



October 20, 2011

Scott Beeching  
Senior Planner II  
Columbia Shuswap Regional District  
781 Marine Park Dr NE  
Box 978  
Salmon Arm, BC V1E 4P1

Dear Scott Beeching:

Please find enclosed one copy of the below noted bylaw(s) approved by the Minister of Community, Sport and Cultural Development pursuant to section(s) of the *Local Government Act*.

| <u>BYLAW</u> | <u>APPROVED</u>  | <u>APPROVAL NUMBER</u> |
|--------------|------------------|------------------------|
| 2548         | October 20, 2011 | 2011105                |
| 750          | October 20, 2011 | 2011106                |

Please note that the Ministry has not reviewed the bylaw for the purpose of determining if it is valid or lawful and the Minister's approval does not represent or guarantee the legal certainty of the bylaw, nor the process under which it may be adopted, and does not validate or otherwise make legal any provision of the bylaw.

Yours truly,

Tierra Baker  
Program Assistant

Enclosure(s)



No. 2011106

## Statutory Approval

Under the provisions of section 882

of the Local Government Act

I hereby approve Bylaw No. 750

Columbia Shuswap Regional District

a copy of which is attached hereto.

Dated this 20th day  
of October, 2011

A handwritten signature in cursive script, appearing to read "Ida Chong".

Ida Chong  
Minister of Community, Sport and Cultural  
Development

**COLUMBIA SHUSWAP REGIONAL DISTRICT**

Notes of the Public Hearing held on Thursday April 14, 2011 7:00 p.m. at the Ranchero Elementary School, to discuss the proposed Ranchero/Deep Creek Official Community Plan Bylaw No. 750

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PRESENT: Rene Talbot – Electoral Area 'D' Director (Meeting Chair)  
Marcin Pachcinski - Planner (MP)  
Jan Thingsted – Planner (JT)  
Candice Benner-Assistant Planner

Approximately 45 members of the public

Chair Rene Talbot called the Public Hearing to order at 7:08 p.m. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Ranchero/Deep Creek Official Community Plan Bylaw No. 750; any verbal or written representations or submissions will not be considered after the public hearing closes.

JT explained how the public hearing had been advertised in accordance with section 890 of the Local Government Act and indicated that the proposed bylaw as being present and available for review.

JT also presented an overview of the bylaw, including any amendments.

Chair Talbot opened the floor for representations and questions from the public about the proposed Bylaw No. 750.

Al Tanchak, 693 Mallory Road, asked for a definition of the MH designation. He was unclear how a minimum parcel size of 8 hectares could be applied to properties on Mallory/Gardom Lake which are only 2-3 hectares in size.

JT explained the differences between an OCP and a zoning bylaw stating that OCP designations are different from land use zones.

Al stated that a property exceeding 8 hectares in that area may have a second dwelling according to the zoning. He asked if the OCP would change these zoning considerations.

JT answered that the current zoning allows for 2<sup>nd</sup> dwelling for caregiver; but they would have to prove need for it. He noted that there is a lot of support for affordable housing – the proposed OCP allows for basement suites, above garage suites, and separate detached dwellings where certain conditions can be met. The detailed regulations for secondary dwelling units would all be addressed in a zoning bylaw created after the adoption of the OCP.

Al asked if in the current MH designation whether septic fields are accepted.

JT noted that IHA has increased the minimum size parcels to accommodate area for both water and sewer to 1 ha.

Al asked if the plan for Gardom Lake is affected by this OCP.

MP explained that that RAR would apply; that there would be 30 meter setbacks for development.

Doug Hearn, Gardom Lake Road, asked if the RAR setbacks at Gardom Lake apply everywhere.

JT replied that yes, it refers to all areas and referred everyone to Section 7 in OCP. He noted that this was a provincial legislation pertaining to all water courses (not only Gardom Lake).

Henry Dubraim, 524 Deep Creek Road, noted that there have been changes to the description of properties on the map. He referred to Rural Holdings that changed from Rural Residential to Medium Holdings. The minimum size was 8 hectares and it is now 1 hectare. He said that when he originally bought the property the designation was different than both of these and doesn't like how it keeps changing.

JT asked if his property was "Rural Residential" in the zoning bylaw, or the OCP draft.

Henry said that it's different from when he bought the property in 1987-88.

JT explained the differences between the Land Use Zoning, which is available on the CSRD website, and the OCP Designations. He said that CSRD is not proposing to change the zoning. He said that there have been some changes to the OCP designations on the maps, but only in colour and name - there have not been changes to policy. The reason for the changes is to have consistency in designation names and colours throughout the CSRD bylaws.

Henry said that this OCP replaces the Land Use/Zoning Bylaw and so the designation does change. He mentions again that his property has changed designations a few times since he bought the property. He also asked who had the authority to change the designation.

JT answered that he was unaware that Henry's proposed OCP designation had changed since he first bought the property. To change the zoning it would require a public hearing and Board support.

Andrea Turner, Hwy 97B, asked what the definitions of *development* when referring to Bylaw No. 644, *commercial* and *small-scale commercial* and *neighbourhood commercial* in the OCP are?

MP explained what Bylaw No. 644, the Development Approval Information Bylaw, was to the crowd and explained that the OCP is referred to in a rezoning application. He also explained that *neighbourhood commercial* referred to residential commercial. He said that *development* is used in regards to rezoning applications and in the OCP it refers to Development Permits that may be required, such as RAR permits, or the building of a structure.

JT addressed *commercial* on page 26 Section 3.27, and said that this is intended to compliment commercial activities already taking place; such as gas station, restaurant, and mini storage. If someone wants to build large-scale they wouldn't be a good fit with current commercial. He said that *neighbourhood commercial* is what serves the neighbourhood such as gas station that he mentioned earlier.

Andrea asked about commercial uses such as a golf course or a 50 unit Super 8 Motel? Would these be considered small-scale commercial?

JT responded that it depends on what is proposed. Small-scale isn't defined by specific numbers, such as a 50 unit motel. The OCP is a general guideline to refer to.

Andrea stated that she is against small-scale until it can be further clarified.



Mavis McPherson, 1853 Wolfgang Road, read out a letter that he then submitted. He believes that he should be able to subdivide land in smaller parcels than 20-30 acres. He also noted that 3 of his neighbours that are also RH designation did not get letters or notices for this public hearing.

JT apologized for the neighbours not getting notices and stated that the hearing was advertized in the newspapers as well.

Vera Sywak, 5802 Shaw Road, asked if the OCP would have any affect on wood stoves being allowed.

JT responded that the OCP does not speak to wood stoves except that in the Climate Change section there is a policy to investigate a wood stove exchange program in the future. There is no policy to phase them out.

Vera asked about the Canoe Creek Golf Course.

Chair Talbot said that this meeting is not about the Canoe Creek Golf Course.

Gary Holman, 5802 Shaw Road, asked about home-based business.

MP mentioned the Community Consultation Program and that there is a section in the current Land Use Bylaw that is the current regulation that refers to home-based business that will remain the same in the OCP.

Eleanor Marshall, 780 Grange Road, said that MH designations along Mallory Road should be red flagged as problems areas for subdivision because of water issues. She mentions that it has been an issue since 1995 and that she doesn't want any more subdivisions in that area.

JT said that he is well aware of the lack of water along Mallory Road. This issue is hoped to be addressed with the amended Subdivision Servicing Bylaw; which includes requirements for adequate water and on-site sewer system. This bylaw will supplement the OCP and it applies to the entire CSRD.

David Dubyna, 1888 Wolfgang Road, stated that he supported Mavis McPherson's statement.

Robert Davison, Deep Creek, said that the Deep Creek Hall should be designated Public/Institutional. He also asked when Bylaw No. 644 was passed.

MP explained what the Bylaw No. 644 is. He said that if there are known water issues in an area then it could be regulated that a study for groundwater is needed in a subdivision application.

Robert answered that it costs a lot of money to get all of these approvals.

MP mentioned that Bylaw No. 644 is on the CSRD website. He also reminded everyone that once this meeting is closed no further comments could be accepted.

Fred Harvey, 6246 Ross Road, asked specifically about Ellis Frontage Road where he owns land, he wanted an explanation of *commercial* and its list of uses. He said that the OCP changes the uses from the Land Use Bylaw and is not in favour from the Highway Commercial designation it was to the new designation. He submitted a letter.

JT clarified the difference between OCP and zoning. He said that the OCP isn't written in stone and that people can apply to amend it and that the plan is formally reviewed in 5-10 years. He said that an OCP is less prescriptive than zoning. He said that the only commercial area is in Ranchero.

Kevin de Vos, 82 Hall Road, stated that he is in favour of the OCP; that is keeps the integrity of the agricultural lands.

Al Tanchack asked if the notes and documents being submitted by the public are for public viewing.

JT replied that all notes taken and all letters submitted are open to the public and they will be presented to the board.

Doug Hearn, Gardom Lake Road, asked about the change in designation of the Legion and Bible Camp that are designated RH but in 1992 were apparently designated Institutional/Recreational.

JT stated that the zoning has not changed.

Doug confirmed that zoning can't be changed without the public being informed.

Andrea Turner asked if the community will be involved in the zoning bylaw adoption.

JT answered yes - he then explained the process of drafting a new zoning bylaw.

Andrea asked if there is an advisory board for this.

JT said that the terms of reference haven't been addressed yet.

Fred Harvey said that they were promised to have their input in the zoning bylaw.

Andrea agreed with Fred, and said there is a letter that exists stating this.

Chair Talbot stated that a working group will be involved.

Matt Honkanen, 283 Black Road, asked about building a house on ALR land.

JT explained that ALR regulations are separated regulations from the OCP.

Matt asked if a Development Permit would be required.

MP answered that a DP would be required only for RAR, the DP costs is \$100 but a QEP report may be required at various costs.

Eleanor Marshall stated that the community should be informed of subdivision applications.

JT said that CSRD is not the approving authority for subdivision applications.

Lorne Hunter, 1095 Deep Creek Road, said that the committee recommended that the option of an affidavit be given to the landowner so that the landowner could be given responsibility for RAR. Then costs could be cut down if they aren't required to hire a QEP.

JT said that that section was removed, he thought that Lorne was referring to the Expedited Process in the OCP.

Lorne asked if they can't have affidavits.

Paul Shannon, 6573 Ranchero Road, asked who enforces RAR.

MP answered that under the Fisheries Act, conservation officers/DFO can take action if the local government does not have a Development Permit.

Tom Marshall, 780 Grange Road, stated that he is non-supportive and wants clarification of OCP and zoning. He asked if CSRD doesn't have to adhere to the OCP. If the board decided to accept rezoning they can?

JT responded that it is the regional district Board that makes the decisions at the end of the day but that staff does prepare a report to present to the Board.

Chair Talbot, confirmed JT's response.

Vera Sywak asked that if there are water problems who do they go to. She questioned the OCP's support of high density.

JT noted pages 24-25, RR-Rural Residential is only a designation in the OCP that would entertain higher density on the condition that it would be an area with community sewer and water and affordable housing.

Vera asked if they would all have to connect to one system.

JT answered that it depends on the creation of a service area; and that it would be built to CSRD standards.

Andrea Turner referred to Lorne's comment about the affidavit. She said that the working group analyzed this document and wants something sent to the advisory as to why the document was removed.

David Hickman, 1684 Deep Creek Road, agreed with Andrea.

Robert Davison heard that the OCP has no force or effect and asked how it becomes a legal document.

MP explained the process of legalization. Then stated that the OCP is made up of policy statements, and that it is different from zoning which is site specific.

Vera Sywak, asked about resources for water shortage after more development comes to her area.

JT referred back to his comment about the Subdivision Servicing Bylaw.

MP stated that there is no specific recourse through CSRD and didn't know about other government agencies; he did mention the modernization of the Water Act which will hopefully deal with this issue.

Tom Surkon, 6592 Highway 97B, asked if the directors do whatever they want if the OCP isn't a legal document.

JT said that the OCP is a legal document.

Tom asked that it didn't apply to the directors?

JT answered that anyone can apply to amend the OCP. The board does have the discretion to change designations if there is an application made.

Tom asked what happens if the community doesn't want the re-designation.

JT responded that the directors are elected by local constituents and that zoning/OCP amendments do go to the public for referral.

Chair Talbot, said that if a director wants to amend or apply for application they have to apply to the Board of Directors like anyone else.

Andrea Turner also mentioned that there is an Advisory Planning Commission in this area and that the commission is made up of local residents who review the applications and make recommendations.

MP asked for any last written submissions and comments.

Chair Talbot called for further comments a 1<sup>st</sup> and 2<sup>nd</sup> time.

Karen Tanchak, 693 Mallory Road, asked what the CSRD website is.


JT responded "www.csrd.bc.ca"

Chair Talbot, called for any further comments a 3<sup>rd</sup> time. Hearing no further comments, Chair Talbot declared the Public Hearing closed at 8:48p.m.

CERTIFIED as being a fair and accurate report of the public hearing.



Director Rene Talbot  
Public Hearing Chair



Candice Benner  
Assistant Planner

/clb

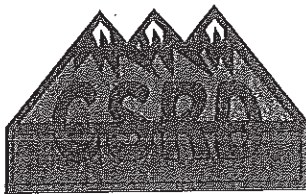


**EL RAL AREAS**

A- GOLDEN-COLUMBIA  
B- REVELSTOKE-COLUMBIA  
C- SOUTH SHUSWAP  
D- FALKLAND-SALMON VALLEY  
E- SICAMOUS-MALAKWA  
F- NORTH SHUSWAP-SEYMOUR ARM

**MUNICIPALITIES**

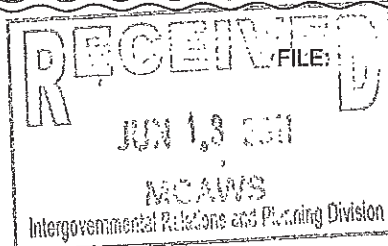
GOLDEN  
REVELSTOKE  
SALMON ARM  
SICAMOUS



781 MARINE PARK DRIVE NE  
BOX 978 SALMON ARM BC  
V1E 4P1  
TEL: (250) 832-8194  
FAX: (250) 832-3375  
TOLL FREE: 1-888-248-2773  
WEBSITE: www.csrld.bc.ca

June 8, 2011

Cathy LeBlanc, Senior Planner  
Ministry of Community, Sport & Cultural Development  
4<sup>th</sup> floor – 800 Johnson Street  
Victoria BC V8W 9T2



BL 750

**RE: CSRD Ranchero/Deep Creek Official Community Plan Bylaw No. 750**

Dear Cathy LeBlanc,

Please find attached the CSRD's Ranchero/Deep Creek Official Community Plan Bylaw No. 750 submitted for approval by the Ministry of Community, Sport & Cultural Development.

