance model, such as of a "Shuswap Lake Water Basin Board" to facilitate collaboration and joint decision-

making among all jurisdictions that impact the watershed.

- Implement the Riparian Areas Regulation of the *Fish Protection Act* by establishing Riparian Development Permit Areas along the Lake, rivers, streams, and other watercourses, ensuring that proposed activities are subject to a science based assessment conducted by a Qualified Environmental Professional.
- Include alternative standards for stormwater management in the Subdivision Servicing Bylaw.
- Advise and expect agricultural operators to adhere to the Agricultural Control Regulation¹² under the *BC Environment Management Act* and the *BC Health Act*.
- Advise and expect agricultural operators to collaborate with the BC Agricultural Council in the implementation of the Canada-BC Environmental Farm Program.
- Advise and expect forestry companies to use responsible forestry practices when logging near a watercourse, and to follow the Federal Department of Fisheries and Oceans Habitat Management Operating Principles for Crown and Private Forest Harvesting.
- Disseminate educational information to the public about the importance of responsible stewardship of the watershed and expect property owners and developers to consider the use of permeable surfaces when landscaping their properties.

¹² Agricultural Control Regulation 131/92 establishes a Code of Practice which sets out stringent regulations for farmers/ranchers regarding: Storage and Use of Agricultural Waste; Application and Composting of Agricultural Waste; Agricultural Emissions; Storage and Use of Wood Waste; On-farm Disposal of Mortalities; Feeding Areas and Access to Water; and Use and Storage of Agricultural Products.

Policy 2

The Regional District will:

- o In consultation with the appropriate Provincial government agencies, identify and aim to protect aquifer recharge areas from potential sources of contamination and depletion, and encourage groundwater recharge using permeable surfaces and innovative recharge technologies.
- o Liaise with the Ministry of Forestry in relation to best management forestry practices in the Bass River watershed. This is the sole source of drinking water for Seymour Arm. Sedimentation of the water supply from forestry operations is an ongoing concern for the owner-operators of the community-owned utility.
- o In co-ordination with the Interior Health Authority, strive to ensure that private septic systems are located appropriately and are designed in a manner that protects groundwater and soil from contamination. Dry wells are not permitted.
- o Encourage responsible farming practices in accordance with the Best Management Practices materials prepared by the Resource Management Branch of the BC Ministry of Agriculture and Lands. Farm operators are encouraged to take advantage of any federal or provincial programs that provide support and funding for environmentally responsible farming practices.
- o Support policies that limit the following activities:
 - o Manure broadcasting on snow or excessive slopes and in the vicinity of high groundwater tables or watercourses;
 - o Uncontrolled access by livestock to lakes and watercourses;

- o Indiscriminate application of pesticides and fertilizers;
- o Vegetation removal (through cutting and grazing) in areas adjacent to watercourses; and
- o Inadequate streamside or lakeside protection from the flow of contaminated surface water.

3.3 Shoreline Environment

Shorelines are among the most sensitive natural environments, as they are where two ecosystems merge – an aquatic ecosystem and a terrestrial ecosystem. Shoreline environments experience a significant amount of pressure from human activity, including the impacts from watercraft use.

Though much of the shoreline of Shuswap Lake is privately owned, the Provincial Crown owns nearly all areas located between the high and low watermarks of streams and rivers – the foreshore. Individuals cannot build on, or develop, aquatic Crown land without the Province's authorization. If an owner of the adjacent upland property proposes to construct moorage, a licence of occupation for moorage is required from the Integrated Land Management Bureau (ILMB).

Goal 1

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

Goal 2

To ensure that shoreline habitats are protected from undesirable development.

Goal 3

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

Policy 1

Non-moorage uses are not acceptable on the foreshore¹³. These include facilities such as beach houses, storage sheds, patios, sun decks, and hot

tubs. Additionally, no commercial uses or camping (including houseboats) are acceptable on the foreshore.

Policy 2

Private moorage is acceptable, subject to the following:

- o Consistent with common law, lakeshore property owners have the right to private moorage on the Lake.
- o Private moorage will not impede pedestrian access along the beach portion of the foreshore.
- o The siting of new private moorage shall be undertaken in a manner that is consistent with the orientation of neighbouring private moorage, is sensitive to views and other impacts on neighbours, and avoids impacts on access to existing private moorage and adjacent properties.
- o The zoning bylaw will set out other detailed provisions related to siting, setbacks, size, width, materials, and projections for private moorage.
- o Landowners should not alter the natural habitat and shoreline processes without careful study of potential impacts, although it is recognized that "common law" has acknowledged certain riparian rights. The placement of fill and the dredging of aquatic land are not generally acceptable.
- o The Integrated Land Management Bureau, in carrying out reviews of foreshore tenure applications will take the foregoing factors into consideration, with emphasis on the environmental sensitivity of the foreshore areas, as well as ensuring an appropriate relationship with upland areas.
- o Private moorage owners and builders will refer to the Ministry of Environment's Best Management Practices for Small Boat Moorage on Lakes, and minor works policies published

¹³ The land area between the high and low water mark.

by Transport Canada, Navigable Waters Protection Division prior to construction of any foreshore moorage (works).

Policy 2

The Regional District will:

- Assess and protect sensitive fish habitat when implementing the boat launching facilities provisions of the Electoral Area F Parks Plan.
- Work with the Integrated Land Management Bureau to investigate ways to best achieve the goals set out in this section, including investigation of the potential for the CSRD to secure a head lease¹⁴ for the foreshore.
- Encourage waterfront owners to consider shared docks in the interests of having one larger dock that extends into deep water, rather than a number of individual docks that are in relatively shallow water with higher fish habitat values.
- Advise and expect property owners to replace older, on-site sewage systems with newer technology to prevent potential contamination of the shoreline.
- Advise and expect property owners not to remove vegetation along the shoreline that could result in erosion, loss of food and nutrients for fish, and loss of shade for young fish. Landowners must refer to the Ministry of Environment's Best Management Practices for Hazard Tree and Non Hazard Tree Limbing, Topping or Removal.

Policy 3

The Regional District encourages those agencies with mandates for protecting the environmental integrity of Shuswap Lake to continue to carry out scientific research and water quality testing in

¹⁴ In this statement, head lease refers to the CSRD applying for a lease from the Integrated Management Land Bureau and, in turn, entering into sub-leases with property owners.

order to determine whether the quality of lake water near the shoreline is deteriorating, and if it is, to determine the cause(s) of the deterioration, and take steps toward correcting the situation.

3.4 Fish and Aquatic Habitat

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

Goal 1

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

Policy 1

The Regional District will:

- Implement the Riparian Area Regulation guidelines to help protect fish and aquatic habitats. (Cross-reference: Section 12)
- Expect landowners and developers to refer to the Department of Fisheries and Oceans – Land Development Guidelines for the Protection of Aquatic Habitat, when constructing near any watercourse.

Policy 2

When the Province implements Site Sensitivity Mapping of the foreshore (as suggested through the SLIPP process), the CSRD will use this source to assist in its decision-making regarding development applications.

3.5 Watercraft Owners and Operators

Boating is a recreational activity enjoyed by many residents and visitors. There is a variety of watercraft on the lakes, including powerboats, sailboats, jet skis, houseboats, floating stores, canoes and kayaks. When used responsibly, watercraft can have limited impact on the lake environment. However, misuse by users can lead to water quality degradation and destruction of fish and wildlife habitat. Examples of irresponsible practices include dumping of black water (raw

sewage) and "grey water"¹⁵ into the lakes, boating through sensitive environments, gasoline spills and parking on sensitive shorelines. These concerns apply equally to commercial watercraft businesses and private owners.

With the increasing volume of motorized boating there are also concerns about impacts on human safety and quiet enjoyment. While it is recognized that greater education of the boating public and improved enforcement of existing regulations are necessary, some people are convinced that – in the interest of long-term sustainability – ways and means must be investigated to place limits on motorized boating.

Goal 1

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

Policy 1

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

Policy 2

The Regional District will:

- Work with the houseboat industry to protect the quality of Shuswap Lake. This includes the expectation that Shuswap houseboat rental companies will install grey water holding tanks on houseboats.
- Expect the houseboat / watercraft industry to develop more sewage pump out stations, or other methods of appropriate sewage treatment, along Shuswap Lake.
- Advise and expect privately-operated houseboat owners to meet the same standards as the commercially-operated houseboat industry.

¹⁵ Non-toilet waste water and wash water.

- Encourage the BC Ministry of Environment to more consistently enforce the prohibition of the dumping of grey water into Shuswap Lake.
- Develop public boat launching facilities in appropriate locations as recommended in the Electoral Area F Parks Plan. These facilities will have sufficient parking and washroom facilities to meet the needs of the public.
- In co-ordination with watercraft users and the houseboat industry, create public awareness of sensitive shorelines and ecosystems, and advise watercraft users against entering these areas.
- In consultation with all stakeholders and the public, initiate a study of motorized boating on Shuswap Lake. At a minimum, there will be three goals to this study:
 - To investigate the impact of motorized boating;
 - To investigate a maximum capacity of motorized boating; and
 - To consider various strategies to minimize negative impacts of motorized boating.

3.6 Eurasian Watermilfoil

Aquatic plants are an important part of the biology of lakes and other water bodies, providing food, habitat and rearing areas for a variety of organisms. Some aquatic plants, including the Eurasian watermilfoil, have undesirable effects, especially when they are too abundant or become established in unwanted locations.

Eurasian watermilfoil is not native to North America. It was first observed in B.C. in Okanagan Lake in 1970. It has since spread to Shuswap Lake. While it can be managed, it cannot be eradicated. Management strategies include preventive efforts (education, surveillance of non-infested areas), placing bottom coverings on new populations to prevent lake-wide infestations, root removal and harvesting.

Goal 1

To prevent further spread of milfoil in Shuswap Lake.

Policy 1

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



SECTION 4
a healthy and safe community

Section 4. A Healthy and Safe Community

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

4.1 Fire Suppression

The CSRD delivers a rural fire suppression service to over 80% of its electoral area residents through 13 volunteer departments and by service extension agreements with municipalities and Indian Bands. In the North Shuswap, there are three fire stations – Lee Creek/Scotch Creek, Celistia and Anglemont. Fire suppression is of high importance to community residents. Should a major fire emergency arise, there is only one principal road access into/out of the area.

Wildfire, often caused by lightning, is a natural process, but the failure to plan adequately for the possibility of wildfire leaves homeowners and businesses vulnerable. The 1998 Silver-Creek/Salmon Arm fire and the 2003 Chase fire were close to home reminders of the devastating effects of fires occurring in interface areas where forested land meets settled areas.

Goal 1

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

Goal 2

To improve awareness of the Emergency Forest Fire Response Program.

Policy 1

The Regional District's Emergency Management Program will continue to co-ordinate with Provincial ministries to improve the awareness of emergency forest fire response programs¹⁶.

Policy 2

Existing developments should be "fire proofed" and new development must be planned using "fire smart" principles. The sale and use of fireworks is prohibited by a CSRD bylaw, during high fire risk times.

Policy 3

The Regional District:

- o Encourages adequate levels of fire suppression¹⁷ to be provided throughout the North Shuswap. As growth occurs, fire suppression services must be expanded to serve the increasing population.
- o Encourages the Ministry of Forests and the subdivision Approving Officer (Ministry of Transportation) to work co-operatively in taking preventative measures to minimize the potential for fire damage on the wildland urban interface.
- o Encourages the Ministry of Forests to plan for fuel reduction beyond the wildland urban interface area through such measures as thinning, clearing of dead wood and planting of deciduous trees.
- o Within its jurisdiction, will require development applicants to demonstrate that

¹⁶ Provincial Emergency Program. BC Ministry of Public Safety and Solicitor General.

¹⁷ The term "fire suppression" refers to the service provided by the CSRD to respond to fires. The CSRD does not provide a "fire protection" service, as this would involve an expanded service.

appropriate "fire proofing" and "fire smart" principles have been taken into account.