The following has been included:

- Three copies of the bylaw (including all schedules)
- Approval Pursuant to the Agricultural Land Commission Act
- Minutes of the public hearing
- Agency Referral Comments
- Record of First Nations Engagement

If you have any questions or require any further information, please do not hesitate to contact me

Yours truly,

Jan Thingsted, Planner

S13, S16

Email: [jthingsted@csrld.bc.ca](mailto:jthingsted@csrld.bc.ca)



Province of  
British Columbia

MINISTRY OF COMMUNITY,  
SPORT and CULTURAL  
DEVELOPMENT

## BYLAW SUBMISSION FORM

This form is to be completed and submitted with all bylaws requiring approval of the Minister of Community, Sport and Cultural Development pursuant to relevant sections of the Local Government Act.

PROPOSED ADOPTION DATE:

The following documentation is attached as part of this submission:

August 18, 2011

- ☒ 3 copies of the bylaw  
☐ Approval pursuant to Section 57 of the Transportation Act or ☒ Not required  
☒ Approval pursuant to the Agricultural Land Commission Act or ☐ Not required  
☒ Minutes of the Public Hearing  
☒ Copies of Bylaw Referral Forms received from provincial agencies and adjacent local governments

REC  
JUN 13 2011

|                                    |           |                   |           |
|------------------------------------|-----------|-------------------|-----------|
| REGIONAL DISTRICT                  | BYLAW NO. | MINISTRY USE ONLY |           |
| Columbia Shuswap Regional District | 750       | DATE RECEIVED     | FILE NO:  |
|                                    |           | Jun 13/11         | RD08 3602 |

|  |  |   |   |
|--|--|---|---|
| TYPE OF SUBMISSION:  |  |   |   |
| OCP<br><input checked="" type="checkbox"/> BYLAW   | RURAL LAND<br><input type="checkbox"/> USE BYLAW | ZONING<br><input type="checkbox"/> BYLAW                            | SUBDIVISION SERVICING<br><input type="checkbox"/> BYLAW             |
| OWNER OF SUBJECT PROPERTY:   |  |   |   |
| n/a (Portion of CSRD Electoral Area 'D' (Ranchero/Deep Creek))   |  |   |   |
| PURPOSE OF BYLAW:  |  |   |   |
| Bylaw No. 750 proposes to introduce the first Official Community Plan to the Ranchero/Deep Creek portion of Electoral Area 'D'. The plan will provide much needed policy direction to the area in regard to both land use and social planning. |  |   |   |
| LOCATION OF SUBJECT PROPERTY:  |  |   |   |
| Portion of CSRD Electoral Area 'D' (Ranchero Deep Creek)   |  |   |   |
| AREA OF SUBJECT PROPERTY:  | PRESENT OCP/RLUB DESIGNATION                     | SUBJECT TO AGRICULTURAL LAND RESERVE ACT:                           | FLOODPROOFING PROVISIONS IN EFFECT:                                 |
| N/A  | Bylaw No. 2100                                   | <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

|  |             |               |
|--|-------------|---------------|
| MINISTRY USE ONLY:   |             |               |
| LOCAL GOVERNMENT:  |             |               |
| COMMENTS ATTACHED: <input type="checkbox"/> N/A <input type="checkbox"/> |             |               |
| COMPLIANCE WITH PROVINCIAL INTERESTS:                                    |             |               |
| <input type="checkbox"/> YES <input type="checkbox"/> NO                 |             |               |
| COMMENTS AND RECOMMENDATIONS:  |             |               |
| RETURN TO  | SEE MEMO TO | AUTHORIZATION |



October 20, 2011

Scott Beeching  
Senior Planner II  
Columbia Shuswap Regional District  
781 Marine Park Dr NE  
Box 978  
Salmon Arm, BC V1E 4P1

Dear Scott Beeching:

Please find enclosed one copy of the below noted bylaw(s) approved by the Minister of Community, Sport and Cultural Development pursuant to section(s) of the *Local Government Act*.

| <u>BYLAW</u> | <u>APPROVED</u>  | <u>APPROVAL NUMBER</u> |
|--------------|------------------|------------------------|
| 2548         | October 20, 2011 | 2011105                |
| 750          | October 20, 2011 | 2011106                |

Please note that the Ministry has not reviewed the bylaw for the purpose of determining if it is valid or lawful and the Minister's approval does not represent or guarantee the legal certainty of the bylaw, nor the process under which it may be adopted, and does not validate or otherwise make legal any provision of the bylaw.

Yours truly,

Tierra Baker  
Program Assistant

Enclosure(s)



No. 2011105

## *Statutory Approval*

*Under the provisions of section* 882

*of the* Local Government Act

*I hereby approve Bylaw No.* 2548

Columbia Shuswap Regional District

*a copy of which is attached hereto.*

*Dated this* 20th *day*

*of* October *, 2011*

Ida Chong  
Minister of Community, Sport and Cultural  
Development



COLUMBIA SHUSWAP REGIONAL DISTRICT

SALMON VALLEY LAND USE AMENDMENT (STUART) BYLAW NO. 2548

A bylaw to amend the "Salmon Valley Land Use Bylaw No. 2500"

WHEREAS the Board of the Columbia Shuswap Regional District adopted Bylaw No. 2500;

AND WHEREAS the Board deems it appropriate to amend Bylaw No. 2500;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, HEREBY ENACTS as follows:

1. "Salmon Valley Land Use Bylaw No. 2500" is hereby amended as follows:

A. MAP AMENDMENT

I. Schedule A, OCP Designation Maps, which forms part of the "Salmon Valley Land Use Bylaw No. 2500", as amended, is hereby further amended by:

a) redesignating the South ½ of the Northwest ¼ of Section 18, Township 19, Range 10, W6M, Kamloops Division Yale District, shown cross hatched on Schedule 1 attached hereto and forming part of this bylaw, from R RURAL to RH RURAL HOLDINGS.

II. Schedule C, Land Use Zone Maps, which forms part of the "Salmon Valley Land Use Bylaw No. 2500" as amended, is hereby further amended by:

b) rezoning the South ½ of the Northwest ¼ of Section 18, Township 19, Range 10, W6M, Kamloops Division Yale District, shown cross hatched on Schedule 2 attached hereto and forming part of this bylaw, from R RURAL to RH RURAL HOLDINGS.

2. This bylaw may be cited as "Salmon Valley Land Use Amendment (Stuart) Bylaw No. 2548."

READ a first time this 15<sup>th</sup> day of June, 2011.

READ a second time this 15<sup>th</sup> day of June, 2011.

PUBLIC HEARING held this 2<sup>nd</sup> day of August, 2011.

READ a third time this 18<sup>th</sup> day of August, 2011.

RECEIVED THE APPROVAL of the Minister of Community, Sport and Cultural Development this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

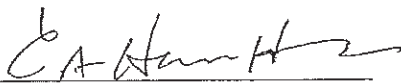
ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
MANAGER OF CORPORATE  
ADMINISTRATION SERVICES (SECRETARY)

\_\_\_\_\_  
CHAIR

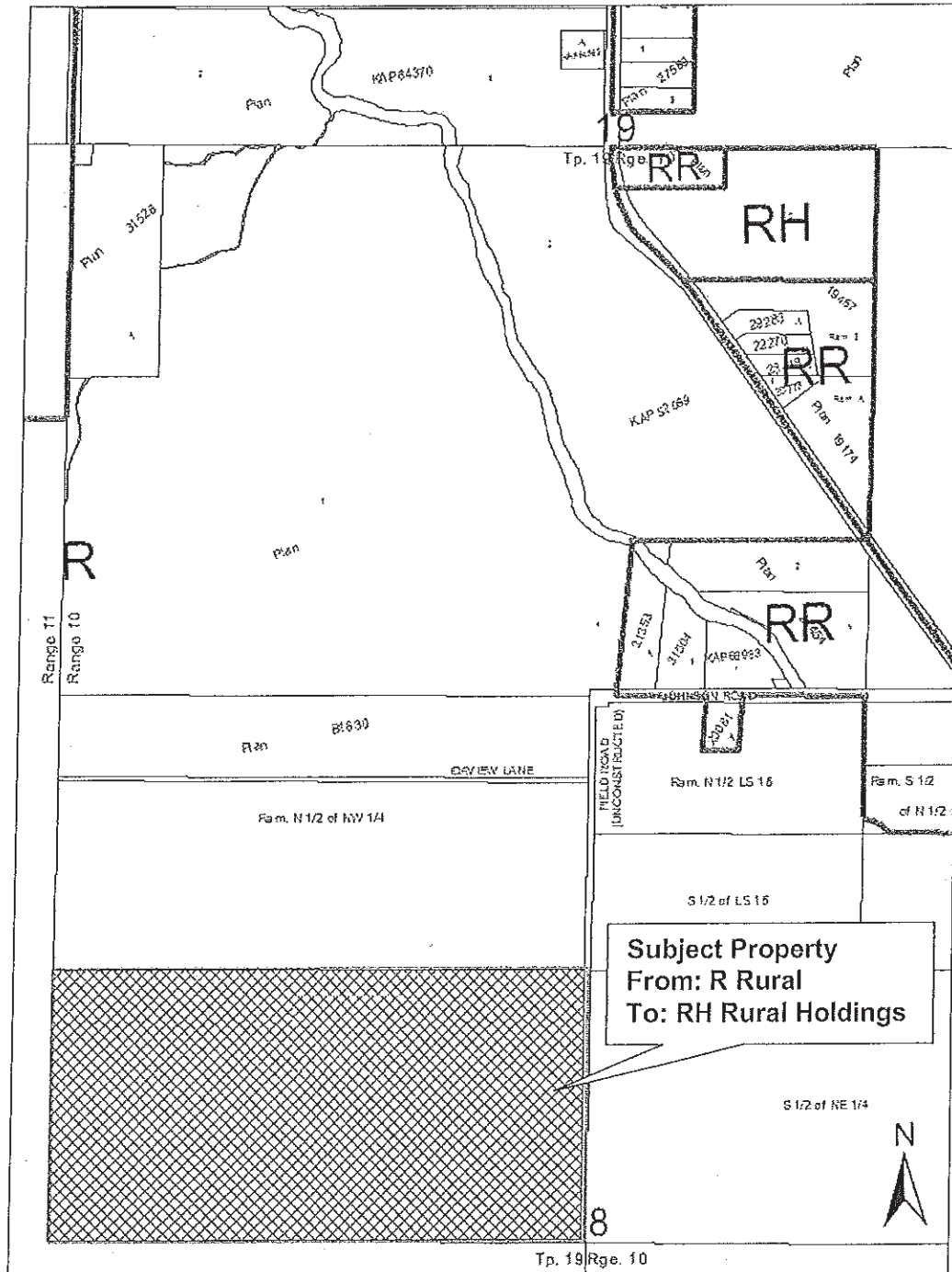
CERTIFIED true copy of Bylaw  
2548 as read a third time.

CERTIFIED true copy of Bylaw No.  
2548 as adopted.

  
\_\_\_\_\_  
Manager of Corporate  
Administration Services (Secretary)

\_\_\_\_\_  
Manager of Corporate  
Administration Services (Secretary)

Schedule 1  
OCP Designation Amendment  
Salmon Valley Land Use Amendment (Stuart)  
Bylaw No. 2548



## COLUMBIA SHUSWAP REGIONAL DISTRICT

Notes of the Public Hearing held on Tuesday August 2, 2011 at 7:00 p.m. at the Silver Creek Community Hall, 3048 Hornsberger Rd., Silver Creek, BC regarding proposed Bylaw No. 2548.

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PRESENT: Chair Joy De Vos – Electoral Area 'D' Alternate Director  
Scott Beeching – Senior Planner II, Development Services  
Candice Benner – Planning Assistant I, Development Services  
57 members of the public including the applicants

Chair De Vos called the Public Hearing to order at 7:00 pm. Following introductions, the Chair advised that all persons who believe that their interest in property may be affected shall be given the opportunity to be heard or to present written submissions pertaining to the proposed Salmon Valley Land Use Amendment (Stuart) Bylaw No. 2548.

The Planner explained that Bylaw No. 2548 proposes to amend Schedule A, OCP Designations (maps) which form part of the Salmon Valley Land Use Bylaw No. 2500 by redesignating the South ½ Northwest ¼ of Section 18, Township 19, Range 10, W6M, Kamloops Division Yale District from R-RURAL to RH-RURAL HOLDINGS.

The Planner also explained that Bylaw No. 2548 also proposes to amend Schedule C, Land Use Zones (maps) which form part of the Salmon Valley Land Use Bylaw No. 2500 by rezoning the South ½ Northwest ¼ of Section 18, Township 19, Range 10, W6M, Kamloops Division Yale District from R-RURAL to RH-RURAL HOLDINGS.

The Planner gave a brief presentation and explained that the application proposes to rezone the property from R-Rural to RH-Rural Holdings. This would permit subdivision into four 8 ha (20 ac) parcels. He also presented the details of the application, the agency comments, the supporting studies and the staff recommendations to date.

The Chair opened the floor for comments.

Doug Dymond, agent for applicant, discussed that this was the 2<sup>nd</sup> rezoning attempt and that the applicant is proposing four 20 acre lots. He mentioned that the parcel is not agriculturally suitable and that the land had been affected by fire. He said that the applicants are in a position of financial hardship and they believe they have a strong community support for the proposal. Mr. Dymond said that in the first attempt both the ALC and APC supported the application along with a staff recommendation, the land is removed from the Salmon River and that there are no environmental issues. He said that the septic has been tested at 200 gallons/day effluent. Mr. Dymond said that the applicants support agriculture in the valley but are not prepared to tie future owners' hands with a covenant for subdivision under Section 946. He said that the community is in need of growth in order to continue to have the school, library, fire department.

Julie Stuart, applicant, submitted 152 letters of support.



Alan MacGregor, 3478 Yankee Flats Road, said he was the Electoral Area 'D' APC Chair during the first proposal. The APC supported the proposal after a site visit and saw that it was a good use of land because the topography physically separated the farm land. He doesn't believe there is any reason to be against it.

Joe Sellowzen, 1262 Salmon River Road, asked why the current Electoral Area 'D' APC was against the proposal now. The Planner explained that they had concerns regarding agricultural/residential conflict and environmental concerns.

Carrie Summerzon, 3145 Edes Rd, asked if percolation tests had been done since the first meeting and what were the results? She also asked why has this been brought up again if it was denied the first time? She asked Johnson Road going to be protected from traffic? Dick Bartel, Point One Engineer, explained the testing that was done on the property and the results. The Planner explained that this is a new application and traffic will be considered by MOT at the time of subdivision.

Gail Girbar, 3440 Kernaghan Rd, said that they will manage fine with traffic on Johnson Road.

Colleen Sarrazin, 1262 Salmon River Road, said she was in favor as there is no work for her children here and that they can't live here, the community needs more growth in order for the school to continue to run.

Carrie Summerzon, asked about the water supply. The Planner explained that onsite wells are proposed and Summit Environmental provided a water study.

Don Matheson, 3 Deep Creek Rd, said that he is in favor and was on the APC the first time and said that even walking the property in winter you still wouldn't see the neighbors. The land is also a rock. He said that the community is losing the economy and that he would rather have more traffic with neighbors than strangers.