4.2 Building Safety

The Regional District recognizes the importance of regulating the construction of buildings and structures in the community. By regulating development, and ensuring that new buildings comply with the BC Building Code, a safer living environment is provided.

Goal 1

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

Policy 1

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

4.3 Policing

Policing services in the North Shuswap are the responsibility of the RCMP, operating out of the Chase and Salmon Arm detachments, and on the Lake during the boating season. The Regional District does not regulate policing affairs.

The Regional District supports the RCMP in its enforcement of legislation and regulations related to the use and occupancy of watercraft.

A "Citizens on Patrol" organization also operates in the North Shuswap.

Goal 1

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

Policy 1

The Regional District will approach the RCMP for expanded policing services in the future, if the

safety and security of Shuswap residents requires additional protection.

Policy 2

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

4.4 Health Services

The North Shuswap falls within the Thompson-Cariboo-Shuswap Health Services Area, which is a service area of the Interior Health Authority. There are two hospitals serving the area, one in Salmon Arm and the other in Kamloops. A primary concern of the community is the emergency response time

by the ambulance service. Ambulances are dispatched from Chase and Salmon Arm.

Goal 1

To ensure there are adequate levels of health services.

Goal 2

To ensure emergency response is quick and efficient.

Policy 1

The Regional District will:

- o Co-ordinate with the BC Ambulance Service to discuss how response times in the North Shuswap can be improved and whether an

ambulance station can be located in Scotch Creek.

- o Encourage the North Shuswap First Responder Association to continue providing emergency response in the community.
- o Work with the Interior Health Authority to ensure that the level of service meets the health needs of the community. Specifically, work towards increased access to primary care and the establishment of a local diagnostic centre.



SECTION 5

a culturally rich and socially connected community

Section 5. A Culturally Rich and Socially Connected Community

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

A community is more than its natural setting and built environment – it is the people of all ages, cultures and incomes who live, work and play there. Land use planning has an important role to play in contributing to the overall well-being of residents, and in facilitating the development of communities that are safe and convenient. Thoughtful land use planning can also support social interaction and foster community development to create a sense of place and neighbourliness.

Each of the North Shuswap's settlements has its own identity – economic, historical and cultural with the common link being the larger region and Shuswap Lake.

Together with other areas of BC's interior, the North Shuswap has become an attractive location for retirees. While recognizing the need for convenient services for an aging population, through the planning process, participants emphasized that the North Shuswap should continue to provide for residents of all ages.

The North Shuswap also has a strong cultural community, committed to preserving the heritage of the area and celebrating the talents of its residents. The Little Shuswap Indian Band and the Adams Lake Indian Band both have reserves in the North Shuswap. The history and culture of these Aboriginal people continue to enrich the life of the North Shuswap community.

5.1 Cultural Activities

The North Shuswap is home to artists, artisans, writers and musicians. Small studios and shops dot the lakeshore and monthly coffee houses provide opportunities for local musicians to share their talents. First Nations culture is also a significant feature of the area.

Goal 1

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

Goal 2

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

Goal 3

To identify heritage buildings, historical landscapes and archaeological sites.

Policy 1

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

Policy 2

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

Policy 3

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

5.2 Social Well-being

Residents of the North Shuswap value their rural lifestyle – their connection to the land and the Lake, and the sense of community that develops from neighbours helping neighbours. Access to parts of the North Shuswap is challenging, particularly in Seymour Arm, making it difficult to provide even basic services. This has made residents resourceful and independent, but there is an expectation that services paid through property taxes should be received by all.

The goals and policies of this sub-section relate directly to the social wellbeing of the North Shuswap. Other sections contain statements contribute to the health and social wellbeing of the community – things like the environment, transportation, public safety and economic development.

Goal 1

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

Goal 2

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

Goal 3

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

Goal 4

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

Goal 5

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

Goal 6

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

Policy 1

The Regional District:

- o Will work with School District 83 to keep North Shuswap Elementary a vital part of the community. This may include support for more public use of the school for continuing education, day care, or other compatible additional uses.
- o Encourages the participation of the Advisory Planning Committee to provide advice to the CSRD on land use planning matters relevant to the committee's mandate.
- o Will continue to use its website to provide information, bulletins and other materials on planning matters of importance, and will make special efforts to involve part-time residents and non-resident property owners in discussion of planning matters.
- o Will work with social service providers in order to improve delivery of these services to residents of the North Shuswap.
- o Encourages the participation and training of volunteers to provide "first responder" services to the community.



SECTION 6
a well-housed community

Section 6. A Well-Housed Community

Housing in the North Shuswap consists primarily of detached dwellings.

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

Currently, housing is located in a variety of settings, including settlements such as Scotch Creek and Anglemont, on forested hillsides and along agricultural “bench”, and scattered along the shoreline of the Lake.

Housing prices have increasing steadily in the past six years as demand for lakefront living has grown, particularly among British Columbians and Albertans who are semi- or fully-retired. Price increases have reduced opportunities for younger families to purchase locally.

Goal 1

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

Goal 2

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

6.1 Housing Affordability and Special Needs

Developing affordable housing and housing for those with special needs can be complex and often requires partnerships among governments, the private sector and non-government organizations.

During the planning process, a variety of housing needs were identified, including:

- Seniors who would like to remain in their community but who no longer want, or are able, to maintain a larger home.
- Single parent families, and families with young children; and
- People with special needs.

Policy 1

The Regional District:

- Strongly supports innovative approaches to creating affordable housing such as rent-to-own, cooperatives, mixed market and non-market projects, and public-private partnerships.
- Will cooperate with the Provincial and Federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to facilitate the development of affordable and special needs housing
- Will require applicants for townhouse rezoning to demonstrate how their development will make a specific contribution towards housing for people with special needs / disabilities, and for households whose income falls below the median income of similar households in the North Shuswap. This contribution may be provided on-site or as a financial contribution to a CSRD housing reserve fund. A requirement equivalent to 10% of the number of units (or unit value) is intended. Further details will be set out in the zoning bylaw.
- Consider a parking relaxation or other development variance where a development proposal includes affordable or special needs housing.

6.2 Housing for Seniors

As people age in the North Shuswap, they will require housing that meets their changing needs. At present, there are no facilities in the community that would allow seniors to age in place, close to friends and family. This limited supply of housing compels seniors who can no longer physically live in a detached dwelling, to move away from the community, to larger centres such as Salmon Arm or Kamloops.

In 2006, almost 23% of the population was over 65 years of age. Another 22% was between the ages of 55 and 64. This age profile suggests an increasing need for housing and services appropriate for an aging population.

Policy 1

The Regional District will:

- Encourage accessible and affordable housing for seniors to allow them to “age in place”. Seniors’ housing projects may include group housing, assisted living projects, and residential complex care facilities.
- Direct seniors housing to Scotch Creek where there are already services and amenities, and where the terrain provides for a pedestrian-friendly environment.
- Work in co-operation with the Provincial and Federal governments, the real estate community, social service agencies, faith-based organizations, service clubs, and other community resources to facilitate the development of seniors’ housing.

6.3 Housing for Families

Participants in the planning process expressed the view that the North Shuswap should remain a diverse community, with people of all backgrounds and age groups. With increasing housing prices, young families have particular difficulty finding housing that meets their needs. Working families not only help the economy of the North Shuswap, but they are also involved in the community through North Shuswap Elementary School, recreational activities, and as volunteers. Not only is it important keep existing families in the area, but also to attract new families to the community.

Policy 1

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

Policy 2

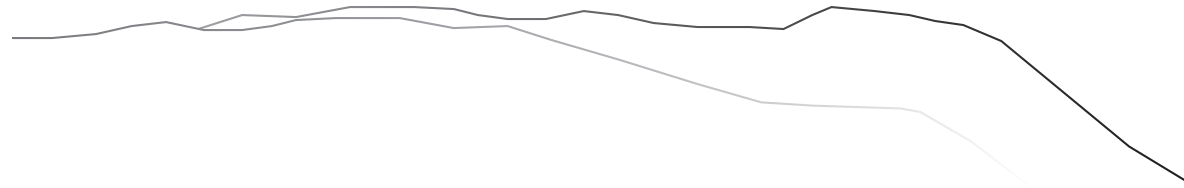
One secondary suite is appropriate in a detached home provided it is compatible with surrounding residential uses. Additional conditions related to secondary suites will be included in the zoning bylaw. A suite can act as a “mortgage helper” for the owners, as well as provide additional rental housing for single people, couples and lone parent families.

6.4 Housing for Seasonal Workers

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

Policy 1

When a development application is received for a Major Destination Resort, the CSRD will require the applicant to demonstrate how provision will be made for the housing of seasonal workers associated with the resort’s operations.



SECTION 7

a more diversified economy



Section 7. A More Diversified Economy

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

Currently, the main employment sectors are tourism/retirement, construction/trades, and forestry-related. North Shuswap residents indicated that they would like to strengthen these economic sectors, as well as diversify the economy to ensure more stability and year-round jobs.

The tourism industry flourishes during the summer, as many visitors come to enjoy a range of lake-related recreational activities. The annual autumn Adams River salmon-run is also a major tourist attraction. The challenge for the community will be to achieve the greatest possible benefits from tourism, and extend its attraction beyond the summer months.

Goal 1

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

Goal 2

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

Goal 3

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

7.1 Economic Diversity

Policy 1

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

7.2 Resource Industries

Policy 1

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

Policy 2

As much of resource extraction takes place on Provincial Crown Lands, the resource industries will be guided principally by the OSLRMP¹⁸ and policies/regulations of the relevant BC ministries and agencies.

7.3 Tourism

Building on the recommendations of the "Shuswap Tourism Opportunity Strategy, May 2002", the Regional District will:

- o Work with the community to development a marketing strategy to the North Shuswap. This will focus on the eco-tourism market, appealing to visitors who enjoy hiking, wildlife viewing, cycling, non-motorized-water based activities, and cross-country skiing.

¹⁸ The Okanagan-Shuswap Land and Resource Management Plan (LRMP) is a strategic Crown land use plan. The plan, adopted in 2001, includes management directions that apply across the entire plan area, Resource Management Zones (RMZs) where integrated resource management is practised based on goals and strategies specific to that RMZ, and recommendations for new protected areas. Forestry is the most significant and visible commercial use of Crown land and resources in the North Shuswap but there are other uses including guide-outfitting, trapping, and recreational activities. The majority of *Land Act* authorizations to use Crown resources take the form of permits, licenses and leases. The LRMP contains hundreds of goals and strategies that have a bearing on the use of Crown Land and resources in the North Shuswap.

- o Work with tourism related business and local snowmobiling, snowshoeing and cross-country ski groups to broaden the appeal of winter and shoulder season tourism.
- o Support private business to reintroduce a ferry service between Sorrento and Scotch Creek. This service could serve pedestrian and cycling traffic.
- o Support a direct public road from Squilax to Sun Peaks Resort. This road link could be an important driver for the current and planned tourism investments of the Little Shuswap Indian Band and North Shuswap businesses.

7.4 Home Occupations

Policy 1

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

Policy 2

Home occupations are acceptable in the following designations: Residential, Agriculture and Rural Residential. The zoning bylaw establishes additional conditions for home occupations.

Policy 3

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



SECTION 8
an accessible community



Section 8. An Accessible Community

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

The rugged terrain of much of the North Shuswap has resulted in a road pattern that hugs the shore of Shuswap Lake.

8.1 Road System

The Ministry of Transportation builds and operates the gazetted roads of the North Shuswap. Many other roads are forest service roads. The objectives and policies of this section are designed to inform the Ministry of the Regional District's interests in relation to roads.

Goal 1

To provide a safe and efficient road system that serves the needs of local residents and visitors.

Policy 1

Recognizing that the roads in the North Shuswap are under the jurisdiction of the BC Ministry of Transportation, the Regional District confirms the following interests and will convey these to the Ministry:

- To improve the Scotch Creek and Adams River bridges.
- To extend the public road system to Seymour Arm as an upgraded, crushed-gravel road.