Noah Ralston, 80 Krick Rd, said he has lived here since 2005 and supports this application. He loves this community and it needs more people for school, library, etc, to keep going. He lives in a .5 acre community and thinks that 20 acres lots are quite large. He said the land is all rock.

Steve Langenegger, 3144 Edes Rd, asked about conflict of interest with Doug Dymond as agent. He said that he was told by the owners that 20 acres wasn't feasible 3 years ago, he said is it feasible now only because it will be further subdivided in the future. He said that if this is approved it sets a precedent for future applications. He said that encroachment is an issue for farming and asked about livestock problems regarding traffic, ATVs, dirt bikes and regarding grazing licenses. He mentioned that Bylaw No. 2500 said CSRD should consider no intrusion into agriculture.

Keith Monsees, 1548 Salmon River Road, mentioned marginal land and asked if Silver Creek was ours and nobody else's, and nobody else is allowed to be here. He said that there are dairy and chicken farms right beside Salmon River and nobody said anything about contamination.

Amy Laws, 250 Cedar Manor, Salmon Arm, said she is the daughter of the applicant and said that there is not a lot of work so she had to move to Salmon Arm. She said that her

parents intention is to support their children and provide land so that they can raise their children in the community.

Ken McLeod, 4151 Foothills Rd, discussed development of planning and the ALR and the problem of urban and agriculture. He discussed edge planning and growth without containment.

Gordon Stuart, 1761 30<sup>th</sup> St NE, said there are more big barns and big houses on farmland than on rocky land.

Dick Carlson, 462 Salmon River Road, said he has been opposed since the first time; he relocated his dairy farm to be in a better suited place. He agrees with the urban/rural conflict. He referred to No. 2500 about no fragmentation less than 60 hectares. He agrees that this will set a precedent. HE noted that many homes have gone up in the area since he relocated here seven years ago and he can see them from his farm. He said that Doug Dymond as agent is inappropriate.

Cathy Severen, 1268 Salmon River Road, asked who farmers will sell products to if there is no community here.

Sandy Stuart, 3265 Johnson Rd, said that the past owner did not farm the land, she supports this application.

Keith Monsees, said that Mr. Carlson and Mr. Lanenegger had a valid point but that we can't say no to everything; there needs to be a buffer between crown land and cornfield.

Bob Hack, 233 Salmon River Road, said that Doug Dymond was hired for his expertise on the subject not for his political influence. Said this comes down to sharing, people want country lifestyle and better well-being.

Heidi Holstein, 3210 Johnson Rd, said that she was a neighbor to the property and is willing to deal with traffic and supports this. She said that people will use the land usefully, e.g. to garden, and gives people more opportunity. She said that her kids had to move.

John McLeod, 4151 Foothills Rd, said he is against this and he quoted from a report from Jennifer Ellis, regarding fringe growth. (That information is available in Mr. McLeod's written submission.)

Lorne Hunter, 1095 Deep Creek Rd, compared Deep Creek with Salmon Valley. He doesn't want to see further urban encroachment and referred to Bylaw No. 2500, Sections 1.7.1 and 1.7.2.5 which state that Rural is meant to preserve rural and agricultural character. He also stated that the board has a duty to protect encroachment of farm land. He referred to policies discouraging residential intrusion of parcels less than 8 hectares and that the Board used these guidelines in the Ranchero/Deep Creek OCP.

Denise Norris, 1458 Salmon River Road, says she is in support.

Kevin Norris, 1458 Salmon River Road, said it is well served if motion is passed.

Ashley Campbell, 7151 50<sup>th</sup> St NE, said she wants to live here but there is no property available for young families. This proposal may provide property for others to live here.

Joyce Weninyer, 487 Salmon River Road, said she is against this. She stated that she used to have an orchard in the Okanagan and neighbors took issue with farm practice and spraying and we need to preserve farmland. She said that people need homes, places to live and if people need places to live then they should consider purchasing one of the dozens of homes available for purchase in the Silver Creek area that are up for sale.

Brian Cowen, 3610 16<sup>th</sup> Ave NE, said that this is not in ALR land and should be considered for rezoning.

Stuart DiCastrì, 8921 8<sup>th</sup> St. SW, said he is in favor, this is not in ALR land; it will beautify the area with 20 acre parcels to share.

Tom Stuart, 1119 Salmon River Road, said he has lived here for 44 years; the farmers originally chopped the land up to create it as it is now. He said that if the development is not on farmland and it shouldn't be described as such.

Alan McGregor, said that the previous APC looked at the land while the new APC hasn't.

Manfred Holstein, 3210 Johnson Rd, said he would rather have new neighbors than farmers spraying on Salmon River Road.

Doug Dymond, said he is an advocate for the regulations the City of Salmon Arm has put in place and said that Bylaw No. 2500 says non-viable land is encouraged to be developed. He said that it is the board's duty to consider agricultural components and to listen to the wishes of the community.

Noah Ralston, said that on his property, his line of sight is 3-4 farms and he enjoys that. He said the plan is to take 3-4 parcels of non agricultural land and turn it into smaller parcels, they may even be hobby farms. He is in support.

Alice Hucul, 607 Salmon River Road, said she is in support only with a covenant. She said that agricultural farmers have different attitude than non-farmers and that people can't afford houses here and it won't bring young families. She is happy with 20 acre parcels if a subdivision covenant was agreed upon.

Pat Stuart, 761 30<sup>th</sup> St NE, said that farmers now need other sources of income, e.g. rentals. He understands the covenant and if these parcels require a covenant then every other property in the valley should get one too.

Dennis Smith, 72-1885 Tappen-Notch Hill Rd., said that the property is on rock and that traffic is not an issue. He said he is in support of the subdivision.

Pat Campney, 3144 Edes Rd, said her property adjoins Stuart's property. She said she is worried about dogs killing livestock and the world food shortage. She mentioned the fact that applicants are in financial distress shouldn't even come up, everyone is in financial hardship. She said she doesn't want farmland damaged.

Dick Carlson, suggested that if people see manure being spread next to the river then they should report to authorities. He said that Bylaw No. 2500 manages changes and future servicing. He said the Stuarts are in conflict with the bylaw. He said the applicants have come to see him every time; he made a concession this time, if they agreed to restrictive covenant but they said no.

Stuart DiCastri, said people buying 20 acre parcels would be farm minded anyways.

Ken McLeod, said Salmon Arm plans to start and Agricultural Advisory Committee and develop an Agriculture Plan. He said that the CSRD is too 'loosey goosey' and said development happens everywhere. He said the fact that the APC has refused should have a lot of weight.

Bill Bykerk, 2950 Sallenback Road, discussed that grazing lease does not give the right to stop other people from enjoying the land. He is in favor of the subdivision.

John McLeod, said that the City of Salmon Arm agreed to establish Agricultural Committee and they want to join outlying areas. He suggested this application be put on hold until committee is formed in 2012.

Don Stuart, no address provided, asked if it was agricultural land or non-agricultural? Then said this is not agricultural land- why worry about farmland when it's not farmland?

Dick Carlson, said he has said that he has heard a lot from the farmers, not much from other property owners.

Doug Dymond, said he doesn't want to see agricultural community divided and that it is a responsible and good location for development.

Ed Ryerson, 849 Salmon Valley Road, said that the person who owns the land should call the shots and decide what they want to do with it. He said that if you sell a farm and if the government didn't want you to subdivide then the government should buy the land. Mr. Ryerson said that you shouldn't be able to hold a person hostage to do what they want. We need marginal land for people to live, so divide the land that isn't agricultural. He is in favor of this subdivision.

John McLeod, said it's a shame to see acrimony and that the Agricultural Advisory Committee can help with this.

Julie Stuart, said that the first eighteen 5 acre lots were supported fully by the ALC in regards to access and that they have changed the lots to 20 acres to support local wishes.

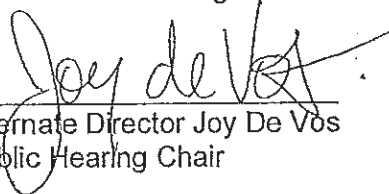
Dick Carlson, wanted to clarify that the ALC doesn't make rulings for land not in the ALR.

Pat Campney, said that some of the applicant's letters of support are from Calgary, Vernon, etc. and that some are signed twice.

Hearing no further representations or questions about proposed Bylaw No. 2548 the Chair called three times for further submissions before declaring the public hearing closed at 9:05 p.m.



CERTIFIED as being a fair and accurate report of the public hearing.

  
Alternate Director Joy De Vos  
Public Hearing Chair

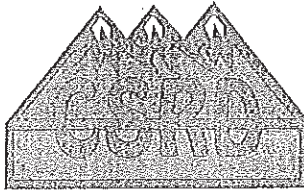
  
Scott Beeching  
Senior Planner II

ELE /AL AREAS

A- GOLDEN-COLUMBIA  
B- REVELSTOKE-COLUMBIA  
C- SOUTH SHUSWAP  
D- FAULKLAND-SALMON VALLEY  
E- SICAMOUS-MALAKWA  
F- NORTH SHUSWAP-SEYMOUR ARM

MUNICIPALITIES

GOLDEN                      SALMON ARM  
REVELSTOKE                SICAMOUS



781 MARINE PARK DRIVE NE  
BOX 978 SALMON ARM BC  
V1E 4P1  
TEL: (250) 832-8194  
FAX: (250) 832-3375  
TOLL FREE: 1-888-248-2773  
WEBSITE: www.csrld.bc.ca

2011 08 23

FILE: BL 2548

Cathy LeBlanc  
Ministry of Community Sport and Rural Development-Planning  
PO Box 9841  
Victoria, BC  
V8W 9T2

**RE: Salmon Valley Land Use Amendment (Stuart) Bylaw No. 2548**

This is to inform you that the Board of Directors of the Columbia Shuswap Regional District at its regular meeting of August 18, 2011 has given third reading to the above noted bylaw.

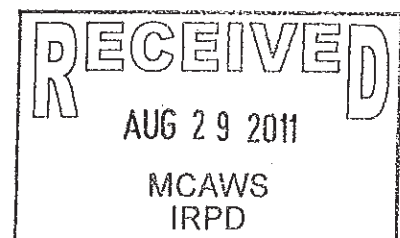
Please find attached 3 copies of the bylaw, Minutes of the Public Hearing, Record of First Nations Engagement and Copies of the bylaw Referral Forms received from provincial agencies and adjacent local governments.

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

Scott Beeching  
Senior Planner II

jsb



Use 3293 Johnson Rd, Area "D"



Province of  
British Columbia

MINISTRY OF COMMUNITY  
SPORT AND RURAL  
DEVELOPMENT

## BYLAW SUBMISSION FORM

This form is to be completed and submitted with all bylaws requiring approval of the Minister of Community Services pursuant to sections 882 and 913 of the Local Government Act.

PROPOSED ADOPTION DATE:

The following documentation is attached as part of this submission:

October 20, 2011

- ☒ 3 copies of the bylaw  
☐ Approval pursuant to Section 52 of the Transportation Act or ☒ Not required  
☐ Approval pursuant to the Agricultural Land Commission Act or ☒ Not required  
☒ Minutes of the Public Hearing  
☒ Copies of Bylaw Referral Forms received from provincial agencies and adjacent local governments

RECEIVED

AUG 29 2011

|                   |           |                   |            |
|-------------------|-----------|-------------------|------------|
| REGIONAL DISTRICT | BYLAW NO. | MINISTRY USE ONLY |            |
| Columbia Shuswap  | 2548      | DATE RECEIVED     | FILE NO.   |
|                   |           | Aug 29, 2011      | AP08 36.02 |

|   |  |  |  |
|---|--|--|--|
| TYPE OF SUBMISSION:   |  |  |  |
| <input type="checkbox"/> OCP BYLAW  | <input checked="" type="checkbox"/> RURAL LAND USE BYLAW | <input type="checkbox"/> ZONING BYLAW  | <input type="checkbox"/> SUBDIVISION SERVICING BYLAW   |
| OWNER OF SUBJECT PROPERTY:<br>John Stuart and Julie Stuart  |  |  |  |
| PURPOSE OF BYLAW:<br>The applicant is asking the Board to redesignate and rezone the property to RH-Rural Holdings, in order to create a subdivision of 4 lots of 8 ha (20 ac). |  |  |  |
| LOCATION OF SUBJECT PROPERTY:<br>South ½ of the Northwest ¼ Section 18, Township 19, Range 10, West of the 6th Meridian, Kamloops Division Yale District                        |  |  |  |
| AREA OF SUBJECT PROPERTY:<br>32.5 ha (80.4 ac)  | PRESENT OCP/RLUB DESIGNATION:<br>R-Rural                 | SUBJECT TO AGRICULTURAL LAND RESERVE ACT:<br><input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | FLOODPROOFING PROVISIONS IN EFFECT:<br><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

|  |   |
|--|---|
| MINISTRY USE ONLY:   |   |
| COMPLIANCE WITH LOCAL GOVERNMENT ACT:  |   |
| <input type="checkbox"/> YES<br><input type="checkbox"/> NO                                |   |
| SECTION 882:<br>EXAMINATION RECEIVED <input type="checkbox"/> N/A <input type="checkbox"/> | LOCAL GOVERNMENT<br>COMMENTS ATTACHED <input type="checkbox"/> N/A <input type="checkbox"/> |
| COMPLIANCE WITH PROVINCIAL INTEREST:   |   |
| <input type="checkbox"/> YES<br><input type="checkbox"/> NO                                |   |
| COMMENTS AND RECOMMENDATION:   |   |
| RETURN TO PLANNER <input type="checkbox"/>   | SEE MEMO TO FILE <input type="checkbox"/>   |
| AUTHORIZATION  |   |

Board Minutes

- 6 -

November 17, 2011

**PLANNING BYLAWS**

2011-1124  
RANCHERO/DEEP  
CREEK OFFICIAL  
COMMUNITY PLAN  
BYLAW NO. 750

Bylaw No. 750 provides a comprehensive set of objectives and policies for managing planning and land use management decisions within the Ranchero/Deep Creek plan area.

M/S Directors Talbot/Delisle THAT:

Bylaw No. 750, cited as "Ranchero/Deep Creek Official Community Plan Bylaw No. 750", be adopted this 17<sup>th</sup> day of November, 2011.

CARRIED

2011-1125  
SALMON VALLEY  
LAND USE  
AMENDMENT  
(STUART) BYLAW  
NO. 2548

The applicant and the agent were present at the meeting.

Bylaw No. 2548 proposes to redesignate and rezone the S ½ of the NW ¼ of Section 18, Township 19, Range 10, W6M, KDYD from R-Rural to RH-Rural Holdings to allow for subdivision of property into 4 lots of 8 ha each.

M/S Directors Talbot/Delisle THAT:

Bylaw No. 2548, cited as "Salmon Valley Land Use Amendment (Stuart) Bylaw No. 2548", be read adopted this 17<sup>th</sup> day of November, 2011.