- To gradually improve, and eventually completely replace, the Squilax – St Ives road, with a particular emphasis on maintaining visibility through such measures as the removal of vegetation to improve sight-lines, constructing berms, and ensuring that private fences do not visually encroach on the public right-of-way.
- To improve traffic safety at the intersection of Squilax-St. Ives Road, Scotch Creek Wharf Road and Hilliam Road.
- To consider creating a public road from Squilax to Sun Peaks Resort. This road link could be an important driver for the current and planned tourism investments of the Little Shuswap Indian Band, and North Shuswap businesses.
- To minimize the disturbance of water feature banks, channels, shores, and wildlife habitat during construction and repairs.
- To encourage the use of native plantings and “naturescape” principles on road right-of-ways to demonstrate the benefits of native plantings for maintenance and wildlife habitat.
- To use bridges instead of culverts for crossing of fish-bearing streams.

8.2 Greenways

Greenways are corridors designed for non-motorized travel – cycling, jogging, walking, horse riding, rollerblading or skateboarding.

A significant population resides along the Squilax-Anglemont corridor. This road has substantial traffic volumes and, in its existing state, is not a safe corridor for bicycles, pedestrians, or other forms of non-motorized transportation. A Greenway will provide a safer, more enjoyable option.

Goal 1

To support the development of a Greenway (multi-user, non-motorized trail) along the Squilax-Anglemont corridor.

Policy 1

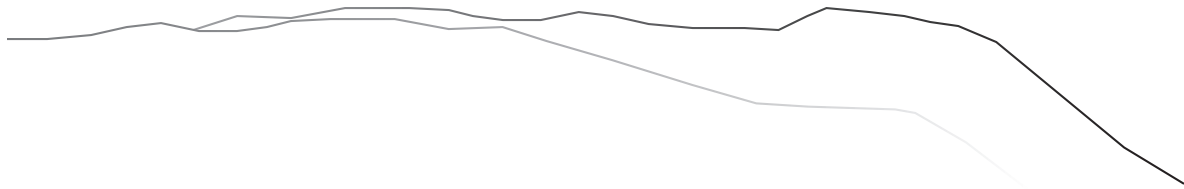
The Regional District will work with the Provincial Government, private landowners and other stakeholders, to plan the development of a Greenway along the Squilax-Anglemont corridor.

Policy 2

At the time of rezoning of lands along the Squilax-Anglemont corridor, the Regional District will acquire land for a Greenway.

Policy 3

The Regional District will recommend the acquisition of lands along the Squilax-St. Ives corridor for a Greenway through the subdivision review process (Ministry of Transportation).



SECTION 9
a recreational community



Section 9. A Recreational Community

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

The Regional District has been proactive in meeting the community's aspirations for improved parks and recreation, through the development and ongoing implementation of the Electoral Area F Parks Plan (Parks Plan), adopted in 2005. An extensive public consultation process was used to develop a vision for the proposed new Area 'F' Parks, to validate a classification system for the parks, and to identify potential park sites.

The purpose of the Parks Plan is to guide park development for a 20 year planning horizon. It identifies park needs, analyzes local characteristics and issues that could affect park acquisition and development, identifies opportunities for expansion or creation of new parks, and provides strategic level planning for the development of the Area's park resources and facilities.

The Parks Plan establishes five categories of parks that provide for different needs and interests in the community. The following is the Area F parks classification system:

- o Waterfront / Marine Park – provides access to and from the shores of Shuswap Lake. Provides opportunities for beach activities, swimming, picnicking, boating and boat launching.
- o Community Park – provides opportunities for intensive recreation including arenas, sports fields, and playgrounds, in a residential community setting.

- o Trail Corridor Park – a linear park that provides opportunities for trail based activities including hiking, bicycling, horseback riding, cross country skiing and snowmobiling, in a natural setting.
- o Conservation (Natural Environment) Park – a large natural area that provides for limited outdoor recreation opportunities, such as nature appreciation, wilderness hiking and camping. The focus is on conservation and protection of the natural values of the area.
- o Special Feature Park – protects and presents a regionally unique and significant natural and/or cultural feature such as First Nations or early settlement history, or provincially red listed species. Levels of visitor use and development are contingent upon the durability of the "special feature".

9.1 General Parks and Recreation

Goal 1

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

Goal 2

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

Goal 3

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

Goal 4

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

Goal 5

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

Goal 7

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

Goal 8

To identify and commemorate historic and archaeological sites.

Policy 1

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

9.1.1 Waterfront Parks

The community has expressed an interest in improved access to the water, with beaches, recreational opportunities such as swimming, and increased boat launch facilities. During the parks planning process, residents perceived a large gap between the demand for waterfront parks, and the supply that was then available.

There are over 100 public access points along the North Shore, acquired through subdivision or road access by the Ministry of Transportation. However, relatively few of these accesses are known or used by the public, and a number of legal accesses have been encroached upon by private owners over time.

Policy 1

The Regional District will:

- o Continue implementing waterfront parks as indicated in Section 4.1 of the Parks Plan and outlined in Table 2: "Proposed Waterfront Parks."
- o Negotiate with the appropriate Provincial ministries to acquire lands and develop waterfront parks at specified locations as identified in the Parks Plan.

- o Strongly communicate with the Ministry of Transportation in connection with its obligation to protect existing public access points to the Lake, and enforce any and all encroachment issues on the public's right to access the foreshore through Ministry of Transportation right-of-ways.
- o Request the Ministry of Transportation that the existing road allowances be appropriately identified and signed for public access.

9.1.2 Community Recreation Parks

Community parks include playgrounds and neighbourhood parks that provide for open space. As the community continues to grow, there will be more demand for community parks. At the time the Parks Plan was adopted there were only three such parks in the North Shuswap.

This Plan supports the establishment of both public and private recreational opportunities. Three additional community parks are identified for the North Shuswap.

Section 4.2 of the Parks Plan contains priorities for the establishment of Community Recreation Parks.

Policy 1

The Regional District will:

- o Work toward implementing the proposed community parks, as identified in Table 3 of the Parks Plan.
- o Support the development of private recreation opportunities, including such facilities as golf courses, where appropriate.

9.1.3 Trail Corridor Parks

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

Policy 1

The Regional District will:

- o Work toward implementing the proposed trail corridor parks, as identified in Section 4.3 of the Parks Plan and outlined in Table 4.
- o Work with local organizations, private landowners and the Provincial government to establish and expand on trail corridor parks in the community. This will involve pursuing various government and foundation funding programs.

9.1.4 Conservation (Natural Environment) Parks

Conservation parks are intended to protect natural areas that have significant natural value and to provide a range of outdoor experiences compatible with the natural environment. These parks may contain sensitive or threatened ecosystems. The Parks Plan contains a Conservation Park category aimed at the protection of significant natural environments.

Policy 1

Development of conservation parks in the community is discussed in Section 4.4 of the Parks Plan. The Regional District will continue implementing conservation parks as indicated in Table 5: "Proposed Conservation Parks".

Policy 2

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

9.1.5 Special Features Parks

Special Features Parks are designed to protect or showcase special cultural or historic features of the North Shuswap. Section 4.5 of the Parks Plan discusses the potential establishment of two Special Feature Parks — Old Celista Post Office and Seymour River Falls.

Policy 1

The Regional District will further investigate the potential of establishing two Special Features Parks as set out in the Section 4.5 Parks Plan on Table 6: "Proposed Special Features Parks".



SECTION 10
managing growth: land use



Section 10. Managing Growth: Land Use

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

The North Shuswap has been growing because more people are choosing to relocate here rather than move away – the former principally for lifestyle reasons; the latter because there are more jobs locally. Between 2001 and 2006, the population grew at an average of 121 people each year¹⁹. If this annual increase remains the same, the population could be over 3,900 by 2016.

The policies of this section are consistent with the sustainability principles and the vision statement of Section 1. They have been informed by existing zoning bylaws²⁰, current development patterns, and features and constraints of the physical environment.

The plans and regulations of other government agencies also have an influence on these policies, including the BC government's prohibition of sewage discharge to Shuswap Lake until November 2009²¹.

Notably, lands within the Agricultural Land Reserve (ALR) are subject to Provincial oversight since protecting farmland is in the interests of all British Columbians. The *Agricultural Land Commission Act* requires local government bylaws to be consistent with the Act's mandate to protect farmland. Local

governments can use their powers, such as zoning, to support the ALR and its benefit as green infrastructure.

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

10.1 General Land Use

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

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

The land use designations of this Plan generally reflect the present pattern of land use in which residential, commercial and public uses are concentrated in settlement areas, leaving most of the land for forestry, agriculture, and other resource uses. This Plan identifies one Primary Settlement Area (Scotch Creek) and five Secondary Settlement Areas.

Goal 1

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

Goal 2

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

Goal 3

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

Goal 4

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

Policy 1

Primary and Secondary Settlement Areas are delineated on Schedule B²². This Plan directs growth and development to these areas. The Plan does not support significant growth and development outside the Primary and Secondary Settlement Areas.

Policy 2

In the Settlement Areas, development will only be considered in areas with lower environmental values, in the interests of protecting lands with higher environmental and agricultural values.

Policy 3

Except in exceptional situations where the health and safety of existing residents are a public concern, no public funds will be expended for the capital cost of extending servicing of roads, water,

¹⁹ There is no reliable source of data regarding the number of seasonal residents.

²⁰ Zoning bylaws for Magna Bay, Anglemont and Lee Creek.

²¹ This was applied through Order in Council 823 in relation to BC Regulation 12/99 under the *Environmental Management Act* in 2005. Before November 2007 this Plan, and a companion Liquid Waste Management Plan, are to be concluded by the CSRD. This moratorium has been extended until November 2009.

²² Scotch Creek is designated as the Primary Settlement Area due to its 2006 resident population (762) and cluster of retail, service and institutional uses (e.g., health care, library). It has potential to accommodate moderate future growth, including additional retail, service, tourism and institutional uses. Secondary Settlement Areas are existing nodes where settlement has occurred and where there is some potential for modest population growth, as well as convenience stores and services.

sewer, and stormwater/rainwater systems to lands outside the Settlement Areas.

Policy 4

Scotch Creek is designated as the Primary Settlement Area. The Regional District will encourage residential, commercial, and light industrial growth in Scotch Creek that is consistent with the policies of this plan. All new development must be connected to community water and sewer services. Subject to further “local area planning”, the following uses are generally acceptable in Scotch Creek:

- Detached and Duplex Residential
- Townhouse Residential
- Recreational Residential
- Major Destination Resort
- Commercial
- Light Industrial
- Public and Institutional
- Park and Protected Area
- Foreshore and Marine

Policy 5

As an early outcome of the adoption of this plan, the Regional District will undertake a detailed *Local Area Plan* for Scotch Creek, in full consultation with area residents and businesses²³.

- Development Permit Areas will be established through the Local Area Plan process for commercial, industrial, tourism, and multi-unit residential development.
- The Local Area Plan process is encouraged to consider measures to conserve green space through cluster-type housing development and

to introduce green connections between the commercial and residential areas.

- This Plan must be completed prior to the consideration of any applications for rezoning.

Policy 6

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

Policy 7

Celista, Magna Bay, Anglemont, St. Ives and Seymour Arm are designated Secondary Settlement Areas²⁴. Low density residential and neighbourhood convenience commercial uses are appropriate in these Secondary Settlement Areas. The following land uses are generally acceptable in the Secondary Settlement Areas.

- Detached and Duplex Residential
- Recreational Residential
- Neighbourhood Commercial
- Public and Institutional
- Park and Protected Area
- Foreshore and Marine

Policy 8

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

- Lakefront Residential
- Public and Institutional
- Park and Protected Area
- Agriculture
- Rural Residential
- Rural and Resource

- Foreshore and Marine

Policy 9

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

Policy 10

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

10.2 Foreshore and Marine Use

Goal 1

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

Policy 1

The Foreshore and Marine designation is established on Schedule B.

Policy 2

The Foreshore and Marine designation permits recreational watercraft use, commercial marinas and associated marine uses. These uses are subject to the policies of this Plan, regulations of the zoning bylaw, and the regulations of tenuring government authorities.

Policy 3

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

Policy 4

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

²³ It was premature in this planning process to undertake the required level of detailed planning for the sub-area. Much more analysis and public/property owner consultation is needed for a this community.

²⁴ Note: Lee Creek was not designated as a Settlement Area for two reasons: proximity to salmon spawning grounds on the lower reaches of the Adams River and its confluence with Shuswap Lake; and proximity to Scotch Creek.

Policy 5

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

Policy 6

Any proposed development from the high water mark on the water side must obtain a Riparian Development Permit from the Regional District.

10.3 Agriculture

Goal 1

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

Policy 1

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

Policy 2

The minimum parcel size of land within the Agriculture land use designation is 20 hectares (50 acres).

Policy 3

New subdivisions are discouraged, other than subdivision or parcel consolidations demonstrated not to have an intrusive or conflicting impact on the surrounding agricultural community. New lots may be created within the ALR only where authorized by the Agricultural Land Commission.

Policy 4

Agri-tourism and agri-accommodation operations are considered complementary to agricultural land use, and are acceptable in the Agricultural designation, subject to additional conditions in the

implementing zoning bylaw and the policies of the Agricultural Land Commission.

Policy 5

Home-based businesses and home-based industries, as defined in the zoning bylaw, are acceptable in the Agriculture designation.

10.4 Rural and Resource Lands

Goal 1

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

Policy 1

The Rural and Resource land use designation is established on Schedule B.

Policy 2

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

Policy 3

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

Policy 4

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

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

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

Policy 5

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

Policy 6

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

10.5 Residential

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

Goal 1

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

Policy 1

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

Policy 2

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

Policy 3

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

Policy 4

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

10.5.1 Lakefront Residential

Policy 1

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

Policy 2

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

Policy 3

The maximum net density for any new dwelling not

on community water and sewer is one unit per 2.5 acres (1 unit per hectare).

Policy 4

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

Policy 5

Any proposed residential development within the Lakefront Residential designation must obtain a Development Permit from the Regional District (Cross-reference Section 12).

Policy 6

The minimum setback of a Type 1 septic field from any lake will be 100 metres. If a property owner plans to install a septic field with a setback of less than 100 metres from the Lake, the property owner must engage an appropriately qualified engineer or geoscientist to review the proposed siting of the septic field to ensure there will be no detrimental impacts on the adjacent water body. In no case will the setback be less than 30 metres.

Policy 7

For aesthetic purposes, and to create a visual buffer from the water's edge, all new buildings or structures within the Lakefront Residential designation must maintain a minimum setback of at least 10 metres from the natural boundary of the water, as established by a legal survey.

10.5.2 Detached, Semi-Detached and Duplex Residential

Policy 1

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

Policy 2

All new detached, semi-detached and duplex housing units must be connected to community water and sewer, and have provisions made for the

appropriate management of stormwater by the time of occupancy.

Policy 3

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

Policy 4

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

10.5.3 Multi-Unit Residential

Policy 1

In the Primary Settlement Area (Scotch Creek), development proposals will be considered for townhouses. This includes seniors-oriented housing that may have a supportive care component. New multi-unit development must be:

- o Connected to community water, sewer, and have appropriate management of stormwater by the time of occupancy;
- o Located within reasonable walking distance of the commercial centre of Scotch Creek;
- o No greater than three storeys in height; and
- o A maximum of 12 units per acre (30 units per hectare).

Policy 2

All development applicants for recreational residential development must comply with the requirements for impact studies as outlined in Section 12. Development proposals should demonstrate quality building design, attractive landscaped parking areas and road boulevards, and safe and attractive connections for pedestrians and cyclists to nearby areas.

10.5.4 Recreational Residential

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

Policy 1

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

Policy 2

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

Policy 3

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

Policy 4

All development applicants for recreational residential development must comply with the requirements for impact studies as outlined in Section 12. Development proposals should demonstrate quality building design, attractive landscaped parking areas and road boulevards, and safe and attractive connections for pedestrians and cyclists to nearby areas.

10.5.5 Rural Residential

Policy 1

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

- o The maximum density permitted in the Rural Residential designation is 1 unit per hectare (0.4 units per acre).
- o Residential development in rural areas will provide the Regional District with the appropriate technical information about on-site sewage disposal and water servicing.

10.5.6 Commercial

Goal 1

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

Policy 1

New commercial development is directed to Primary and Secondary Settlement Areas. No specific areas are designated in this Plan as Commercial on Schedule B.

Policy 2

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

Policy 3

The commercial area of Scotch Creek will develop as the core commercial area for the North Shuswap. Mixed-use development is encouraged and acceptable uses are: retail, business and personal services, community and health-related services, housing, recreation, arts and cultural activities. A development application must demonstrate the following:

- o How the development will contribute towards an attractively landscaped and pedestrian-friendly streetscape, and provide pedestrian/bike linkages to adjacent areas; and
- o Whether housing has been considered as a potential, above-grade use.

Policy 4

Commercial uses that serve the travelling public are acceptable in Scotch Creek, outside the core commercial area. These uses may include tourist accommodation and services, automotive services, and other similar commercial establishments.

Policy 5

If requested by local businesses, the Regional District will assist in the development of a Scotch Creek Business Improvement Association to help

improve the viability of businesses and the attractiveness of Scotch Creek as a destination.

Policy 6

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

- o All development applicants must comply with the requirements for impact studies as outlined in Section 12. Development proposals should demonstrate quality building design, attractive landscaped parking areas and road boulevards, and safe and attractive connections for pedestrians and cyclists to nearby areas.

10.5.7 Major Destination Resort

Policy 1

No area is designated as Major Destination Resort on Schedule B. Any proposal for a Major Destination Resort²⁵ will be considered on its merits and will be required to undertake impact studies as part of the review process. Any proposal will be sited and designed to avoid adverse impacts on nearby residential areas or existing commercial development.

Policy 2

An applicant for a Major Destination Resort development will be directed to the Primary Settlement Area; however, depending on the merits of a proposal, such a use may be considered in a Secondary Settlement Area. The exception to this is Seymour Arm where participants in the planning process indicated that this type of development is inappropriate for the community.

²⁵ For the purposes of this plan, a "major destination resort" has 200 or more bed units and includes resort-type activities (e.g., food, beverage, recreational amenities, ancillary commercial). A two-bedroom cabin or unit usually equates to 6 bed units.

Policy 3

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

Policy 4

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

Policy 5

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

10.5.8 Light Industrial

Policy 1

A range of light industrial land uses, including manufacturing, high technology industries, warehousing, storage and distribution, machine and automobile repair, is generally acceptable in Scotch Creek, provided they do not have an adverse impact on the core commercial area and established neighbourhoods. No specific area is designated for Light Industrial in this Plan.

Policy 2

New light industrial development must be serviced by community water and sewer, and have provisions made for the appropriate management of stormwater by the time of occupancy.

Policy 3

All development applicants must comply with the requirements for impact studies as outlined in Section 12. Development proposals should demonstrate site suitability and compatibility with surrounding land uses, impact on the road system, environmental impact, and appropriate waste management practices.

10.5.9 Institutional

Policy 1

Existing institutional²⁶ uses, both public and private, are acknowledged by this Plan. These are not shown on Schedule B.

Policy 2

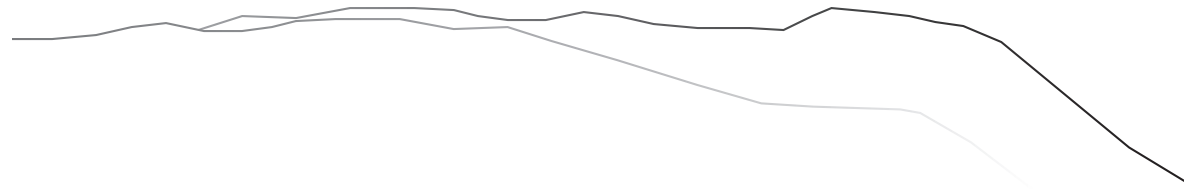
Public and private institutional uses are acceptable in the Primary and Secondary Settlement Areas. Institutional uses include schools, health facilities, cemeteries, religious facilities, government offices, libraries, and community halls.

10.5.10 Parks and Recreation

Policy 1

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

²⁶ Schools, houses of worship, libraries, health care facilities.



SECTION 11
a well-serviced community



Section 11. A Well-serviced Community

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

The land use policies in Section 10 direct growth and development to Scotch Creek and, to a lesser extent, to other Settlement Areas. By having a compact, contained 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.

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

11.1 Infrastructure

Goal 1

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

Policy 1

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

11.1.1 Water Supply and Distribution

The residents of the North Shuswap rely on safe and clean water. The distribution of water is one of the most important issues facing the North Shuswap community and the Regional District. The main sources of water in the North Shuswap are Shuswap Lake and ground water wells.

There are a number of privately and co-operatively owned community water systems in the North Shuswap. One system is owned and operated by the CSRD – Saratoga Waterworks. At the writing of this plan (2008), the CSRD was finalizing a waterworks acquisition strategy for the North Shuswap.

Goal 1

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

Policy 1

The Regional District will:

- Ensure that development will only occur if appropriate water systems and standards are in place. New community water systems will be designed and built to the satisfaction of the Regional District.
- Amend and update criteria for designing community water systems in the Subdivision Servicing Bylaw. The bylaw will require the developer or applicant to provide information relating to a potable water source and water quality. It will also contain regulations for private wells.
- Encourage the development of community water systems in the North Shuswap's Settlement Areas.
- May assume control over private community water systems as outlined in the 2008 CSRD water acquisition strategy.

- Encourage the conservation of water, including the use of water conserving technology in publicly- and privately-owned buildings.

11.1.2 Liquid Waste Management

Shuswap Lake is the most important physical feature in the community, as highlighted by the participants during the planning process.

At the time this Plan was written, the North Shuswap community and the Regional District were developing a Liquid Waste Management Plan. Subject to public acceptance, effective liquid waste management will protect the quality of Shuswap Lake, rivers and streams and ground water.

Section 3.1 sets out the goals and policies related to water quality of Shuswap Lake. Due to the importance of these goals and policies, they are repeated verbatim below:

Goal 1

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

Goal 2

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

Policy 1

Discharges of treated effluent to Shuswap Lake from private sources should be prohibited.

Discharge of treated effluent from public facilities to Shuswap Lake will be considered only after all other disposal options have been exhausted.

Policy 2

Any new commercial, industrial, and institutional development must connect to a community sewage system²⁷. Existing residential development must

²⁷ For the purposes of this Plan, a Community Sewage System means a CSRD-approved shared sewage collection and treatment system, either privately or publicly owned or operated. Facilities may include wastewater treatment

connect to a community sewage system, when capacity is available.

Policy 3

The Regional District will:

- Develop and strive to implement a Liquid Waste Management Plan (LWMP) for the North Shuswap. The LWMP should include procedures for transitioning existing septic systems within the Settlement Areas.
- Assume control over private community sewage systems if the proper circumstances exist, and if there is support to do so from residents and the Provincial government. The users will fund the cost of operating and maintaining the system.
- Investigate opportunities for one or more marine pump-out(s) to a land-based discharge system located away from the residential areas of Shuswap Lake.
- Amend the Subdivision Servicing Bylaw to include criteria for designing community sewer systems. The bylaw will also contain regulations for private on-site sewage disposal as set out by the Interior Health Authority. Community and private sewage systems must be developed and maintained in accordance with Provincial standards.
- Request the Interior Health Authority to prohibit any further use of dry wells for liquid waste management and require property owners with existing dry wells to replace this antiquated method.
- Work to enhance environmental awareness and promote activities that protect the water quality and natural aquatic habitat.