CARRIED

COLUMBIA SHUSWAP REGIONAL DISTRICT

RANCHERO/ DEEP CREEK OFFICIAL COMMUNITY PLAN  
BYLAW NO. 750

A bylaw to adopt the Ranchero/ Deep Creek Official Community Plan Bylaw No. 750

WHEREAS the Board of the Columbia Shuswap Regional District wishes to adopt an Official Community Plan;

AND WHEREAS the Board has examined the plan in conjunction with its financial plan and waste management plans;

AND WHEREAS the Board has referred the plan to the Provincial Agricultural Land Commission; adjacent municipalities and regional districts; First Nations; school district board; and Provincial and Federal agencies for comment;

AND WHEREAS the Board has held a Public Hearing;

NOW THEREFORE the Board of the Columbia Shuswap Regional District, in open meeting assembled, hereby enacts as follows:

1. PART 1 INTRODUCTION of Ranchero/Deep Creek Land Use Bylaw No. 2100 and amendments thereto are hereby repealed.
2. The following schedules attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the Ranchero/ Deep Creek Plan Area:
  - 1 Schedule A (the Official Community Plan text)
  - 2 Schedule B (Land Use Designations – overview map and mapsheets)
  - 3 Schedule C (Agricultural Land Reserve map)
  - 4 Schedule D (Aggregate Potential map)
  - 5 Schedule E (Local Areas and Road Network Map)
  - 6 Schedule F (CSRD Electoral Area 'D' Parks Plan – Sections applicable to the Ranchero/Deep Creek Plan Area)
3. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.
4. This bylaw may be cited as "Ranchero/Deep Creek Official Community Plan Bylaw No. 750.



READ a first time this 18<sup>th</sup> day of March, 2010.

READ a second time, as amended, this 17<sup>th</sup> day of March, 2011.

PUBLIC HEARING held this 14<sup>th</sup> day of April, 2011.

READ a third time, as amended, this 19<sup>th</sup> day of May, 2011.

RECEIVED THE APPROVAL of the Minister of Community, Sport and Cultural Development this  
       day of       , 2011.

ADOPTED this        day of       , 2011.

\_\_\_\_\_  
MANAGER OF CORPORATE  
ADMINISTRATION SERVICES (SECRETARY)

\_\_\_\_\_  
CHAIR

CERTIFIED true copy of Bylaw No. 750  
as read a third time.

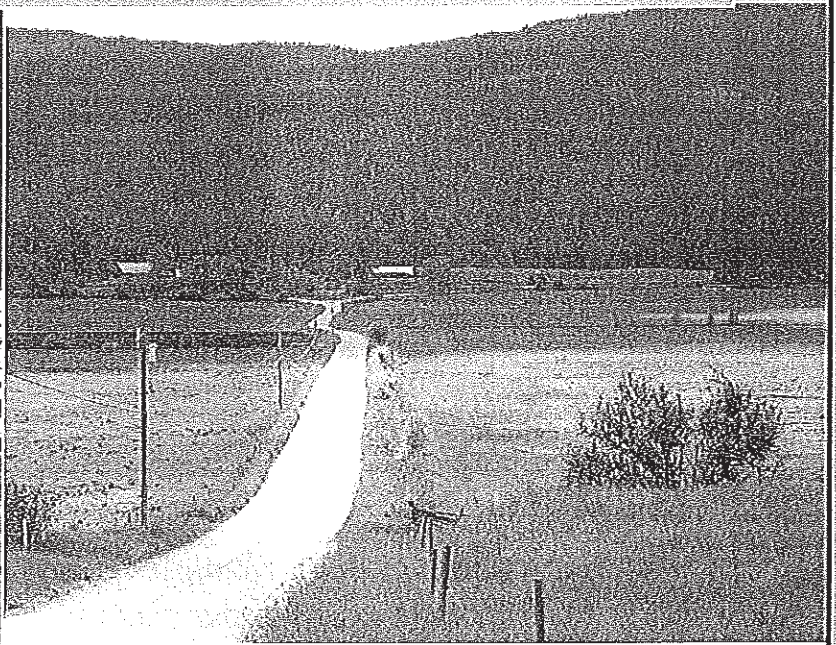
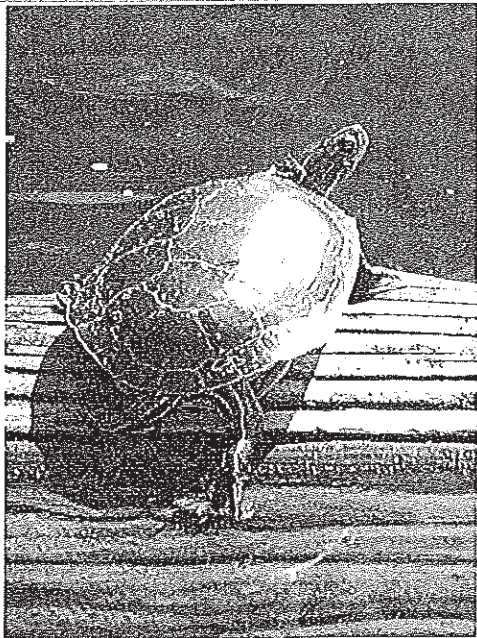
CERTIFIED true copy of Bylaw No. 750  
as adopted.

*Deputy* Carolyn Black  
Manager of Corporate  
Administration Services (Secretary)

\_\_\_\_\_  
Manager of Corporate  
Administration Services (Secretary)



# RANCHERO/DEEP CREEK OFFICIAL COMMUNITY PLAN



Columbia Shuswap

Regional District

Bylaw 750

Schedule A

May 2010



# CONTENTS

|  |           |
|--|-----------|
| <b>SCHEDULES AND MAPS.....</b>                                   | <b>3</b>  |
| <b>ACKNOWLEDGMENTS .....</b>                                     | <b>3</b>  |
| <b>SECTION 1- INTRODUCTION .....</b>                             | <b>4</b>  |
| 1.1 PURPOSE.....   | 4         |
| 1.2 PLAN PREPARATION .....                                       | 4         |
| 1.3 PUBLIC CONSULTATION .....                                    | 4         |
| 1.4 COMMUNITY VALUES .....                                       | 4         |
| 1.5 AUTHORITY AND REQUIREMENT OF THE LEGISLATION .....           | 6         |
| 1.6 APPLICATION.....   | 7         |
| 1.7 REVIEW AND AMENDMENT .....                                   | 9         |
| 1.8 SEVERABILITY .....   | 9         |
| 1.9 DEFINITIONS.....   | 9         |
| 1.10 SUMMARY OF ACRONYMS.....                                    | 10        |
| <b>SECTION 2- PLANNING STRATEGY .....</b>                        | <b>11</b> |
| 2.1 LAND BASE .....  | 11        |
| 2.2 SETTLEMENT AREAS.....  | 11        |
| 2.3 POPULATION .....   | 13        |
| 2.4 NEW DEVELOPMENT ACTIVITY .....                               | 14        |
| 2.5 DEMAND CONSIDERATIONS .....                                  | 15        |
| <b>SECTION 3 - THE DEVELOPMENT STRATEGY.....</b>                 | <b>17</b> |
| 3.1 DEVELOPMENT CRITERIA.....                                    | 17        |
| 3.2 RURAL AND RESOURCE.....                                      | 18        |
| 3.3 RURAL HOLDINGS.....  | 19        |
| 3.4 AGRICULTURE.....   | 21        |
| 3.5 MEDIUM HOLDINGS .....  | 22        |
| 3.6 RURAL RESIDENTIAL LANDS .....                                | 24        |
| 3.7 COMMERCIAL .....   | 26        |
| 3.8 INDUSTRIAL .....   | 27        |
| 3.9 PUBLIC AND INSTITUTIONAL LANDS .....                         | 29        |
| <b>SECTION 4 - THE NATURAL ENVIRONMENT.....</b>                  | <b>30</b> |
| 4.1 ENVIRONMENTALLY SENSITIVE RESOURCES .....                    | 30        |
| 4.2 PROTECTION OF WILDLIFE, AQUATIC LIFE AND NATIVE PLANTS ..... | 32        |
| 4.3 NATURAL HAZARD AREAS .....                                   | 33        |
| 4.4 CLIMATE CHANGE.....  | 35        |
| <b>SECTION 5 – NATURAL RESOURCE MANAGEMENT.....</b>              | <b>39</b> |
| 5.1 AGRICULTURE.....   | 39        |
| 5.2 FORESTRY .....   | 40        |
| 5.3 MINERAL & GRAVEL RESOURCES .....                             | 41        |
| <b>SECTION 6 – COMMUNITY RESOURCES.....</b>                      | <b>43</b> |
| 6.1 PARKS AND PROTECTED AREAS.....                               | 43        |
| 6.2 COMMUNITY FACILITIES .....                                   | 45        |
| 6.3 COMMUNITY WATER AND SEWER SYSTEMS.....                       | 46        |
| 6.4 TRANSPORTATION .....   | 48        |
| 6.5 PUBLIC TRANSPORTATION .....                                  | 49        |
| 6.6 SOLID WASTE MANAGEMENT .....                                 | 50        |

|   |    |
|---|----|
| SECTION 7- RIPARIAN AREAS REGULATION (RAR) DEVELOPMENT PERMIT AREA .....    | 52 |
| SECTION 8 - IMPLEMENTATION.....   | 55 |
| SCHEDULE 'F' CSRD ELECTORAL AREA 'D' PARKS PLAN – APPLICABLE SECTIONS ..... | 58 |
| APPENDIX .....  | 64 |

## **Schedules and Maps**

Schedule 'A' OCP Text  
Schedule 'B' OCP Land Use Designations Overview Map and Mapsheets  
Schedule 'C' Agriculture Land Reserve Map  
Schedule 'D' Aggregate Resource Potential Map  
Schedule 'E' Local Areas and Road Network Map  
Schedule 'F' CSRD Electoral Area 'D' Parks Plan – Sections applicable to Plan Area

## **Acknowledgments**

### **Advisory Group**

Robert Davison  
Robert Hermanrude  
David Hickman  
Howard Hunt  
Lorne Hunter  
Robin Jackson  
Dyann Johnson  
Ron Neden  
Sarah Weaver

Electoral Area 'D' Director - Rene Talbot

We would also like to thank the many members of the public who attended the public meetings, completed surveys and submitted comments.

## **SECTION 1- INTRODUCTION**

### **1.1 PURPOSE**

The purpose of the Ranchero/Deep Creek Official Community Plan (OCP) is to provide a comprehensive set of objectives and policies for managing both private and public decisions regarding planning and land use management. It identifies community values, objectives and policies within the Plan Area. The objectives and policies contained in this OCP are a reflection of community values and are intended to be consistent with provincial, and federal government regulations and policies. Once adopted by bylaw, the Columbia Shuswap Regional District (CSRD) Board of Directors is obligated to abide by the policies of this plan. All bylaws enacted, permits issued and works undertaken within the Plan Area shall be consistent with the provisions of this OCP as in accordance with Section 884 of the *Local Government Act*.

### **1.2 PLAN PREPARATION**

The development of this plan was guided by an advisory working group comprised of residents from the different neighbourhoods in the Plan Area representing local social, economic and environmental perspectives. CSRD Development Services staff together with the Advisory Working Group, reviewed the previous Land Use Bylaw, and obtained input from the community and provincial Agencies in preparation of this OCP.

### **1.3 PUBLIC CONSULTATION**

Starting in February 2004, the public was engaged using a number of methods including a series of public and working group meetings and flyers. Using these methods, the community as a whole was given an opportunity to discuss key issues, establish community priorities and outline the vision for the future development of the area in Community Values Statements. In March 2004, an open house was held and surveys were handed out. Further public open houses were conducted in June 2005, June 2008 and November 2009. Additionally, separate meetings were held for the Ranchero/Shaw Road. and Gardom Lake neighbourhoods.

The CSRD recognizes the need for ongoing public consultation through the implementation of this Plan. The community will continue to be consulted through the Advisory Planning Commission and public hearings held on development applications and through other ongoing CSRD consultation initiatives.

### **1.4 COMMUNITY VALUES**

Ranchero/Deep Creek is made up of distinct neighbourhoods that have a diverse range of activities and interests but share many common values. The combination of temperate climate, spectacular natural environment, outdoor recreation opportunities, water resources, entrepreneurial spirit, and the progressive attitude of residents has resulted in a highly desirable and vibrant community. The area accommodates a broad mix of: agricultural, rural, residential, recreational, limited tourism, small scale commercial, small



scale industrial, home businesses and resource uses with an emphasis on mutual respect and diversity.

The residents of Ranchero/Deep Creek recognize that there will be pressure for change and development in their neighbourhoods. Residents are seeking to define a level of compatible development, while at the same time maintaining the values that are fundamental to the health and prosperity of the community.

These following values have been generated from the input and priorities of the residents who make up the neighbourhoods of Ranchero/Deep Creek and will be used to help guide future decisions on development proposals, environmental protection initiatives, and infrastructure development for the community, by the CSRD and senior government agencies. These values include:

1. Protection of the Plan Area's rural character and containment of urban development;
2. Identification and protection of watersheds and aquifers from degradation, inappropriate development and pollution to ensure a continued safe water supply;
3. Recognition that the sustainable development of the Plan Area must be linked to groundwater quality and quantity for all residents;
4. Protection of environmentally sensitive areas, natural hazard lands, aquifer recharge areas and natural, environmental and geographic features;
5. Recognition that a comprehensive approach to managing sewage is required;
6. Recognition of the benefits afforded to the community through the continued existence of agriculture and rural lifestyles;
7. Recognition of the importance of agriculture in the local economy;
8. Support for economic diversity in new and existing small scale developments that complement the rural integrity of Ranchero/Deep Creek;
9. Recognition of the importance of small scale commercial and home-site or home-based businesses in the growth and diversification of the Plan Area;
10. Consultation with First Nations, in accordance with statutory requirements, to develop approaches to issues of mutual interest;
11. Protection of resource lands for suitable resource uses;
12. Minimization of encroachment of land uses that are incompatible with these community values;
13. Recognition of Gardom Lake as a unique environmental resource;

14. Recognition of Gardom Lake area parks and the Benches identified on Schedule 'E' as the primary recreational resources in the Plan Area;
15. Support for environmentally responsible recreational and silvicultural uses;
16. Preservation and enhancement of green space, access to public lands and integrated trails;
17. Recognition of the need and continued support for local schools and community centres;
18. Support for bylaw recognition of existing and legal manufactured home parks, multiple housing units, and suites;
19. Support for more affordable housing;
20. Recognition and support for efficient and safe rural local transportation;
21. Recognition that storm water management should be initiated;
22. A requirement for comprehensive public consultation with respect to decisions about the future development of all lands, including Crown land and services within our communities.

## 1.5 AUTHORITY AND REQUIREMENT OF THE LEGISLATION

Section 876 of the *Local Government Act* gives the CSRD the authority to adopt an OCP.

Section 877 of the *Local Government Act* identifies content that *must* be addressed in an OCP while Section 878 of the *Local Government Act* identifies policies, which a local government *may* include within an OCP.

An OCP is primarily a land use management document prescribed by provincial legislation. If a local government proposes to include a matter in an OCP which is not within the jurisdiction of local government, the plan may only state the broad objectives of the local government with respect to that matter.

## 1.6 APPLICATION

This Plan consists of:

- Schedule 'A': The Plan Text
- Schedule 'B': Official Community Plan Land Use Designations (Overview Map and Mapsheets)
- Schedule 'C': Agricultural Land Reserve Map
- Schedule 'D': Aggregate Resource Potential Map
- Schedule 'E': Local Area and Transportation Network Map
- Schedule 'F': CSRD Parks Classification System

The Ranchero/Deep Creek Official Community Plan Bylaw No. 750 applies to the portion of Electoral Area 'D' of the CSRD as shown on the OCP Land Use Designation Overview Map and Mapsheets (Schedule B), which is attached and forms part of Ranchero/Deep Creek Official Community Plan.

The goals, objectives and policies of the Ranchero/Deep Creek Official Community Plan Bylaw No. 750 (Schedule 'A'), will be implemented by the Board of the CSRD using a number of tools. These tools may be subject to change as opportunities and resources are determined.

- 1.6.1 The Regional District will review and implement the policies of the Plan when considering decisions with regard to zoning, land use, servicing and development in the plan area.
- 1.6.2 The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission.
- 1.6.3 The Regional District will work with the community, including a public consultation process, to replace the current Zoning Bylaw to generally reflect the status quo in terms of land use and density as well as the goals and policies of this OCP.
- 1.6.4 Under Section 921 of the *Local Government Act*, the CSRD may consider the issuance of Temporary Use Permits. For the Ranchero/Deep Creek plan area, Temporary Use Permits, as per LGA s.920.2, may be considered in areas designated Rural and Resource, Agricultural and Rural Holdings to allow specific land uses to occur for a short period of time. A Temporary Use Permit (TUP) is required for temporary land uses that do not conform to the Zoning Bylaw. The temporary use may continue in accordance with the provisions of the permit until it expires, or three years after it was issued.

The Regional District will require Temporary Use Permits to adhere to the following general conditions (note: these are only general conditions, more specific conditions will be specified for each TUP):

- (a) must be clearly temporary in nature;
- (b) should not create a negative impact on the environment or on surrounding land uses;
- (c) should not be considered noxious or emit pollutants that are detrimental to the environment, neighbouring properties and the community as a whole;

- (d) should not create noise, vibrations, or light pollution which disrupts the peaceful enjoyment of the surrounding neighbourhood;
- (e) should carry out appropriate remedial measures to mitigate any damage to the natural environment as a result of the temporary use; and
- (f) must be reviewed and approved by the Ministry of Transportation and Infrastructure (MoTI) with respect to access and effect on public roads.

1.6.5 The Regional District will require development approval information pursuant to Section 920.1 of the *Local Government Act*. Procedures and policies for requiring development approval information are established in CSRD Bylaw No. 644 (Development Approval Information Bylaw) for the following:

- Application for amendments to a Zoning Bylaw;
- Applications for a Development Permit, and;
- Applications for Temporary Use Permits

The Development Approval Information Bylaw applies to all lands within the Ranchero/Deep Creek OCP Bylaw No. 750 area. The Development Approval Information Bylaw gives the CSRD the 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 also specifies the matters for which additional on-site and off-site information will be required, including but not limited to such issues as:

- assessment of sewage disposal site as required by the appropriate authorities;
- hydro-geological impact assessment on the quantity and quality of water resources as required by the appropriate authorities;
- transportation patterns and traffic flow, including pedestrian and bicycle pathway systems;
- the impact to and assessment of local infrastructure;
- assessment of capacity of public facilities including schools and parks;
- the impact on or need for additional community services;
- the impact and assessment of the natural environment of the area affected;
- assessment of slope stability conditions;
- assessment of wildfire interface risks, and;
- 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 the development impacts, both positive and negative; and
- specify measures to avoid, minimize and mitigate appreciable negative impacts.

In the event that appreciable negative impacts are identified, the Regional District may 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 sets out procedures regarding requests for reconsideration of Development Approval Information requirements.

- 1.6.6 The Regional District will develop a "sustainability checklist" to be completed by anyone applying for an OCP amendment, Zoning Bylaw Amendment, Development Permit or Temporary Use Permit. The purpose of the checklist will be to assist applicants and the CSRD in working together to develop high quality projects that move communities in the plan area closer to achieving the vision set out in the community values. The relevance of the checklist questions will depend on the scope and nature of the project.

## 1.7 REVIEW AND AMENDMENT

The intent of this OCP is to provide direction on how the Ranchero/Deep Creek Plan Area will grow and change over the next 20 years. As new information becomes available, it is recommended that the OCP be reviewed every five years or as necessary.

Amendments to this OCP shall be made by bylaw. Requests to amend this OCP shall follow a formal application process to the CSRD Board of Directors.

## 1.8 SEVERABILITY

If any section, subsection, sentence, clause or phrase in this OCP is for any reason held to be invalid by the decision of any court of competent jurisdiction, such section, subsection, sentence, clause or phrase may be severed and the decision that it is invalid shall not affect the validity of the remainder of the bylaw.

## 1.9 DEFINITIONS

**"affordable market housing"** refers to less costly housing that is produced at the low to moderate price range of the market for the Ranchero and Shaw Road areas.

**"high water mark"** means the visible high water mark of a watercourse where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the watercourse a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain.

**"top of ravine bank"** means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 m measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

**"watercourse"** includes any of the following that provides fish habitat: a watercourse, whether it usually contains water or not; a pond, lake, river, creek or brook, stream and; a ditch, spring or wetland that is connected by surface flow to a watercourse.



## 1.10 SUMMARY OF ACRONYMS

|      |  |
|------|--|
| ALC  | Provincial Agricultural Land Commission                      |
| ALR  | Agricultural Land Reserve                                    |
| CSRD | Columbia Shuswap Regional District                           |
| DFO  | Fisheries and Oceans Canada                                  |
| DPA  | Development Permit Area                                      |
| LGA  | Local Government Act   |
| MoE  | Ministry of Environment                                      |
| MoTI | Ministry of Transportation and Infrastructure                |
| OCP  | Official Community Plan                                      |
| QEP  | Qualified Environmental Professional                         |
| RDNO | Regional District of North Okanagan                          |
| RAR  | Riparian Areas Regulation                                    |
| RDPA | Riparian Development Permit Area                             |
| SEP  | Shuswap Emergency Program                                    |
| SRW  | Statutory Right of Way                                       |
| TRIM | Province of British Columbia Terrain Resource Inventory Maps |

## **SECTION 2- PLANNING STRATEGY**

### **2.1 LAND BASE**

The total land area covered in this plan is estimated to be approximately 10,052 ha (24,838 ac). The topography is variable, ranging from land suitable for agriculture and development to land that is too steep for development. Elevations range from 500 m (1640 ft) in the Deep Creek valley floor to 1440 m (4724 ft) on the slopes of Mount Ida to the west.

The climate is generally characterized by mild temperatures. In January the historical average daily temperature is -4° C (24.8° F) and in July it is 18.6° C (65.8° F). The Plan Area has historically had relatively high precipitation. The annual average is close to 669 mm (26.3 inches), measuring between 65.6 mm (2.5 inches) in January and 53.9 mm (2.1 inches) in July. The dominant vegetation is almost exclusively woodland and the warm moist forest habitat is categorized as transition from Interior Douglas Fir Zone to Interior Cedar Hemlock Zone.

However, it is important to recognize that the historic climate patterns and dominant vegetation are likely to undergo change as a result of climate change. With the likelihood of future drier summers, forests in the plan area could be more susceptible to fires. Climate change will also increase the probability of extreme storm events triggering land slides and other run-off events.

### **2.2 SETTLEMENT AREAS**

Ranchero/Deep Creek consists of a large agricultural base and a number of unique neighbourhoods. The compositions of these neighbourhoods differ in terms of geographic characteristics, relationship to adjacent municipalities and parcel sizes, but share a similar history and socio-economic profile.

The identification of neighbourhoods has been provided by participants in the planning process, and it is understood that these areas are only generally defined. These neighbourhoods, as shown on Schedule 'E', within the Plan Area are:

- Ranchero
- Shaw Road
- Deep Creek Valley Floor
- Mountain Benches
- Gardom Lake
- Mallory Road
- Wolfgang and Pyott Roads

#### **Ranchero**

In Ranchero, land uses are a mix of residential and commercial properties. The residential component consists mainly of 0.4 ha (1 ac) lots, four manufactured home parks, and some multi-family dwellings. The residents enjoy a suburban/rural lifestyle.

Home occupations are common and accepted. Residential properties are serviced by on-site sewer and water systems.

The highway commercial area is along Mellor Frontage Road between Hudson Road and Hurst Road. The services offered here include a variety of neighbourhood commercial operations including a restaurant and small vehicle repair service. Note: At the time of writing, the Ministry of Transportation and Infrastructure (MoTI) is considering changing the name of Mellor's Frontage Rd. to Mayfair Rd.

Ranchero Elementary School provides for approximately 150 students. There are also some small parcels of land designated for park purposes.

### **Shaw Road**

Shaw Road is accessible only through the City of Salmon Arm's Industrial Park. The majority of residential lots are between 0.6 and 2.02 ha (1.5 and 5 ac), while some are as large as 8 ha (20 ac). There is one manufactured home park. A golf course and driving range exist southeast of Shaw Road.

### **Deep Creek Valley Floor**

The valley floor runs north-south, bordered by Mount Ida on the west and Mallory Road on the east; it is comprised of Agricultural Land Reserve (ALR) land and farming operations in 32-64 ha (80-160 ac) parcels. There is a long history of farming with most farms being second or third generation. Dairy operations predominate and the land is used to grow forages, grass and alfalfa with some sheep and beef farming.

The west side of the Deep Creek Road is primarily rural with a number of parcels ranging from 2 to 4 ha (5 to 10 ac) with a few exceptions down to 0.4 ha (1 ac).

On the west slope there is extensive logging activity while the east slope is host to a number of woodlot type operations.

On the west and east slopes of the valley there are also many recreation opportunities which include: hiking, horse riding, mountain biking, cross-country skiing, snowshoeing, and ATV riding. There are several areas where wildlife corridors cross from one range to another. The Deep Creek road corridor is very busy as it is a through road and scenic route used by commuters, bicyclists, motorbike enthusiasts, joggers, and trucks serving the agricultural community.

### **Mountain Benches**

The Mountain Bench areas include the east side of Mt. Ida and the ridge dividing Deep Creek and the Shuswap River Valley. There are animal migration corridors in both. Some of the areas are used as woodlot operations. The east side of Mt. Ida is also a watershed for the valley bottom. The area is mainly Crown land and has value as a natural resource area.

## **Gardom Lake**

The Gardom Lake area is characterized by a mix of land uses. There are approximately 40 residential parcels with lake frontage ranging in size from 0.2-1 ha (0.5-2.5 ac), with an additional 20 residential parcels approximately 0.2 ha (0.5 ac) each, and a number of larger agricultural parcels across Gardom Lake Road.

Gardom Lake itself is small, approximately 1600m (1 mile) long, and primarily spring-fed. It is a popular lake for wildlife viewing, canoeing, kayaking and fishing. Boats with gas motors are restricted to 10 hp or less. A day use community park offers public access and includes a beach, picnic area, and ball diamond. MoTI maintains a public road which provides access to the lake for boaters.

Two private camps are located on the south side of the lake. Gardom Lake Bible Camp, which offers private recreational facilities and meeting rooms, experiences a lot of activity during summer months and can accommodate roughly 180 campers at one time. The Royal Canadian Legion offers some cabins and RV sites for members.

## **Mallory Road**

This area is located on the western slopes of the rise of land dividing Deep Creek and the Shuswap River Valley. This area consists mainly of larger rural acreages between 4-8 ha (10-20 ac) where low density development and a rural lifestyle are desired.

## **Wolfgang and Pyott Roads**

The Wolfgang and Pyott Road area is characterized by larger rural properties of 32-64 ha (80-160 ac) with some properties being 4-12 ha (10-30 ac). Access to this area is largely through the District Municipality of Spallumcheen. Dead end roads keep traffic volumes low. The terrain is moderate to steep with shallow soil over bedrock. Some small scale agriculture operations exist, including cropland and some grazing, but the soil is not highly productive. The social and business orientation is predominately south toward North Okanagan communities.

## **2.3 POPULATION**

Historically Electoral Area 'D' has been characterized by slow growth. In 2006 the population of Electoral Area 'D' was 3,900 persons, with Ranchero/Deep Creek accounting for 1,471 persons or approximately 38% of Electoral Area 'D'. The CSRD has a population of approximately 50,141 with Electoral Area 'D' representing approximately 8% of the total and Ranchero/Deep Creek representing approximately 3% of the total.

Growth trends for the Plan area actually indicate a slight population decline of 5%, or approximately 80 persons between 1996 and 2006 (Table 2.1).

**Table 2.1 Ranchero - Deep Creek Population***\*Source: BC STATS, 2006*

| Year | Population | Households |
|------|------------|------------|
| 1996 | 1,553      | 543        |
| 2001 | 1,545      | 530        |
| 2006 | 1,471      | 560        |

Table 2.2 indicates that the age profiles for the Electoral Area 'D' and the CSRD are fairly consistent with the province as a whole.

**Table 2.2 Area 'D' Population Profile Comparison**

| Age          | Area 'D'     |             | CSRD          |             | BC               |             |
|--------------|--------------|-------------|---------------|-------------|------------------|-------------|
| 0-4 Years    | 150          | 4%          | 2,120         | 4%          | 205,650          | 5%          |
| 5-14 Years   | 420          | 11%         | 5,635         | 11%         | 500,415          | 13%         |
| 15-19 Years  | 310          | 8%          | 3,350         | 7%          | 270,275          | 7%          |
| 20-24 Years  | 160          | 4%          | 2,390         | 5%          | 244,065          | 6%          |
| 25-44 Years  | 1,035        | 26%         | 10,925        | 22%         | 1,174,775        | 30%         |
| 45-54 Years  | 710          | 18%         | 8,685         | 17%         | 599,705          | 15%         |
| 55-64 Years  | 595          | 15%         | 7,660         | 15%         | 379,750          | 10%         |
| 65-74 Years  | 350          | 9%          | 5,270         | 10%         | 286,710          | 7%          |
| 75-84 Years  | 180          | 4%          | 3,120         | 6%          | 186,345          | 5%          |
| 85 Years +   | 60           | 1%          | 970           | 2%          | 60,030           | 2%          |
| <b>Total</b> | <b>3,970</b> | <b>100%</b> | <b>50,141</b> | <b>100%</b> | <b>3,907,740</b> | <b>100%</b> |

*\*Source: Statistics Canada, 2008*

## 2.4 NEW DEVELOPMENT ACTIVITY

Information on development activity in the Plan area was gathered for the period 2002-2008 to provide estimates for recent housing and population trends. Reliable statistics on recent development activity are difficult to obtain given that building permits are not issued within the Plan Area.