(disposal) plants and ancillary works, sanitary sewers and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

- Use the full range of planning tools and regulatory measures to protect the watershed and water quality of Shuswap Lake. These include zoning bylaws, the establishment of Riparian and Environmentally Sensitive Development Permit Areas (Cross-reference: Section 12), building regulation, and, potentially, statutory covenants.
- Work with federal and provincial ministries and agencies to implement strategies that protect and enhance the quality of the lakes and streams of the North Shuswap. If the Province implements Site Sensitivity Mapping of the foreshore (a potential outcome of the Shuswap Lake Integrated Planning Process), the Regional District will use this source to assist in its decision-making. Similarly, if the Province develops a cumulative impacts/carrying capacity model, this will also be a valued source of information related to land use decision-making.

11.1.3 Stormwater Management

Effective stormwater management will help protect the water quality of Shuswap Lake and other water bodies in the North Shuswap. Where there is a significant amount of impermeable surfaces (e.g., roads, parking lots, and driveways) stormwater flows directly into streams or ditches and into the Lake. Water run-off from these surfaces often contains oil residue from vehicles, which can seriously contaminate the aquatic habitat.

Goal 1

To develop responsible surface water drainage standards for development in the North Shuswap.

Policy 1

The Regional District will amend and update the Subdivision Servicing Bylaw to include standards for stormwater management.

Policy 2

Stormwater drainage systems in the Primary Settlement Area (Scotch Creek) will be designed to urban standards, in accordance with the Subdivision

Servicing Bylaw. Storm drainage systems in Secondary Settlement Areas will be developed to urban standards²⁸ if appropriate. In rural areas, natural drainage channels and open ditches will continue to comprise the primary storm drainage system.

Policy 3

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

11.2 Solid Waste

The Regional District Solid Waste Management Plan has guided solid waste management since 1967. The CSRD was the first regional district to have an approved Solid Waste Management Plan under the 1989 Provincial Waste Management Act.

Solid waste services in the North Shuswap have been well managed by the Regional District since the Solid Waste Management Plan was put in place. Over time, there have been a number of amendments to the Plan, the last being in 1997. The Regional District recognizes the importance of updating these plans periodically, and a region-wide plan review is underway in 2008.

Goal 1

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

Policy 1

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

²⁸ The term “urban standards” refers to stormwater captured via a piped underground system.

11.3 Hydro and Communication Utilities

Utility services, including hydro, 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 Region is encouraged to work with utility providers to ensure that North Shuswap residents have access to the best possible services.

Being a predominately rural community, the North Shuswap is not well serviced by high-speed Internet or cellular phone service. The residents support the improvement of communication services in the community. Seymour Arm is an isolated community, without electricity from the BC Hydro grid or landline telephone service. The residents of Seymour Arm have voiced their concerns over not having these utilities.

Goal 1

To encourage utilities operators to provide residents and businesses in the North Shuswap with services, effectively and affordably.

Policy 1

The Regional District will work with utility operators to encourage the affordable and convenient distribution of utility services, including high-speed Internet, throughout the settled areas of Area F.

Policy 2

The Regional District and the North Shuswap community will work with the communications providers to improve cellular phone service in the North Shuswap. Working with communications providers, the Regional District will consider the appropriate location of any new cellular phone communication towers.

11.4 Subdivision Standards

The Regional District regulates land use and coordinates 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. At the time of writing of this Plan, the Subdivision Servicing Bylaw only regulated water servicing, and did not contain regulations for other types of services or infrastructure.

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, stormwater management, road design, sidewalks and pedestrian linkages, and street lighting.

An amended and updated subdivision servicing bylaw will help the Regional District and developers understand the type and quality of servicing that is required in the community, and will lead to a well serviced, appropriately designed community.

Goal 1

To develop appropriate subdivision servicing standards for primary and secondary Settlement Areas, which address such issues as road standards, stormwater management, sidewalks, street lighting, sewage disposal, and water servicing.

Policy 1

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



SECTION 12
plan implementation



Section 12. Plan Implementation

The Plan's implementation depends on the collective decisions and actions of individuals, businesses, service providers, the Regional District, as well as federal and provincial agencies that have jurisdiction on certain matters.

The Regional District's means of implementing the Plan include zoning, building permits, development permits, and fiscal programs to support land acquisitions, covenants, building permits, and rights-of-way. At the time this Plan was written, the Regional District did not have subdivision approving authority.

12.1 General Plan Implementation

While the *Local Government Act* does not require the Regional District to commit to, or authorize, any specific project set out in the Plan, it does indicate that all decisions should be consistent with the Plan.

Goal 1

To take steps to carry out and enforce the policies outlined in this Plan.

Goal 2

To consult with affected and interested parties during the implementation of this Plan.

Policy 1

The Plan identifies a number of actions to be undertaken or initiated by the Regional District. These actions will be implemented through:

- o Updates of Regional District bylaws, including the zoning bylaw;
- o Annual spending as adopted by the Regional District in its budget through capital works and operating activities;
- o Communications and potential partnerships with community groups to advance the goals of this Plan; and

- o Communication with other levels of government and their agencies to advance the goals and policies of this Plan.

12.2 Actions Arising from the Plan

In order to influence a progressive and orderly implementation of the policies of this Plan, the more significant implementation measures are identified in this section.

Not all measures are within the Regional District's jurisdiction, as some items are dependent on other levels of government actions or assistance, and co-operation from other agencies and community organizations. The Regional District's methods of implementing the Plan are primarily land use related, including land use bylaws, subdivision regulations, development permits, building permits, as well as capital spending and staffing.

Approving Officer

The Regional District recommends that the Approving Officer for Electoral Area "F" (the BC Ministry of Transportation at the time of Plan adoption) consider all policies of this Plan as a condition precedent to subdivision approval.

Amendment of Land Use Bylaw

The Regional District will review and amend the zoning bylaw to reflect the policies in this Plan, and the subsequent Local Area Plan for Scotch Creek. This includes extending the bylaw to cover areas not covered by the zoning bylaw at the time of plan writing.

Regional District Initiatives

A number of policy statements of this Plan call on the Regional District to undertake certain actions, initiatives and communications. Drawing from the statements of the Plan, the Regional District will:

The Lake and Natural Environment

- o Develop and strive to implement a Liquid Waste Management Plan.

- o Use its authority through the *Local Government Act* and its *Letters Patent* to protect the North Shuswap's natural landscapes and ecosystems. Require development permits in the areas delineated as Riparian, Environmentally Sensitive and Hazardous Development Permit Areas.
- o Seek provincial or federal funding to undertake a wildlife corridor study.
- o Work to enhance environmental awareness and promote activities that protect and enhance the water quality and natural aquatic habitat.
- o Undertake community-oriented education on the importance of responsible stewardship of the watershed.
- o Initiate a study of motorized boating on Shuswap Lake.

Local Area Planning

- o Through a consultative planning process, undertake a detailed *Local Area Plan* for Scotch Creek that re-examines land use designations and densities giving consideration to the policies of this Plan. Development Permit Areas will be established through that planning process for commercial, industrial, and intensive residential development.

Housing

- o As part of the development of a zoning bylaw and consistent with this Plan, the Regional District will give further consideration to the details related to "inclusionary" housing that can be achieved through private development.

Economy

- o In consultation with the North Shuswap community, develop an economic strategy that includes valued-added forest and agricultural projects, and tourism.
- o Work with tourism operators to develop winter and shoulder season tourism opportunities.

- If requested by local businesses, assist in the development of a Scotch Creek Business Improvement Association.

Parks

- Continue implementing the priorities set out in the Parks Plan for waterfront parks, community recreation parks, trail corridor parks, conservation parks, and special feature parks.

Infrastructure

- Develop and strive to implement a Liquid Waste Management Plan.
- Continue to implement the strategies of the Solid Waste Management Plan and review and update that plan periodically.
- Work with utility providers in relation to affordable and convenient distribution of utility services, including high-speed Internet, across the community.

Subdivision Servicing

- Amend and update the Subdivision Servicing Bylaw with respect to regulations for water and sewage services, stormwater management, sidewalks, street lighting and other infrastructure and service requirements.

Building Permit System

- Introduce a building permit system that encompasses all of Electoral Area F.

Communications

- Use the website to provide information, bulletins etc. on planning matters of importance, and make special efforts to involve part-time residents and non-resident property owners in discussion of planning matters.

12.3 Consultation and Co-operation with Other Government Agencies

There are a number of statements in the Plan that involves consultation and co-operation with other governments and government agencies. In this regards, the Regional District will:

- Collaborate with the Ministry of the Environment and all entities affecting the Shuswap Lake watershed in the investigation of the possibility of a new governance model for coordinated protection of the watershed.
- Consult with the appropriate Provincial government agencies to identify and protect aquifer recharge areas from potential sources of contamination.
- Continue to co-operate with the BC Ministry of Transportation in regard to road improvements and drainage in the North Shuswap.
- Convey to the Ministry of Transportation community interests in: improving the Scotch Creek and Adams River bridges, extending the public road (upgraded, crushed-gravel surface) to Seymour Arm, and continuously improving the Squilax-Seymour Arm highway.
- Work with the Ministry of Transportation, private landowners and other stakeholders, to plan the development of a Greenway along the Squilax-Anglemont corridor.
- Work with the Ministry of Transportation and local stakeholders to improve pedestrian connections in Scotch Creek among the core commercial area and the lakefront, parks, institutional uses, and residential neighbourhoods.
- Co-operate with the BC Ministry of Forests and the BC Ministry of Environment to protect water quality in the plan area.
- Co-operate with the Ministry of Forests and the Subdivision Approving Officer re: preventative measures with respect to new subdivisions in potential wildfire interface hazardous areas.

- Continue to co-ordinate with Provincial ministries to improve the awareness of emergency forest fire response programs.
- Co-operate with the BC Ministry of the Environment to complete the Sensitive Ecosystem Inventory of the North Shuswap in order to identify and map rare and sensitive ecosystems for the Planning Area.
- Negotiate with the appropriate Provincial ministries to acquire lands and develop waterfront parks, community recreation parks, trail corridor parks, conservation parks, and special feature parks at specified locations identified in the 2005 Parks Plan.
- Work with the Department of Fisheries and Oceans and the BC Ministry of Environment toward appropriate siting of public boat launches in CSRD waterfront parks.
- Continue to co-operate with the Agricultural Land Commission and the BC Ministry of Agriculture and Lands on matters related to agriculture within the plan area.
- Co-operate with the BC Ministry of Energy, Mines and Petroleum Resources on matters related to mineral exploration and development, including sand and gravel aggregates.
- Co-operate with the Interior Health Authority on matters related to drinking water and sewage disposal.
- Co-ordinate with the Interior Health Authority to ensure that private septic systems are appropriately located and designed.
- Work with the Interior Health Authority to ensure a level of service is provided that meets the health needs of the community.
- Work with School District 83 to keep North Shuswap Elementary a vital part of the community.
- Co-ordinate with the BC Ambulance Service to determine how response times in the North Shuswap can be improved.

- o Investigate ways and means to introduce fire protection, and search and rescue in the North Shuswap.
- o Work in co-operation with the Provincial and Federal governments, the real estate community, social service agencies, faith-based organizations, service clubs and other community resources to facilitate the development of needs and seniors housing affordable and special.

12.4 Development Permit Areas

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

Development permits are one of the most effective legal tools for the protection of environmentally sensitive areas, avoiding development in hazardous conditions, and setting out expectations regarding “form and character” of development. Local governments may designate Development Permit Areas (DPAs) in an OCP. When an area is designated, the local government must describe the special site conditions or objectives that justify the designation, and specify guidelines to achieve those objectives²⁹.

This section sets out a number of Development Permit Areas for the North Shuswap, and provides the justification for their designation. (Note: The Regional District will develop specific guidelines to be taken into account by property owners, prospective developers, and their planning and design teams. This is considered beyond the scope of the consultant’s work program).

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

²⁹ Note: these guidelines may be set out in a zoning bylaw rather than in an OCP but the designation is not effective until the zoning bylaw is adopted. The Plan (or zoning bylaw) can also set out exemptions where a Development Permit would not be required.