**Table 2.4 New Development Activity 2002-2008***\*Source: CSRD, 2008*

|         | New Dwellings | Subdivisions | Lots Created |
|---------|---------------|--------------|--------------|
| 2002    | 0             | 3            | 6            |
| 2003    | 16            | 2            | 6            |
| 2004    | 3             | 1            | 2            |
| 2005    | 5             | 6            | 12           |
| 2006    | 1             | 6            | 15           |
| 2007    | 4             | 6            | 13           |
| 2008    | 9             | 6            | 13           |
| Total   | 38            | 30           | 67           |
| Average | 6.3           | 4.3          | 9.6          |

Information based upon the CSRD house numbering program indicates that new house numbers were issued for an average of 6.3 new dwellings per year for the years 2003-2008 and subdivisions accounted for the creation of 67 new lots between 2002 and 2008, as shown on Table 2.4.

Given the existing vacant parcel count (excluding Crown lands) at about 73 parcels and assuming a continued new housing unit rate of approximately 6.3 per year, it is expected there are enough vacant parcels to accommodate close to 12 years of new development.

There is an uncertainty regarding both the availability and development suitability of existing vacant parcels. A large number of these vacant parcels may not be available for immediate use due to challenging topography or other constraints. In addition, there is the potential for future subdivision which may increase the number of vacant parcels.

## 2.5 DEMAND CONSIDERATIONS

The major factors influencing future growth and development in the Plan Area include: continued growth in adjacent municipalities, the desire for a rural lifestyle, and rising property costs in adjacent jurisdictions.

The anticipated housing needs over the next five years, as informed by population projections and previous development activity, can be met through the infilling of vacant parcels, new subdivisions and other policies noted in Section 3 of this Plan.

People continue to be attracted by the rural character of the area and would like to see the area retain its rural character and natural environmental qualities. Little is known about the aquifer and hydrologic regime that services most of the Plan Area.

A demand has been identified for accommodating those with special needs in terms of new affordable housing development. Persons with special housing related needs may include, but are not limited to:

- individuals with physical or mental disabilities and their caregivers
- individuals leaving violent homes or relationships
- young families
- youth
- seniors who wish to remain in the community but do not want to subdivide their existing parcel in order to accommodate a second dwelling.

## SECTION 3 - THE DEVELOPMENT STRATEGY

The Development Strategy is a key component of the Ranchero/Deep Creek OCP and sets the parameters for development within the plan area. The development strategy provides a framework for directing development to appropriate locations within the Plan Area or to adjacent municipalities in order to minimize urban sprawl.

The strategy for this Plan is driven by the Community Values Statement. The Development Strategy is illustrated through mapped 'Land Use Designations' that match the written objectives and policies to land uses, densities and parcel sizes. The designations reflect both current and future land uses. These Designations are shown on Schedule 'B'.

Taking into consideration the other values identified in this OCP, this plan supports the provision of affordable housing, rental housing and special needs housing in any land use designation that allows residential uses.

### 3.1 DEVELOPMENT CRITERIA

In the Ranchero/Deep Creek plan area, when considering an application to amend the OCP, rezone or subdivide land to accommodate a development, an applicant must show that the proposal:

1. reflects the Community Values Statement (Section 1.4) and objectives and policies of the Official Community Plan;
2. preserves and protects the rural character of the area and directs higher density development to the Ranchero and Shaw Road areas;
3. protects watersheds and aquifers from degradation and pollution;
4. protects and promotes natural, environmental, and geographic features;
5. preserves, enhances, and provides useable parkland that provides access and linkages to public lands where appropriate;
6. proposes a comprehensive approach to the management and disposal of sewage and septage;
7. proposes a comprehensive approach to drainage including management of storm water, and prevention of slope instability – in accordance with provincial best management practices;
8. preserves archaeological areas through adherence to the provincial Heritage and Conservation Act, and;
9. includes best practice interface forest fire mitigation techniques for building and landscaping.

## LAND USE DESIGNATIONS

### 3.2 RURAL AND RESOURCE

This land use designation applies to Crown lands that are used and valued for agriculture, forestry, natural resource extraction, or environmental conservation opportunities. Rural and Resource lands represent approximately half of the land base in the Plan Area. It is recognized that certain matters considered in this section are beyond the jurisdiction of the CSRD.

#### OBJECTIVES

1. Maintain the renewable natural resource land base and protect it from activities that may diminish resource value and potential.
2. Encourage more comprehensive management of the resource land base.
3. Protect, conserve and enhance the quality and quantity of freshwater resources.
4. Protect the environment, natural habitat and aesthetic appeal of Rural and Resource lands.
5. Encourage and protect responsible outdoor recreational opportunities in accordance with the Area 'D' Parks Plan as noted in Section 6.1 and Schedule 'F' of this Plan.
6. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
7. Establish strong lines of communication between the CSRD, First Nations, and other levels of government that are responsible for managing Crown lands.
8. 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. Section 5.2 of this plan provides further details.

#### POLICIES

1. Lands within the Rural and Resource designation are shown on Schedule 'B' as "RCS".
2. Lands within the Rural and Resource designation shall be maintained as parcels of at least 60 ha (148.25 ac) minimum.
3. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the

CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.

4. Users must minimize the disturbance and pollution of watercourses, aquifers and the watershed.
5. Development within the Rural and Resource designation is to be limited to the greatest extent possible to maintain resources areas in their current natural state.
6. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 946(4). It is recommended that land *created* by subdivision under this section be at least 1 ha (2.47 ac) or larger in size.
7. All development on Rural and Resource lands will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
8. Support communication with and participation by First Nations communities in the management and development of Crown land, including consultation with First Nations regarding any proposed trails or other back-country alterations.

### 3.3 RURAL HOLDINGS

This land use designation applies to private land that may have some use and value for agriculture, forestry, natural resource extraction, or environmental conservation opportunities, as shown on schedule 'B'.

#### OBJECTIVES

1. Maintain the rural land base and protect it from activities that may diminish rural values and character.
2. Protect the environment and encourage comprehensive management of the rural land base.
3. Encourage and protect farm activities on productive or potential agricultural land including suitable agritourism opportunities and value-added agriculture.
4. Encourage and protect responsible outdoor recreational opportunities in accordance with the Electoral Area 'D' Parks Plan.
5. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).



## **POLICIES**

1. Lands within the Rural Holdings designation are shown on Schedule 'B' as "RH".
2. Lands within the Rural Holdings designation shall be maintained as parcels of at least 60 ha (148.25 ac) minimum.
3. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
4. Home occupations are permitted as an accessory use in the Rural Holdings designation, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and Acts. Home occupations generally refer to any occupation, profession or craft where either the occupation, profession or craft is accessory to the use of the building. Regulations regarding home occupations will be specified in the Zoning Bylaw.
5. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including but not limited to:
  - (a) setbacks from buildings and property lines, and;
  - (b) the provision of required parking and access;
  - (c) the provision of adequate servicing that meets provincial water and sewer regulations.
6. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 946(4). It is recommended that land *created* by subdivision under this section be at least 1 ha (2.47 ac) or larger in size.
7. All development on Rural Holdings lands will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
8. All new development on Rural Holdings lands should include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all provincial requirements and best management practices.

### 3.4 AGRICULTURE

This land use designation applies to lands that are used and valued for agriculture. All lands within the ALR are in this land use designation. The objectives and policies relating to these matters are intended to serve as indicators of community preference and assist senior levels of government in planning and decision making.

#### OBJECTIVES

1. Maintain the agricultural land base and protect it from activities that may diminish agricultural value and potential.
2. Encourage suitable agritourism opportunities and value-added agriculture.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage farmers in the Plan Area to follow the measures described in the Farm Practices Guidelines as outlined by the Ministry of Agriculture.

#### POLICIES

1. Lands within the Agriculture designation are shown as "AG" on Schedule 'B'.
2. Lands within the Agriculture designation shall be maintained as parcels of at least 60 ha (148.25 ac).
3. For lands within the ALR, the regulations and policies of the Agricultural Land Commission (ALC) apply. Approval must first be obtained from the ALC where land in the ALR is proposed for subdivision, a second dwelling unit, or a non-farm use.
4. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
5. Home occupations are permitted as an accessory use in the Agricultural designation, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and acts. Home occupations generally refer to any occupation, profession or craft where either the occupation, profession or craft is accessory to the use of the building. Regulations regarding home occupations will be specified in the Zoning Bylaw.

6. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered subject to zoning. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including:
  - (a) setbacks from buildings and property lines, and;
  - (b) the provision of required parking and access;
  - (c) the provision of adequate servicing that meets provincial water and sewer regulations.
7. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 946(4). It is recommended that land *created* by subdivision under this section be at least 1 ha (2.47 ac) or larger in size.
8. All development on Agricultural lands will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.

### 3.5 MEDIUM HOLDINGS

This land use designation applies to large lots, not presently located within the ALR, and generally 8.0 ha (19.8 ac) or more in size as shown on Schedule 'B' These lands are intended to provide for traditional rural pursuits and serve as a buffer between Rural and Resource, Rural Holdings, and Agricultural lands and the more densely developed Rural Residential lands of the Plan Area.

In this land use designation, larger residential parcel sizes are the typical form of development and residents in the area promote the retention of large parcel sizes to protect each individual property's privacy and rural quality of life. Medium Holdings lands are characterized by the suitability to accommodate un-serviced rural activities. These parcels typically have an adequate water supply and wastewater can be treated and disposed of through on-site ground disposal systems.

#### OBJECTIVES

1. Preserve the rural character of lands within the Plan Area.
2. Encourage farm activities on productive or potential agricultural lands including suitable agritourism opportunities and value-added agriculture.
3. Contain the extent of growth of urban and suburban lands.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

## POLICIES

1. Lands within the Medium Holdings designation are shown on as "MH" on Schedule 'B'.
2. Lands within the Medium Holdings designation shall have a minimum permitted parcel size of at least 8.0 ha (19.8 ac).
3. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
4. Home occupations are permitted as an accessory use in the Medium Holdings designation, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and Acts. Home occupations generally refer to any occupation, profession or craft where either the occupation, profession or craft is accessory to the use of the building. Regulations regarding home occupations will be specified in the Zoning Bylaw.
5. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered subject to zoning and parcel size. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit will be subject to special provisions, including:
  - (a) setbacks from buildings and property lines, and;
  - (b) the provision of required parking and access;
  - (c) the provision of adequate servicing that meets provincial water and sewer regulations.
6. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 946(4). It is recommended that land *created* by subdivision under this section be at least 1 ha (2.47 ac) or larger in size.
7. All development on Medium Holdings will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
8. All new development on Medium Holdings land should include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all provincial requirements and best management practices.

### 3.6 RURAL RESIDENTIAL LANDS

This land use designation recognizes the existing pattern of smaller lots distributed throughout the Plan Area and the relatively higher density lots located primarily in Ranchero, Shaw Road and around Gardom Lake. Neighbourhood agricultural pursuits are supported in these areas provided that they are consistent with adjacent densities and land use. Additional higher density development will be supported in the Shaw Road and Ranchero areas for affordable housing units only.

It is essential that further infilling be in compliance with provincial health regulations. The 1 ha (2.47 ac) minimum permitted parcel size is the smallest parcel generally allowed under current health policies for parcels with on-site water and sewage disposal. This does not mean that all properties are suitable for on-site water supply and sewage disposal.

#### OBJECTIVES

1. Support efforts to enhance the aesthetic appeal of rural residential neighbourhoods.
2. Ensure that the rural residential areas with natural hazards are identified and guidelines are provided to protect properties and lives from these hazards.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).
4. Encourage affordable and subsidized housing opportunities.

#### POLICIES

1. Lands within the Rural Residential designation are shown as "RR" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of residential lot sizes based upon the level of servicing available and character of the neighbourhood.
3. Lands within the Rural Residential designation shall have a minimum permitted parcel size of at least 1 ha (2.47 ac). New residential development in the Rural Residential designation shall be permitted at a maximum density of 1 dwelling unit per ha (2.47 ac) with adequate water and sewer services that meets provincial regulations.
4. Existing higher density residential uses including: manufactured home parks, duplexes, and townhouses shall be recognized in the implementing bylaws.
5. In the Ranchero and Shaw Road areas (shown on schedule 'E'), higher density residential uses may only be considered to provide *affordable market housing* and subsidized housing. These units include, but are not limited to: duplexes, triplexes, four-plexes, townhouses and manufactured home parks. Higher densities will not be considered for units other than affordable housing.



These affordable housing developments will be small scale and the maximum density will not exceed 15 dwelling units per ha (6 dwelling units per acre) with adequate water and sewer services that meet current Ministry of Environment Municipal Sewage Regulation Requirements. The above density is inclusive of secondary suites. Further details are to be established in the zoning bylaw.

6. When connecting to a local water facility, any OCP redesignation, rezoning or subdivision applicant must have written confirmation from the local water facility that sufficient quantity and quality of potable water is available for the development before the CSRD Board will positively consider the application.
7. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
8. Home occupations are permitted as an accessory use in the Rural Residential designation, provided that these uses are compatible with the character of the area, do not present a potential conflict with surrounding properties, and comply with pertinent bylaws and acts. Home occupations generally refer to any occupation, profession or craft where either the occupation, profession or craft is accessory to the use of the building. Regulations regarding home occupations will be specified in the Zoning Bylaw. Any home occupation proposed in the Plan Area will require a conditional Access Permit issued by the Ministry of Transportation and Infrastructure.
9. One dwelling unit shall be permitted per lot and one secondary dwelling unit may be considered subject to zoning and parcel size. The size of the parcel and size of the secondary dwelling unit will be subject to zoning restrictions. The secondary dwelling unit shall be subject to special provisions, including:
  - (a) setbacks from buildings and property lines, and;
  - (b) the provision of required parking and access;
  - (c) the provision of adequate servicing that meets provincial water and sewer regulations.
10. On land outside the ALR, zoning will establish the minimum size for parcels that may be subdivided pursuant to LGA section 946(4). It is recommended that land created by subdivision under this section be at least 1 ha (2.47 ac) or larger in size.
11. All development on Rural Residential lands will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
12. All new development on Rural Residential lands should include provisions for

surface water runoff management and the collection and treatment of domestic wastewater in accordance with all provincial requirements and best management practices.

### **3.7 COMMERCIAL**

There is a limited Commercial area within the Ranchero neighbourhood, as shown on Schedule 'B'. The objectives and policies below are intended to guide the development of this area as a strong community focal point.

The area designated Commercial is intended to support a variety of "small scale" commercial, community and professional services in the Ranchero area. Small scale services are those which reflect the existing scale of commercial activities in Ranchero including, but not limited to, gas station, general store, restaurant, and repair shops. Existing commercial sites may require redevelopment to benefit the viability, form and character of the commercial area.

#### **OBJECTIVES**

1. Concentrate compatible uses within the Commercial designation.
2. Promote the provision of improved services (sanitary sewer, water and storm sewer) to parcels within the Commercial designation.
3. Provide controlled development of commercial uses in the Plan Area to support commercial development in the area that respects the area's individuality and characteristics.
4. Avoid conflicts between commercial uses and adjacent residential and agricultural uses.
5. Recommend that the type and scale of commercial development follows community preferences to better serve the needs of the local community.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

#### **POLICIES**

1. Lands designated Commercial are shown as "C" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of neighbourhood commercial uses and some accessory residential uses.
3. New commercial development shall only be located in Ranchero where adequate services and access are available, or in non-commercial areas through the use of Temporary Use Permits (Section 1.6.4).

4. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
5. Prior to supporting proposals for development, the applicant must prove that they will be hooking up to approved water and sewer systems. Applicants must also provide written confirmation from the operators of these systems that sufficient quantity and quality of potable water is available for the development that meets all provincial Drinking Water Protection Regulations.
6. All development on Commercial lands will be strongly encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
7. All new development on Commercial lands will be required to include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all provincial requirements and best management practices.

### 3.8 INDUSTRIAL

Industrial activities are provided for under the Industrial land use designation. The designation provides for limited industrial land uses.

The areas designated Industrial support a limited number of small scale light industries in the Ranchero area including an auto wrecker and saw mill. Future additional light and small scale industrial uses may be considered, but the Plan recognizes that any future heavy and medium industrial development will be directed to existing settlement areas, such as Salmon Arm, Enderby, and Armstrong/Spallumcheen, which are better able to function as service centers.

#### OBJECTIVES

1. Recognize existing light industrial uses in the Plan Area.
2. Provide for small scale, light industrial activities servicing the needs of local residents.
3. Minimize land use incompatibility and conflicts between industry and surrounding land uses.
4. Discourage industrial activities that are considered noxious, polluting, noisy or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.

5. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

## **POLICIES**

1. Lands within the Industrial designation are shown as "ID" on Schedule 'B'.
2. Zoning regulations shall provide for a mix of light or small scale industrial uses.
3. New industrial development shall only be located in areas designated as industrial or in non-industrial areas through the use of Temporary Use Permits (Section 1.6.4).
4. All industrial development must be in scale with and appropriate to the character of the rural community and must not adversely affect the natural environment.
5. Direct expanding light industry, future medium and heavy industrial development to the adjacent urban communities that have the necessary infrastructure and support services.
6. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
7. Consider small-scale light industrial development proposals that reflect the needs of the local community and provide local employment using the following criteria:
  - (a) impact on farm land;
  - (b) capability of accommodating on-site domestic water and sewage disposal;
  - (c) capability of the natural environment to support the proposed development;
  - (d) compatibility with adjacent land uses and designations, and the character of the existing area;
  - (e) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;
  - (f) proximity and access to the existing road network;
  - (g) mitigation of visual impacts where development is proposed on hillsides and other visually sensitive areas;
  - (h) provision of solid screening or other mitigation works from adjacent land uses and designations to lessen its impact (visual, loading, noise, odour, parking, impacts, etc.);
  - (i) exhibits an attractive and safe streetscape by providing for adequate off-street parking requirements, on-site landscaping, and appropriate signage, and;
  - (j) will be encouraged to include provisions for surface water runoff management

in accordance with all provincial requirements and best management practices.

8. All development on Industrial lands will be encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.

### **3.9 PUBLIC AND INSTITUTIONAL LANDS**

Lands that are designated as Public and Institutional Lands in this OCP include, but are not limited to: schools, community halls, churches, senior complexes and lands provided for health and emergency services.

#### **OBJECTIVES**

1. Recognize established public and institutional uses, community facilities and services.
2. Provide for additional public and institutional services to existing and future residents and ensure that they are appropriately located.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).

#### **POLICIES**

1. Lands designated as Public and Institutional are shown as "PI" on Schedule 'B'.
2. Partnerships among residents, landowners, business owners, and government agencies to improve Public and Institutional Lands are encouraged and supported by this Plan.
3. New Public and Institutional developments shall be encouraged.
4. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact review and assessment on the quantity and quality of water resources as specified in the CSRD Development Approval Information Bylaw. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must provide a written statement, through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify that there will be no significant negative impacts on other water supplies and properties.
5. All development on Public and Institutional lands will be encouraged to use best practice interface forest fire mitigation techniques for building and landscaping.
6. All new development on Public and Institutional lands should include provisions for surface water runoff management and the collection and treatment of domestic wastewater in accordance with all provincial requirements and best management practices.



## **SECTION 4 - THE NATURAL ENVIRONMENT**

The protection of environmentally sensitive areas is critically important to residents. Environmentally sensitive areas include land and water that are sensitive to natural and human interference.

In addition to the protection afforded through local government bylaws, the protection of environmentally sensitive features falls under the jurisdiction of federal and provincial agencies. Fisheries and Oceans Canada and the provincial Ministries of Environment and Natural Resource Operations are responsible for protecting fisheries and water resources through legislation.

### **4.1 ENVIRONMENTALLY SENSITIVE RESOURCES**

The Plan Area is split between the South Thompson Watershed and Okanagan Watershed. Water in the north-eastern portion of the plan area flows into the Shuswap River system, Shuswap Lake, and eventually the Fraser River. In the south-west, water flows from Deep Creek into the Okanagan watershed. Water resources in the Plan Area include the Deep Creek system, the Canoe Creek system and underground aquifers all of which are important for drainage and domestic consumption. The East slope of Mount Ida is a significant source of water.

Gardom Lake's surface and groundwater resources are particularly unique and important to the Plan Area, as residents rely on these resources for domestic water and agricultural irrigation. Gardom Lake is part of an enclosed drainage system with limited surface outflow and is unique in the Plan Area for both its environmental assets and its recreational opportunities. The enclosed nature of the drainage system makes this lake susceptible to potential negative impacts caused by contaminated runoff, septic infiltration and increased erosion. Best practice septic and storm water management is essential to ensure that runoff and infiltration do not impact the environmental integrity as well as the recreational appeal of this lake.

Other small lakes and ponds in the Plan Area are also recognized as environmental assets and protected accordingly.

#### **GOAL**

To protect the sustainability of groundwater, and surface water supplies.

#### **OBJECTIVES**

1. Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.
2. Conserve and enhance the quality and quantity of freshwater sources for all agricultural and domestic uses.

3. Plan development in a manner that minimizes impact on surface water and groundwater sources.
4. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
5. The CSRD, in consultation with Transport Canada, will investigate designating Gardom Lake as an "electric motor and self-propelled only" lake.

## **POLICIES**

1. In consultation with current land owners the CSRD will use the environmental guidelines contained in the Ministry of Environment document, "Develop with Care: Guidelines for Urban and Rural Land Development in British Columbia" (March 2006), to identify lands and waters that deserve to be recognized as environmentally sensitive resources (see section 7 of this Plan).
2. All watercourses as defined in the Riparian Areas Regulation (RAR) and the *Fisheries Act* are designated as Development Permit Areas and will be protected in accordance with the Federal *Fisheries Act* and the provincial *Fish Protection Act* requirements.
3. The CSRD shall not support development on potential environmentally sensitive resource lands unless a proper environmental study has been undertaken which proves the proposed development will not adversely affect these areas. The Development Approval Information Bylaw gives the CSRD the authority to require an applicant to provide information on the impact of the activity or development that is subject to the application.
4. The CSRD recommends that the Approving Officer require subdivisions to be designed to maintain the hydrologic regime of streams and wetlands while providing sufficient drainage in a manner which does not interfere with groundwater recharge, destabilize the ground or allow the intrusion of sediment into natural watercourses, streams, lakes, and wetlands.
5. Prior to supporting any OCP redesignation or rezoning that will increase water use on a property, the CSRD may require a hydro-geological impact assessment on the quantity and quality of water resources. A qualified professional engineer or geoscientist with proven knowledge and experience in groundwater management must certify, provide a written statement through a hydro-geological impact assessment, verifying the long term reliability of the water supply for the proposed development. The assessment must also verify there will be no significant negative impacts on other water supplies and properties.
6. The CSRD shall not positively consider development proposals in an area serviced by an existing or proposed water utility, unless written confirmation is provided from the water utility supplying the potential development ensuring it will provide sufficient quantity and quality of potable water for the development with no significant impacts on other water supplies and properties.

7. The CSRD shall not approve any OCP redesignation, rezoning or development permit, near potential environmentally sensitive resources unless a suitable storm water management plan is presented to the CSRD ensuring that storm water drainage from development does not increase the peak flow run-off into adjacent areas nor disrupt natural drainage patterns.
8. The CSRD will catalogue Environmental Sensitive Areas (ESAs) as they become identified through the development approval information process.
9. The CSRD will begin a public education program about water conservation, watershed protection and proper septic system care for the plan area.
10. In recognition of the environmental significance of Gardom Lake, the CSRD will work with residents around the lake, Interior Health and the Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible. The CSRD will also raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure.

#### **4.2 PROTECTION OF WILDLIFE, AQUATIC LIFE AND NATIVE PLANTS**

A number of species at risk can be found in the Plan Area including the Western Painted Turtle, Great Blue Heron, the Flammulated Owl and freshwater molluscs that have been identified in and adjacent to Gardom Lake. The aquatic species at risk that occur in Gardom Lake highlight the sensitivity of this lake and other small lakes.

Historically Gardom Lake has been rich in wildlife, with a wide variety of species observed in the water, on its surface and along its shoreline. This diversity of wildlife, however, has been compromised in recent years with the introduction of several introduced species of aquatic life, including perch and small-mouth bass, and Yellow flag (yellow iris) along its shorelines. The Plan Area also is endowed with an abundance of rare flora.

Additional significant areas have been identified in the Area 'D' Parks Plan which could result in small community parks that are oriented towards greenbelt, wildlife corridors or environmental protection. This is explained in more detail in Section 6.1.

##### **GOAL**

To conserve and protect native wildlife, aquatic habitat and plants in the Plan Area.

##### **OBJECTIVES**

1. Support the establishment of wildlife and waterfowl reserves and wildlife corridors.
2. Support the identification and designation of significant native flora and fauna areas.

3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
4. The CSRD supports the identification and designation of areas that protect native flora and fauna in perpetuity. In particular, the CSRD supports initiatives associated with the following areas: provincially protected areas & parks, ecological reserves, fisheries reserves and hatcheries, wildlife refuges, waterfowl habitat, nature trusts, conservation covenants and CSRD parkland.
5. The Plan supports and encourages the restoration and enhancement of streams, lakes and wetlands and their riparian corridors wherever possible by community groups, corporate bodies or land owners.
6. The Plan supports and encourages the identification, retention and enhancement of wildlife corridors.
7. The Plan supports the efforts of provincial and federal levels of governments to deal with the issue of introduced aquatic species in Gardom Lake.

#### **POLICIES**

1. Habitat protection along rivers, streams, and wetland areas is strongly supported and may be complemented with CSRD parkland initiatives.
2. The CSRD will engage in a public awareness program about minimizing runoff to water bodies and streams from fertilizers, pesticides, pet waste and other contaminants.

#### **4.3 NATURAL HAZARD AREAS**

Natural hazard areas are sources of potentially dangerous chance events. Examples of natural hazards are: fires, floods, mass movement of land, landslides and earthquakes.

Due to the vast forested areas in Ranchero/Deep Creek, there exists the potential for interface forest fires. It is important that best practice interface fire protection building and landscaping techniques be strongly encouraged to mitigate the potential for loss of life, property and the environment as a result of forest fires.

Flood potential on lands adjoining watercourses, lakes, creeks and wetlands is also a reality for lands in the Plan area.

Steep areas are more susceptible to mass movements of land, such as rock falls and landslides. The diversion of water and the removal of vegetation may destabilize slopes or adjacent slopes and consequently result in failure. The threat of landslides is a concern where development may occur near or below potentially unstable slopes. Landslides can also be triggered by inappropriate details of construction and location.

Significant seismic activity is a remote possibility within the Plan Area. The majority of the CSRD is classified as a Zone 1 area according to the provincial Seismic Zoning Map.

This indicates that the area is at low risk for seismic activity.

Other areas, locations and conditions may exist but have so far not been identified. Mapping of hazardous areas will be developed and continued to be refined as mapping data and other information becomes available.

#### **GOAL**

To reduce the potential for loss of property and personal injury.

#### **OBJECTIVES**

1. Protect existing and new development from potentially hazardous conditions.
2. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

#### **POLICIES**

1. All areas with slopes in excess of 30% within the Plan Area shall be considered as potentially hazardous areas until detailed terrain hazard assessments (site specific or general mapping) have been undertaken.
2. The CSRD shall not support any rezoning or issuance of a Temporary Use Permit in the Plan Area on or near potentially hazardous areas unless the applicant provides evidence that measures can and will be taken to remediate the hazard, or render the development capable of withstanding the effects of the hazard and to protect adjacent properties from possible impacts.
3. For rezoning and Temporary Use Permit applications which apply to lands on or near potentially hazardous areas, the CSRD will require that a geotechnical report be prepared and a covenant be registered under Section 219 of the Land Title Act where a geotechnical report indicates that the land may only be used safely subject to the conditions contained in the report.
4. Strongly encourage best practice interface forest fire mitigation techniques for development to protect life, property and the environment.
5. Provide education on fire safety through a Coordinated Public Fire Safety Program.



#### 4.4 CLIMATE CHANGE

Scientific consensus has confirmed that increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be profound, and are already evident. Regionally, the potential impacts and vulnerabilities are less well documented, however they are a growing concern.

As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the CSRD is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all OCPs to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets (LGA s. 877(3)). Key provincial initiatives include: Bill 44 (2007) Greenhouse Gas Reduction Targets Act, BC Climate Action Plan, BC Energy Plan, Bill 10 (2008) Housing Statutes Amendment Act, Bill 27 (2008) Local Government (Green Communities) Statutes Amendment Act, Community Action on Energy and Emissions (CAEE), Pacific Carbon Trust, and the Landfill Gas Management Regulation (2008).

##### Approaches to Setting Targets

In 2007, the BC Ministry of Environment launched a GHG reporting system called the Community Energy and Emissions Inventory (CEEI) to provide emissions inventories for municipalities and regional districts in BC. These reports capture annual community-wide energy consumption and GHG emissions estimates for three key sectors: on-road transportation, buildings, and solid waste. The inventories exclude emissions sources such as woodstoves, gas and diesel generators, boats, and propane. Estimates of GHG emissions caused by deforestation as a result of land use changes (settlement and agriculture) are available at the regional district level only.

For the unincorporated areas in the CSRD, the 2007 GHG Emissions Sources are as follows:

61% On-road Transportation  
29.5% Buildings  
9.5% Solid Waste

While no CEEI data has been collected specifically for the Plan Area a study has been conducted to determine total GHG emission for Electoral Area 'D.' The table below provides a profile of Electoral Area 'D' and the estimated emissions for 2007.