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

12.4.1 Hazardous Lands Development Permit Area

Purpose – The Hazardous Lands Development Permit Area is designated under the Local Government Act for the purpose of protecting development from hazardous conditions.

Area – All areas identified as being floodplain, steep slopes, or areas of drainage concern are designated as the Hazardous Lands Development Permit Areas as per the Hazardous Lands Development Permit Guidelines.

Justification – The justification and objectives of this designation are to:

- o Ensure that people and property are safe from floodwaters;
- o Ensure that development in steep slope areas is designed and engineered to provide a high level of protection from ground instability and/or slope failure; and
- o Ensure that drainage is managed in a way that does not negatively impact the community.

Guidelines – To be developed by the Regional District.

Interface Fire Hazards Development Permit Area

Purpose – The Interface Fire Hazards Development Permit Area is designated under the Local Government Act for the purpose of protecting development from hazardous conditions.

Area – All areas identified as extreme or high hazard are designated as a Development Permit Area.

Justification – The justification and objectives of this designation area to ensure that development within the interface fire hazard area is:

- o Planned and managed in a way that minimizes the risk of damage to property or people from interface fire hazards; and
- o Planned and managed in a way that mitigates interface fire hazards while giving full consideration to impacts on wildlife habitat.

Guidelines – To be developed by the Regional District.

12.4.2 Riparian Development Permit Area

Purpose – The Riparian Development Permit Area (RDPA) is designated under the *Local Government Act*, and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems and biological diversity.

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

For land that is adjacent to Shuswap Lake, the RDPA area comprises land within 100 metres of the high water mark.

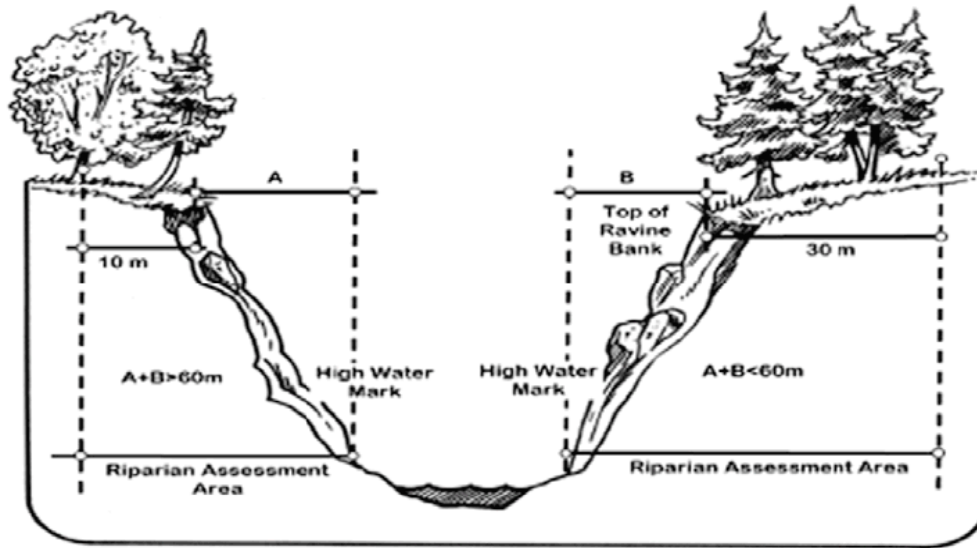
For other watercourses than Shuswap Lake, as illustrated in Figure 12.1, the area comprises:

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

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

Where land is subject to more than one Development Permit Area designation, a single Development Permit is required. The application will be subject to the requirements of all applicable Development Permit Areas, and any Development Permit issued will be in accordance with the guidelines of all such Areas.

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



Source: British Columbia Ministry of water, Land & Air Protection, Riparian Areas Regulation Implementation Guidebook, March 2005

measures to preserve environmentally sensitive riparian areas.

Guidelines

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

- o Removal, alteration, disruption or destruction of vegetation;
- o Disturbance of soils;
- o Construction or erection of buildings and structures;
- o Creation of nonstructural impervious or semi-impervious surfaces;
- o Flood protection works;
- o Construction of roads, trails, docks, wharves and bridges;

- o Provision and maintenance of sewer and water services;
- o Development of drainage systems;
- o Development of utility corridors; and
- o Subdivision as defined in the *Land Title Act*, and including the division of land into 2 or more parcels.

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

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

- o Written confirmation from the qualified professional that the Riparian Areas Regulation implemented through the RDPA does not supersede other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, flood covenants, federal or provincial authorization.

Exemptions: The RDPA does not apply to the following:

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

Expedited Development Permit Process

The RAR regulations place considerable emphasis on QEPs to research established standards for the protection of riparian areas. Consultation with the Department of Fisheries and Oceans (DFO) is also required as part of this process. The presence of the QEP and DFO in the review process reduces the extent to which the CSRD will be involved in the technical details of the permitting process. Essentially, the role of the QEP means that CSRD involvement is more administrative in nature. Where an application is clearly of an administrative nature, and has received approvals, it is recommended that the applicant have

the opportunity to proceed expeditiously through the approval process.

12.5 Development Approval Information

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

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

Application of Development Approval Information Bylaw.

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

- o Affected public infrastructure such as water supply and sewage disposal systems
- o Transportation patterns such as traffic flow and parking, including pedestrian pathway systems
- o Assessment of capacity of public facilities including schools and parks
- o Impact on or need for additional community services

- o Impact on and assessment of the natural environment of the area affected
- o Assessment of slope conditions
- o Assessment of wildfire interface
- o Assessment of how the development addresses on-site issues such as emergency use, accessibility, and water conservation.

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

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

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

12.6 Temporary Commercial and Industrial Permits

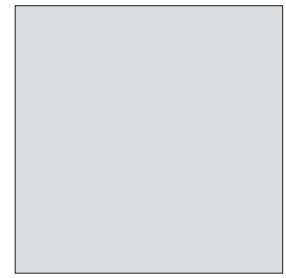
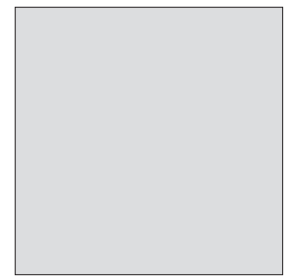
The Regional District may consider issuing Temporary Commercial and Industrial Permits through the authority of the *Local Government Act*. The temporary use may continue in accordance with the provisions of the permit until it expires, or two years after the permit was issued, whichever occurs first. Permits are renewable once, after which the use must either be permanently designated in the OCP and zoning bylaw to permit the use, or the use must cease to continue.

The Regional District may consider issuing temporary commercial and industrial permits within areas designated as Industrial, Agriculture, and Rural Resource.

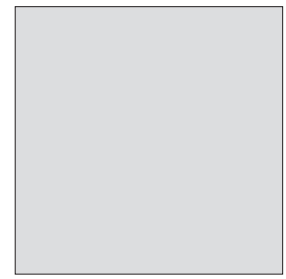
The Regional District requires an applicant for a temporary commercial and industrial permit to adhere to the following general conditions:

- o The use must be clearly temporary or seasonal in nature;

- The temporary use should not create an unacceptable level of negative impact on surrounding uses; and
- The temporary use must be reviewed and approved by the Ministry of Transportation with respect to access and effect on public roads.
- If it is expected that the temporary use will continue permanently, the Regional District will require an application for redesignation / rezoning



appendices



Appendix A – Legislation

Official Community Plan Topics

The *Local Government Act* sets out a skeleton for a community plan. It must include statements and maps in relation to seven matters:

- o Location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least five years;
- o Location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- o Location and area of sand and gravel deposits;
- o Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- o Location and phasing of any major road, sewer and water systems;
- o Location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites; and
- o Policies respecting affordable, rental and special needs housing.

Additionally, an OCP may include policies relating to:

- o Social needs, well-being and social development;
- o Maintenance and enhancement of farming; and
- o Preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

Note: In April 2008, the *Local Government Act* was amended to require:

“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.”

Statements from the Local Government Act

All municipalities are advised to take the following statements into account during the preparation of their OCP. (Reference: Section 875 (2) based on Section 849).

- o Avoiding urban sprawl and ensuring that development takes place where adequate facilities exist or can be provided in a timely, economic and efficient manner.
- o Settlement patterns that minimize the use of automobiles and encourage walking, bicycling and the efficient use of public transit.
- o The efficient movement of goods and people while making effective use of transportation and utility corridors.
- o Protecting environmentally sensitive areas.
- o Maintaining the integrity of a secure and productive resource base, including the agricultural and forest land reserves.
- o Economic development that supports the unique character of communities.
- o Reducing and preventing air, land and water pollution.
- o Adequate, affordable and appropriate housing.
- o Adequate inventories of suitable land and resources for future settlement.
- o Protecting the quality and quantity of ground water and surface water.
- o Settlement patterns that minimize the risks associated with natural hazards.
- o Preserving, creating and linking urban and rural open space including parks and recreation areas.
- o Planning for energy supply and promoting efficient use, conservation and alternative forms of energy.
- o Good stewardship of land, sites and structures with cultural heritage value.

Appendix B - A Profile of the North Shuswap

Demographic statistics and other data help describe an area's past and current make-up. Knowing who lives here, how old they are, where they work and recreate, has impacts on where services and facilities should be provided. The statistics provided in this Plan are derived from published sources, including Statistics Canada, BC Stats, the CSRD, the BC Ministry of Education, and the Okanagan Mainline Real Estate Board.

Land Area

With a land area of 2,662 square kilometres, Area F makes up 10% of the total land area of the Columbia Shuswap Regional District.

Population Growth

The North Shuswap is experiencing an increased demand for lifestyle living/retirement. The area's earlier dependence on forestry has been waning and tourism has been growing. Between 2001 and 2006, the population increased by 28.5%, from 2,126 to 2,731.

Age Profile

The changing economy of the North Shuswap has altered the demographic profile. The median age of the population was 53.2 in 2006, compared to 40.8 in BC as a whole. In 2006, 23% of the population was age 65+. Another 22% were between age 55 and 64. This age profile suggests an increasing need for housing and services that are appropriate for an aging population.

Economic Profile

A 2002 economic study³⁰ prepared for the CSRD shows that, on a region-wide basis, forestry, agriculture and mining are the three most heavily concentrated industries relative to BC as a whole. In the CSRD, the forestry labour force is 2.8 times more concentrated and the agricultural and mining labour forces are 1.4 times more concentrated. On a sub-regional basis, the North Shuswap is more reliant on forestry than agriculture. Tourism has the most potential for job growth, along with the goods and services that meet the needs of local residents/retirees.

Occupations

In 2001, the majority of North Shuswap residents were employed in trades (20.9%), followed closely by sales and service (20%), and occupations unique to primary industries (16.4%).

Educational Attainment

In 2001, the formal education of residents aged between 45 and 64 was recorded as:

- o University degree 15%
- o College 17%
- o Trade/technical certificate 18%
- o High school 24%
- o No high school diploma 24%

Family Size

In 2001, the average number of persons in married-couple families was 2.4. There were 60 lone-parent families, all of whom were female-led.

Language

In the North Shuswap, the main languages that residents first learned, and still understand, are:

- o English only 89%
- o French only 3%
- o Other languages 8%

Place of Work

There is a relatively large number of people working at home and at "no fixed workplace" when compared with the CSRD or BC as a whole.

- o At home 18% (CSRD = 12%; BC = 9%)
- o Outside Canada 1%
- o No fixed workplace 32% (CSRD = 14%; BC = 11%)
- o Usual workplace 48%

³⁰ Eric Vance & Associates in association with Crunch Analytics for the CSRD. Economic Profile and Analysis. 2002. A comparative measure used in this report is "level of concentration", relative to BC as a whole.

Income

In 2001, the median income for couple families was almost 28% less than for the CSRD as a whole. This appears to be partially explained by the low participation of women in the employed labour force – 38.4% compared to a BC average of over 55%. The accompanying table provides details on household income.

	North Shuswap	CSRD	BC
Couple Family	\$39,922	\$51,108	\$60,278
Lone Parent Family	\$34,794	\$28,538	\$30,070
Male Employment Rate	49.5%	59.0%	64.3%
Female Employment Rate	38.4%	51.3%	55.1%

Source: 2001 Census, Permanent Residents

Building Activity

Since 2003, building activity has been tracked through the issuance of building permits by the CSRD. The accompanying table shows the pattern of activity for the four-year period, 2003 to 2006.

Building Permits, 2003 – 2006					
Year	Residential	Industrial/ Agriculture	Commercial	Institutional	Total
2003	59	1	6	2	68
2004	59	3	3		65
2005	93		3	1	97
2006	80		12		92

Source: Columbia Shuswap Regional District

Housing

The 2006 Census reported a total of 2,803 private dwellings. Of these, 1,240 (44%) were occupied “by usual residents”.

The price of housing has increased considerably in all areas of the North Shuswap since 2000. Drawing on data provided by the Okanagan Mainline Real Estate Board, the average price of a single detached dwelling (not lakeshore) more than tripled to \$250,688 by 2006. There is a substantial additional premium for lakeshore properties. There is no non-market housing in the North Shuswap for either families or seniors.

The demand for new residential development is primarily due to the area’s attractive amenities rather than job growth. The amenities of the Shuswap Lake area have historically attracted a large number of retirees from BC, Alberta and Saskatchewan. The main source of demand for new development has been joined in recent years by those from other growth areas in B.C., especially the Okanagan and the Lower Mainland. To a certain degree, however, younger couples and families have shifted the population mix.

Parks and Open Space

The North Shuswap’s many natural qualities and amenities make it an attractive place for residents and visitors. While the primary focus is Shuswap Lake, the area offers many backcountry experiences. Seven Provincial Parks – Shuswap Lake, Roderick Haig-Brown, Pukeashun, Silver Beach, Shuswap Lake Marine, Anstey-Hunakwa and the Upper Seymour River– offer a wide range of recreational and camping experiences. With 270+ campsites, Shuswap Lake Park is considered the largest and most popular destination campground facility in the region, and one of the largest and most popular in BC.

In addition, there were 44 proposed park sites in Electoral Area F at the time the CSRD Parks Plan was adopted in 2005:

- o 21 proposed waterfront/marine parks
- o 6 community/recreation parks
- o 12 trail corridor parks
- o 3 conservation parks
- o 2 special features parks

Recreation and Leisure

The area’s natural qualities and amenities make it an attractive place for residents and visitors. Shuswap Lake has many opportunities for a range of sports. Hiking, snowmobiling and cross-country skiing are also popular activities.

School Enrolment

There is one elementary school within the North Shuswap. While there was a noticeable drop between 2001 and 2002, since then student enrolment has remained relatively constant, as the accompanying table shows.

Regarding secondary education in the plan area, the School District anticipates the continued busing of junior and senior high students to Salmon Arm.

Student Enrolment, 2001/02 – 2006/07							
	01/02	02/03	03/04	04/05	05/06	06/07	Change
North Shuswap	152	134	126	124	123	125	– 18%
Sorrento	260	245	220	207	187	127*	
Carlin	243	237	236	208	192	341*	

Source: BC Ministry of Education. Full-time Equivalent Students. Figures are rounded.

* Conversion of Carlin an elementary to an elementary-middle school.

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 the North Shuswap.

- o Water service is currently provided by a number of community water systems. The majority of these systems obtain water from Shuswap Lake, with the remaining using various other sources including area wells, creeks and springs.
- o A number of community sewer systems operate in the North Shuswap. For much of the remainder of the area, sewage treatment is achieved through on-site septic disposal systems or dry wells.
- o All area public roads, bridges and ditches are constructed and maintained by the Ministry of Transportation.
- o Surface ditches and natural watercourses handle drainage; there are no piped drainage systems or stormwater regimes in the area.
- o Solid waste is part of the region-wide function carried out by the Regional District. Transfer stations are located in Scotch Creek and Seymour Arm.
- o Utilities, including telephone and hydro service, are provided by private businesses. Not all areas of the North Shuswap are serviced by these utilities at the time this Plan was written.

Summary Observations

An analysis of the foregoing material suggests that the Regional District, through this Plan and other measures, should give consideration to:

- o The appropriate amount and type of infrastructure, services and recreational opportunities to ensure equal opportunities for a full range of ages;
- o Housing and recreational choices that allow seniors the opportunity to meet and interact, on a social basis, with other seniors as well as other age groups;
- o Housing that can meet the needs of residents of the entire community throughout their life cycle; and
- o Employment opportunities and services within the North Shuswap, in order that more residents can work and make purchases within the community.

Appendix C – Public Consultation Summary

Input from a 12 member Advisory Group and from the public was sought at key stages in the development of the draft OCP. There were four Advisory Group meetings and three sets of two Open Houses. The Open Houses were held in different locations across the North Shuswap. Each set of Open Houses had a weekday evening Open House and a weekend daytime Open House. One set of Open Houses was held in July to maximize opportunity for seasonal residents to participate. There was also a community meeting held in Seymour Arm.

Advisory Group

A 12-member Advisory Group was appointed by Area Director Denis Delisle from applicants who responded to newspaper advertisements. Members of the Advisory Group represented the geographic areas of the Electoral Area and a range of interests, including those of full and part-time residents, various occupations and ages. The Advisory Group met a number of times with the consultants, the Area Director and members of CSRD staff. Members of the public were welcomed as observers to these meetings. The members of the Advisory Group were:

- o Veronica Bene
- o Les Bently
- o Dave Cunliffe
- o Melanie Gough
- o Bob Isley
- o Rob Labelle
- o Betty Porter
- o Bob Reimer
- o Pat Robertson
- o Steve Shannon
- o Bev Shea
- o Ron Wilkinson

First Round of Open Houses – June 2006

Introductory public Open Houses were held on Wednesday evening, June 7, 2006 at the Celista Hall and on Saturday afternoon, June 10 at the Scotch Creek Fire Hall. The purpose of these Open Houses was to provide information about the purpose of an OCP, and to outline the planning process, while providing an early opportunity for residents to have input into the plan.

Format:

The Open House display materials included an overview of the planning process and information about the Local Government Act requirements for an OCP as well as key demographic information about the North Shuswap. Some of the challenges and opportunities facing the North Shuswap as identified by the Advisory Group, CSRD staff, the Area Director and early consultant research were displayed with an opportunity for attendees to add to or comment on these identified issues.

Participants were asked to complete an open-ended questionnaire to assist in developing a Vision Statement and policy directions for the North Shuswap OCP. They were asked:

- o What are the things that you like best (about the North Shuswap) and that need to be kept?
- o What are the things that need to be changed?
- o What should the community look like in 10 years?
- o Do you have any other comments?

Advertising

All non-resident property owners and part-time residents were mailed information about the planning process including the Open House schedule. Members of the Advisory Group were provided with posters and handbills to be placed in prominent locations such as community bulletin boards, at community halls and in retail locations.

Advertisements for the Open Houses were placed in the Shuswap Market News and the Salmon Arm Observer. The Area Director's report in the Kicker also provided information about the Open Houses. Radio advertisements were aired on the day of the event.

Results

Fifty-three people signed in at the Celista Open House and twenty-two comment forms were completed. Forty-nine people signed in at Scotch Creek and twenty-seven comment forms were completed.

Comments were later compiled, categorized into the following areas, reviewed by the Advisory Group and used to guide development of a draft Vision Statement and Planning Principles.

- o Housing (Affordable Housing, Seniors Housing)
- o Transportation (Trans Canada Highway, local roads, cycling, pedestrian/sidewalks)
- o Parks and Recreation
- o Public Utilities/ Infrastructure (drinking water, sewage disposal, stormwater management)
- o Public Health and Safety (fire suppression, policing, building regulation)
- o Agricultural and Rural Lands (farming, forestry)
- o Shoreline and Marine Environments (water quality in lake, environmentally sensitive marine and shoreline environments)
- o Natural Environment (sensitive ecosystems, wildlife, forests, watershed)
- o Social and Cultural (health care and services, heritage, education, seniors)
- o Growth Management.

Seymour Arm Community Meeting

The Advisory Group representative from Seymour Arm, Bob Reimer, organized a community meeting on June 9th at the Seymour Arm Community Hall. Sixty-four residents signed in at the meeting. Following a short presentation from the planning consultant about what an OCP is and why it is needed in the North Shuswap, attendees were asked for their comments on issues and opportunities in the North Shuswap and those particular to Seymour Arm. Their comments were recorded on a flipchart. Six attendees also completed a comment form.

Second Round of Open Houses – July 2006

A second set of public Open Houses was held on Saturday, July 22nd in the afternoon at Anglemont and on Monday, July 24th in the evening at Celista. The purpose of these Open Houses was to provide an opportunity for the public to review and comment on a draft Vision Statement for the North Shuswap OCP and on a series of draft policy objectives.

Format

In addition to display materials with a draft Vision Statement and Planning Principles, short presentations by the planning consultant and a questions and answers session were held twice during each Open House. Attendees were provided with a community profile document and a questionnaire asking their level of support for the draft vision and planning principles.

Advertising

Notices of the Open House dates, times and venues were delivered to all households in Electoral Area F via an unaddressed mail drop through Canada Post.

Advertisements were placed in the Salmon Arm Observer, the Shuswap Market News and the Kicker. A public service announcement was aired on CBC Radio the day of each event.

Laminated posters and handbills were provided to members of the Advisory Group for posting in prominent locations in the community.

Results

Forty-five people signed in at the July 22nd Open House, and 42 people signed in at the July 24th Open House. A total of 83 surveys were returned from these Open Houses.

- o 49 year-round residents of Area F
- o 23 part-year residents of Area F
- o 52 landowners in Area F
- o 11 business owners in Area F
- o 10 work in Area F
- o 10 other

Survey highlights, as shown in the following column, indicated strong support for the draft Planning Principles and Vision.

Planning Principles	Agree Strongly or Agree Somewhat
P1. MANAGING GROWTH To direct growth and development in an organized and desirable fashion, in order to strengthen community identity and protect sensitive ecosystems.	97%
P2. HOUSING To ensure a range of housing choices for all age groups, taking into account affordability choices for existing residents.	85%
P3. ECONOMY To work towards greater economic diversification, by strengthening the year round tourism industry, and attracting light industrial and commercial development that is compatible with the North Shuswap's lakeside character and natural environment.	68%
P4. NATURAL ENVIRONMENT To protect many aspects of the natural environment, including Shuswap Lake and Adams Lake and their watersheds, wildlife habitats, and other sensitive ecosystems.	100%
P5. TRANSPORTATION To ensure that our primary roads are safely designed and well maintained and, wherever possible, to provide opportunities for safe cycling and walking, particularly in the Lee Creek – St. Ives corridor.	97%
P6. LAKES AND SHORELINE To increase opportunities for public access to the shoreline of Shuswap Lake and ensure more public parks / facilities for active recreation	78%
P7. INFRASTRUCTURE AND UTILITIES To work toward providing basic services – including hydro and telephone – in Seymour Arm, and high-speed Internet throughout the settled areas, along with a comprehensive, affordable Liquid Waste Management Plan to fully protect groundwater and lake water along the north shore of Shuswap Lake.	94%
P8. COMMUNITY SERVICES To work toward basic, affordable community services and facilities in selected centres of the North Shuswap, including improvements to health and emergency services, and wildfire interface planning.	91%
P9. PUBLIC INVOLVEMENT To encourage involvement in a healthy community, including all planning decisions related to land use, servicing, parks, and transportation.	96%
P10. SOCIAL AND CULTURAL To foster social and cultural growth in the North Shuswap, by supporting the arts within the community, and preserving the cultural heritage of the area.	85%

Draft Vision	Agree Strongly or Somewhat	Neither	Disagree Strongly or somewhat
All respondents	91%	5%	3%
Year round residents	90%	5%	5%
Part year residents	89%	5.5%	5.5%
Landowners	93%	5%	-
Business owners	100%	-	-
Workers	100%	-	-
Other	100%	-	-

Third Round of Open Houses – August 2007

A third set of community meetings was held in August 2007 to provide the public an opportunity to review and comment on the draft OCP. Meetings were held on August 9 at the Scotch Creek Fire Hall, August 10 at the Seymour Arm Community Hall and on August 11 at the North Shuswap Community Hall at Celista. These sessions were well attended and discussion was lively and informative. About 80 people attended the community meeting in Scotch Creek. An overflow crowd in excess of 100 people attended the meeting at Seymour Arm. The hall was filled to capacity and the porch and ramp were crowded as well. A mid-summer thunderstorm added to the excitement. Approximately 120 full and part time residents attended the community meeting in Celista.

Format

Attendees were introduced to the draft plan through a PowerPoint presentation of the planning principles and key policies and objectives of each of the sections of the draft plan. Consultants and CSRD staff responded to questions. Display materials were also available for attendees to review and to discuss informally with consultants and CSRD staff.

Participants were invited to complete a comment form either at the meeting or to make written submissions to the CSRD.

Advertising

Advertisements for the Community meetings were placed in the *North Shuswap Kicker*, *Lakeshore News* and the *Salmon Arm Observer*.

A letter of invitation was prepared by the consultants and mailed by the CSRD to all non-resident property owners. All residents received a flyer with the dates and locations of the Community Meetings, via Canada Post mail drop.

Information about the meetings, along with a copy of the draft plan, were posted on the CSRD website. Copies of the draft plan were placed in the Scotch Creek library.

Results

Comments on the draft plan were received by the CSRD until November 2007. Comments were transcribed and posted on the CSRD website. The following summary of comments discussed with the Advisory Committee in April 2008.

One hundred and fourteen written submissions were received from people, who live, or own property, in the North Shuswap – 27 of these were from Seymour Arm. Additionally, one letter related to Seymour Arm was signed by 63 people. Most commentators took considerable time to review the policies of the draft plan and provided thoughtful criticisms and helpful comments. While there were concerns with specific policies of the plan, many acknowledged the value of having a comprehensive, long-term plan for the North Shuswap.

The comments are summarized in eight topic areas.

- Moorage
- Liquid Waste
- Housing Density
- Settlement Areas
- Affordable Housing
- The OCP Process
- The OCP Mapping
- Seymour Arm

Public Comments re: Moorage

- The moorage policies of the draft plan received the most comment, and were the most divisive. Overall, approximately half the commentators agreed with the policy to limit moorage to foreshore owners, with the other half disagreeing.
- There were very strongly held views on either side of this topic. Those who disagreed with the policy to limit moorage to foreshore owners feel this is elitist, and against long-standing traditions of the North Shuswap. They also cited lack of adequate public boat launching access and affordable public moorage. Those who supported the proposed policies feel that many people disregard existing regulations and that the lake has too many unregulated (and unsafe) buoys.

Public Comments re: Liquid Waste

- Among people who commented on Liquid Waste Management policies (predominantly described in Section 9.3), there were strong sentiments expressed against sewage discharge into the lake. A number of commentators felt that the OCP policies are not strong enough and that a complete ban against lake discharge is required along with a sewage treatment system. A minority of others expressed views against a sewage system for the North Shuswap, citing high costs to be borne by existing residents.

Public Comments re: Housing Density

- The policies of the draft plan related to residential density were not supported. Overall, the view is that the densities in the settlement areas are too high and not in keeping with the character of the North Shuswap. In contrast, a number of people commented that the proposed densities are too low along the lake.
- Some people did note that higher densities may be warranted in some locations in order to support improved infrastructure but that the plan need not encourage this through its policies.

Public Comments re: Settlement Areas

- There appeared to be general support for the plan's policies of containment of new development in Settlement Areas as a means to protect the rural and natural areas of the North Shuswap and to be cost-efficient in location of physical and social infrastructure.
- Overall, there was a widely-held view that Scotch Creek is, and should remain, the Primary Settlement Area. However, concern was expressed that the plan's policies, as currently written, seems to suggest that "anything goes", potentially leading to too much and inappropriate development. It was felt that more detailed work needs to be undertaken in connection with land uses and densities for Scotch Creek and that residents and businesses should be more fully engaged in such a planning study.
- There are alternative views on the preferred future of Lee Creek – Lee Creek was not identified as a Secondary Settlement Area in the draft plan. Some people requested that Lee Creek be designated as a Secondary Settlement Area (allowing a mix of land uses, including commercial), while others were strongly opposed to such a designation, citing concerns about the impact of development on the Adams River estuary and the lake.

Public Comments re: Affordable Housing

- Some commentators supported the proposed policies, while a number of other people expressed the view that the policies should be stronger (e.g., specific targets and specific requirements of developers). Some others felt that affordable housing is an urban idea, not appropriate for the North Shuswap.

Public Comments re: The OCP Process

- A number of commentators suggested a delay to allow for more community consultation. Some people expressed the view that the process has been manipulated by people with special interests (e.g., developers, CSR staff). Others expressed the view that the planners are not really listening to the residents, or that the plan is patterned after OCPs from other communities.
- There were criticisms voiced by some regarding the role of the CSR, the composition of the Advisory Group, and the limited scope of the consultation process.
- Contrasting views were also expressed. Some felt that the plan is comprehensive and strikes a reasonable balance among a range of interests. A number of respondents expressed the view that a long-term plan is needed and overdue. They also expressed appreciation for the Advisory Group's work to date

Public Comments re: Mapping

- A number of people commented on the inaccuracy and lack of detail of the maps, as well as the difficulties with accessing the digital files. Some commentators pointed out specific discrepancies, errors, or omissions.

Public Comments re: Seymour Arm

There was an excellent turn-out at the Seymour Arm community meeting (approx. 170) and, subsequently, a large number of written responses (27 + one letter signed by 63 individuals). A summary of comments that pertain to the draft OCP are presented below:

- The remoteness, natural setting, and traditional settlement pattern of Seymour Arm make it very different than other settled areas of the North Shuswap. It merits its own separate planning process.
- Small-scale, low-profile growth might be acceptable provided it does not have a negative impact on the long-term sustainability, infrastructure, facilities, and natural resources of Seymour Arm and area. There should be a moratorium on any resort development until a comprehensive OCP is in place.
- Proposed densities are inappropriate for Seymour Arm. Generally, the view is that density should be kept low, in consonance with the present lifestyle. For non-lakefront they are too high; for lakefront they are too low.
- A Major Destination Resort is not viewed as being appropriate for the area. "Resortification" is not welcomed. There is also a concern that, should a resort fail as a business, the community would become financially responsible for the infrastructure that had been required to permit the resort (e.g., water/sewer facilities).
- An upgraded, crushed-gravel road is widely preferred to a paved road. There are mixed views regarding hydro and telephone service - some favour; some are opposed.
- The long-term sustainability of the lake, the foreshore, and fish habitat is a major concern. There can be no liquid waste discharge into the lake (land- and boat-based). Large marinas are unacceptable. The wharf should remain for public use. Houseboating should be limited, with much better enforcement of wastewater discharge.
- Support for the Agricultural Land Reserve designation.
- Concern for maintaining potable water supply (Bass River watershed) as it is the only source of community water.

Appendix D – Glossary of Terms

Housing Terms

Dwelling Unit means one or more structurally separate rooms, used as a unit for the residential accommodation of one household and containing sleeping, cooking, and toilet facilities.

Detached house means a single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

Secondary Suite means an additional living space within a detached home that is separated from, and smaller than, the primary dwelling. A secondary suite is intended for the use of a separate household and contains its own entrance, cooking facilities and sanitary facilities.

Ground-oriented housing means housing where the occupant can directly access the outdoor of his or her dwelling, and not via a corridor shared with other occupants of other dwellings.

Semi-detached house means one of two dwellings attached side by side (or back to front) to each other, but not to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

Duplex means one of two dwellings, located one above the other, but not attached to any other dwelling or structure (except its own garage or shed). The two units together have no other dwellings attached to the back, front, or sides, and have open space on all sides.

Townhouse means one of three or more dwellings joined side by side (or occasionally side to back), but not having any other dwellings either above or below.

Mobile home means a single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. It may be placed temporarily on a foundation, such as blocks, posts, or a prepared pad (which may be covered by a skirt).

Multi-unit Dwelling means any building containing more than three (3) or more dwelling units.

Affordable Housing means housing where the rent or mortgage plus taxes is 30 percent or less of a household's gross annual income.

Density refers to the number of residential dwelling units allowed within one legal parcel based on its land area. In this Plan, all densities are net of roads, parks, utilities, and other non-residential, but complementary uses. Densities are not defined in this Plan for commercial uses.

Other Terms

Agriculture refers to crop-based agriculture, horticulture, animal husbandry, apiaries, orchards, tree farms, and nurseries.

Agri-Accommodation means the small scale accommodation for rental to the travelling public on an operating farm/ranch, which is accessory and related to the principal agricultural use of the parcel. This may include tourism activities that involve the day-to-day operation of the farm/ranch property.

Agri-Tourism encompasses activities conducted on a farm and offered to the public, or to invited groups, for the sale of agricultural products, education, recreation, or active involvement in the farm operation. Agri-tourism activities are secondary to the primary farm/ranch use and may be conducted in an accessory building or structure, the number and size of which may be regulated through the land use bylaw.

Biodiversity applies to all varieties of life and their processes. Biodiversity encompasses the full range of natural variability, including genetic diversity, species diversity and ecosystem diversity.

Community Water System means a shared water source, treatment and delivery system, either privately or publicly owned and operated. Facilities may include water treatment plants and ancillary works, reservoirs, impoundments (dams), groundwater development (wells), and pumping stations for the collection, treatment, storage, and distribution of domestic potable water.

Community Sewage System means a CSRD-approved shared sewage collection and treatment system, either privately or publicly owned or operated. Facilities may include wastewater treatment (disposal) plants and ancillary works, *sanitary sewers* and lift stations for the collection and treatment of wastewater, and the discharge and/or re-use of treated effluent wastewater and biosolids.

Development Information Approval Area means an area, or circumstances, designated pursuant to the *Local Government Act* where local government may require information at the applicant's expense in support of an application for a rezoning, or development permit.

Development Permit Area means an area designated pursuant to the *Local Government Act* where approval of a development permit is required before a building permit can be issued. Development permit areas may be established to protect the natural environment, to protect development from hazardous

conditions, to guide the form and character of commercial, industrial and multi-family development, or to protect farming.

Environmentally Sensitive Areas include creeks and streams; inland wetlands; wildlife habitats; land subject to erosion, steep slopes or with unstable soil; rocky areas with minimal soil cover; and heritage sites. Lake shorelines are also considered sensitive environments.

Institutional Use means any use, privately or publicly owned, which is institutional in nature, including but not limited to schools, churches, sports centres, recreation facilities, parks, museums, hospitals, rest homes, day care centres, and government offices.

Parcel means the smallest lot, block or other area in which land is held or into which it is subdivided.

Policy means a statement that is consistent with the Principles of this Plan (Section 1), and that generally indicates a course of action to be undertaken or pursued.

Home Occupation means any occupation or profession carried out for gain and is secondary to the residential or agricultural use of the property.

Riparian Area means the land adjacent to the normal high water level in a stream, river, lake or pond and extending to the portion of land that is directly influenced by the presence of adjacent ponded or channelled water.

Settlement Area means a geographic area as shown on Schedule B. Generally, these areas are already settled in a less rural pattern than adjacent lands and will be the areas that will accept most new development in coming years. In the North Shuswap, Scotch Creek is designated as the Primary Settlement Area due to its 2006 resident population (762) and existing cluster of retail, service and institutional uses (e.g., health care, library). Scotch Creek has potential to accommodate moderate future growth, including additional retail, service, tourism and institutional uses. Secondary Settlement Areas are existing nodes where settlement has occurred and where there is some potential for modest population growth, as well as convenience stores and services.

Steep Slopes means all lands with a slope greater than 30%.