Table 4.1

|   |       |   |       |
|---|-------|---|-------|
| <b>Population: 3,899</b>                                    |       | <b>Projected annual growth: 1.5%</b>                          |       |
| <b>GHG emissions (total): 26,100 tonnes CO<sub>2</sub>e</b> |       | <b>GHG emissions (per capita): 6.7 tonnes CO<sub>2</sub>e</b> |       |
| <b>Dwellings</b>  |       | <b>Transportation</b>   |       |
| Number of Dwellings   | 1,631 | Number of Registered Passenger Vehicles                       | 2,196 |
| % of Single Family  | 84%   | % Small Passenger Vehicles                                    | 25%   |
| % of Multi-family   | 4%    | % Large Passenger Vehicles                                    | 17%   |
| Age distribution (% > 30yrs old)                            | 56%   | % Light Trucks, Vans, SUVs                                    | 58%   |

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

A "business-as-usual" (BAU) forecast was developed for each Electoral Area to 2050. The forecasts are driven by population growth (as outlined in Table 4.1 above), but consider efficiency improvements expected as a result of senior government policy, which will occur regardless of action taken by the Regional District. Overall GHG emissions are *projected to increase* in Area 'D' by approximately 6% by 2030 under a BAU scenario.

Table 4.2. Estimated Business as Usual (BAU) energy and GHG forecast, 2030

| BAU 2030     | ENERGY [GJ]    | GHGs [tonnes CO <sub>2</sub> e] |
|--------------|----------------|---------------------------------|
| Buildings    | 372,500        | 8,800                           |
| Vehicles     | 227,600        | 15,100                          |
| Solid Waste  | -              | 3,500                           |
| <b>TOTAL</b> | <b>600,100</b> | <b>27,400</b>                   |
| PER CAPITA   |                | 4.9                             |

Source: CSRD Community Greenhouse Gas Emissions Strategy, 2010

The challenge in rural areas is the availability of indicator data and the varying degrees of accuracy of the data in each sector. Electricity consumption for a defined area can be obtained from BC Hydro and it is very accurate, whereas "vehicle kilometres travelled: (VKT) data is difficult to estimate. While there is no specific CEEI data for the Plan Area, the above baseline data is still helpful in understanding the current situation for Area 'D'.

## Objectives

1. Understand the likely impacts and vulnerabilities of regional climate change within the plan area.
2. Strive to reduce greenhouse gas emissions measurably within the plan area.
3. Consider the impacts of climate change and greenhouse gas emissions in all land use decision-making.

## Policies

1. Targets: Adopt a 10% reduction in GHG emissions by 2020 from 2007 levels and a 20% reduction in GHG emissions by 2030 from 2007 levels. If these targets are met it would signify a 25% per capita reduction by 2020 and a 45% per capita reduction by 2030.
2. In consultation with other jurisdictions within the watersheds of the Plan Area, undertake to:
  - Identify the potential impacts, risks and vulnerabilities regionally,
  - Identify and prioritize adaptive measures, and
  - Inventory and establish a monitoring process for GHG emissions.
3. Facilitate information exchange among local residents and conservation programs including:
  - Energy Efficient Building Strategy: More Action, Less Energy,
  - LiveSmart BC Program,
  - BC Hydro's Power Smart Program,
  - BC Hydro's Energy Saving Kits,
  - BC Hydro's Guides and Tips – Green Your Home,
  - EnerGuide Rating System (energy rating of 80 or higher for new homes),
  - Passive solar design, and
  - BC Living Water Smart.
4. Strive to encourage more compact and complete communities.
5. Encourage and support non-vehicular walkways and trails and alternative modes of transportation that are accessible and convenient, to help reduce vehicle dependency.
6. Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs.
7. Encourage reductions in building-related emissions for all new buildings and the retrofit of existing buildings.
8. Encourage the protection and restoration of natural areas and forest ecosystems.
9. Promote and support the expansion of local agriculture and food production, processing, and distribution.

10. Encourage businesses and employment that help to address GHG reduction.
11. Encourage local renewable energy generation, e.g., solar hot water technology.
12. Encourage employment opportunities that support GHG reduction, e.g., conducting energy audits for buildings, commercial composting operations.
13. Encourage and support sustainable infrastructure and use of resources, including water conservation and energy production.
14. Encourage the development of alternative transportation options such as walking and cycling within the Plan Area, and car sharing and shuttle bus services for commuters to other communities.
15. Encourage efficient vehicles and driving habits through education (e.g. anti-idling campaigns, web material).
16. Provide more opportunities for home-based business and industry to decrease dependence on automobiles in appropriate zones.
17. Support local food security through large and small scale agriculture, local food processing and local food consumption in appropriate zones.
18. Promote conservation of sensitive ecosystems and forested land—especially unfragmented areas.
19. Support the policies in the Solid Waste Management Plan to fulfill the vision that all economic activities in the CSRD will be consistent with a "Zero Waste" community.

## SECTION 5 – NATURAL RESOURCE MANAGEMENT

### 5.1 AGRICULTURE

Existing productive farming areas and most of the undeveloped lands, with some agricultural capability within Ranchero/Deep Creek plan area, are designated Agriculture. Lands within the Agricultural Land Reserve (ALR), shown on Schedule 'C', are subject to the *Agricultural Land Commission Act*. The mandate of the provincial Agricultural Land Commission (ALC) is to preserve agricultural land and encourage farming. Non-agricultural development, including subdivision or non-farm use of these lands is not permitted without ALC approval. Therefore, lands designated in the ALR should be retained for agricultural purposes.

While regulations governing the ALR largely ensure that the land base is protected, problems may still develop at the interface between urbanizing areas and agricultural communities. *The Farm Practices Protection (Right to Farm) Act* ensures that bona fide agricultural operations, operating under normal farm practices, cannot be limited through zoning bylaws. This OCP supports agriculture and provides for buffer lands (designated Rural Holdings and Medium Holdings) to enhance land use compatibility in the Plan Area.

#### GOAL

To protect agricultural land both within and outside the ALR for agricultural based activities.

#### OBJECTIVES

1. Protect the agricultural land resources of the Plan Area for present and future food production and other agricultural purposes.
2. Recognize and protect the needs and activities of agricultural operations when considering development on adjacent lands.
3. Support farming practices that protect soil and water resources.
4. Encourage protection of the quantity and quality of the water supply, seek to improve water availability for irrigation purposes, and encourage the use of current best practices with respect to irrigation.
5. Encourage non-agricultural development away from agricultural lands.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
7. Encourage farmers in the Plan Area to follow the measures described in the British Columbia Farm Practices Guidelines as outlined by the Ministry of Agriculture.



## **POLICIES**

1. This Plan supports the Agricultural Land Commission's mandate of preserving and encouraging the development of lands for agricultural purposes.
2. The CSRD encourages the retention of large land holdings within the Plan Area, including the ALR, to maintain future opportunities for farm use.
3. The CSRD discourages encroachment and fragmentation of farmland by non-farm related uses.
4. The location and construction of new roads, trails, utility or communication rights-of-way should be sited to avoid Agricultural lands wherever possible. Where unavoidable, these rights-of-way should be sited in a manner that will cause minimal impact on agricultural operations. Alignments should be established in consultation with affected landowners and the ALC.
5. Encourage adjacent property owners to cooperate in the establishment of fencing or buffers.
6. In the case of new developments adjacent to Agriculture lands, the CSRD strongly encourages the provision of adequate vegetative buffers to protect agricultural values and prevent encroachment.

## **5.2 FORESTRY**

Forestry is a prominent land use in the Plan Area. Although most of the forest land within the Plan Area is Crown Land, there are also large areas of private holdings some of which may be regulated by the *Private Managed Forest Land Act*. Most of these lands are concentrated on Mount Ida and south and east of Gardom Lake. Existing forests are in various stages of maturity.

This Plan supports the protection of forestlands for timber production and value-added silviculture activities. Where objectives in this section relate to matters beyond the jurisdiction of the CSRD, these policies guide the Board in making recommendations to senior levels of government and private forest landowners in decisions for the management of forest lands.

### **GOAL**

To support environmentally sensitive and sustainable practices on forest lands.

### **OBJECTIVES**

1. Maintain the forested land base by supporting sustainable timber production and associated forestry management practices.

2. Protect environmentally sensitive areas, watersheds and water courses to prevent erosion, protect wildlife habitat, riparian areas and sources of water for domestic and agriculture uses.
3. Support appropriate and responsible recreational and educational uses.
4. Strongly encourage best practice interface forest fire mitigation techniques for development to protect life, property and the environment and limit access to the forests during times of extreme wildfire potential.
5. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
6. Appropriate provincial agencies are encouraged to:
  - (a) ensure the quantity and quality of fresh water within the drainage system of watercourses, streams, lakes and wetlands is not compromised;
  - (b) maintain the aesthetic appeal and visual integrity of the Plan Area;
  - (c) prevent disturbance of areas of unique vegetation or wildlife;
  - (d) use methods that do not increase, or contribute to, soil erosion or slope instability;
  - (e) use silviculture methods that promote healthy forests;
  - (f) use best practice interface forest fire mitigation techniques and minimize fire hazards;
  - (g) ensure reforestation in a timely manner; and
  - (h) promote and develop slash treatments that mitigate greenhouse gas emissions.
7. The CSRD will encourage provincial leadership towards ensuring environmentally sound forestry practices.
8. Provincial and federal governments are encouraged to protect environmentally sensitive areas.
9. Appropriate provincial agencies shall be encouraged to ensure the viability of responsible outdoor recreation in the woodlands.

### **5.3 MINERAL & GRAVEL RESOURCES**

The CSRD has only limited influence on the management of mineral and aggregate resource extraction, as decisions related to such uses are generally beyond the jurisdiction of the Regional Board. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process, as part of the referral process.

The aggregate resource potential for the Plan Area is shown on Schedule 'D', which is intended to provide estimates of broad, regional aggregate distribution. Areas are ranked for their potential to host natural aggregate deposits (mainly gravel).

## GOAL

1. Minimize conflicts between extraction activities and adjacent lands, watersheds and riparian areas.
2. Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in public consultation when issuing, amending, or reviewing mining licences.
3. Encourage the Ministry of Energy, Mines and Petroleum Resources to engage in meaningful dialogue with the CSRD regarding mining licences.

## OBJECTIVES

1. Support good conservation practices during mining operations so as not to jeopardize the long-term renewable resource potential of the area.
2. Encourage site rehabilitation and reclamation of damaged landscapes for subsequent productive use and environmental protection.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).
4. When considering development in an area underlain by mineral resources, the feasibility of removing the resource should be adequately considered by the Province and the CSRD.
5. Prior to issuing a permit for a mining operation, the Province is encouraged to refer the application to the CSRD and the public and provide adequate consideration to:
  - (a) possible impacts on neighbouring residential and rural parcels and the natural environment; and,
  - (b) the potential impacts of resource removal on the quantity and quality of surface and groundwater at the local and watershed scale.
6. The CSRD recommends that environmentally sound reclamation and conservation practices be undertaken at all mineral and aggregate resource extraction operations to protect long-term resource potential in the Plan Area. Specifically, where a mine or related activities may cause significant disturbance to the surface of the land, the Province shall be encouraged to require that a performance bond be posted to ensure the proper reclamation of the damaged landscape under all relevant legislation.
7. Sand and gravel extraction should be undertaken in accordance with the best management practices of the Ministry of Energy, Mines and Petroleum Resources.

## SECTION 6 – COMMUNITY RESOURCES

### 6.1 PARKS AND PROTECTED AREAS

The CSRD currently has only a few small undeveloped community parks dispersed throughout the rural residential areas in the Plan Area which are designated on Schedule 'B' as "PK". These parks were established as part of the requirements of property subdivision pursuant to Section 941 of the *Local Government Act*. Future parks obtained through subdivision or by other means are permitted in any land use designation without amendment to this OCP. A park acquisition reserve fund is also supported when cash-in-lieu of park dedication is chosen. The 13 park sites in the plan area, including present and proposed, are identified on Schedule 'B'. Proposed parks are identified as "PKP."

Through the development of an Electoral Area 'D' Parks Plan and through the Parks Advisory Commission, residents have had the opportunity to identify additional park land that should be developed for the:

- (a) identification and protection of known streams, wetlands, natural areas; and wildlife corridors;
- (b) provision of access to lakes and streams for recreation purposes;
- (c) provision of linear walking trails and greenway alternatives beside roadways;
- (d) protection of historical features, and;
- (e) pursuit of outdoor recreational and leisure activities.

A more detailed description of the Park Classification System and Implementation Strategy is found in Schedule 'F.' This Official Community Plan seeks to implement the Parks Plan, and therefore the relevant excerpts in Schedule F have been updated and modified slightly for consistency with this plan and statutory requirements.

#### GOAL

To ensure suitable land is available to meet the active and passive recreational needs of the resident population and visitors to the area, as well as to protect significant natural and historical features of the area.

#### OBJECTIVES

1. Support the Electoral Area 'D' Parks Plan as it pertains to the Plan Area, including the Park Classification System and Implementation Strategy (Schedule 'F').
2. Ensure that parks and recreational uses form an integral part of the community infrastructure.
3. Support public open space opportunities on provincial, federal, CSRD and private lands.
4. Establish and improve public access to lakes and linear recreational connections along creeks and river corridors in appropriate non-environmentally sensitive locations.

5. Improve paths and walkway alternatives which link roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.
6. Encourage the availability of the area's Crown lands for recreational enjoyment and education.
7. Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be funded through donations and tax appropriations. The public will also be informed that conservation covenants, nature trusts and pathway statutory right of ways and easements can be established on private land.
8. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

#### **POLICIES**

1. Lands within the Parks and Protected Areas designation are shown as "PK" on Schedule 'B'. Note that both existing and proposed park sites have been identified. For a complete list of existing and proposed sites refer to Schedule 'F'.
2. For the purposes of Section 941(2) of the *Local Government Act*, the entirety of the Electoral Area covered by this OCP is designated as having future park potential. Schedule 'F' of this Plan generally determines the provision of parkland within the Plan Area. In addition, the CSRD will consider the following policies, designations, locational attributes and type of parks when determining a potential park land dedication, or the Board's decision to require cash-in-lieu, under Section 941 of the *Local Government Act*:
  - Close proximity to settlement areas, other parks & trails, and bodies of water;
  - Safe distance from environmental hazard areas;
  - Average slope should be 20% or less;
  - Adequate accessibility:
    - (a) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;
    - (b) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;
  - Cultural or natural features of significance, including beaches, waterfalls, wetlands/marshes, viewsapes and heritage sites;
  - Potential for additional dedication of park land from subdivision applications of surrounding parcels;
  - Potential for recreation (active park), conservation (passive park) or enhancement of public access; and,
  - Compatibility with the strategic directions and sites identified in Schedule 'F' and the remaining policies of this section.



3. The CSRD shall endeavour to obtain parkland for community recreation, nature preservation, linear connections, or other parkland uses including the monitoring of alienation of Crown land and subdivisions to meet these objectives.
4. The CSRD shall encourage the Province and forest companies to protect the natural woodlands and landscape features of the area and provide opportunities for controlled use of industrial logging roads during non-operation periods for outdoor recreation.
5. The CSRD shall encourage and support volunteer assistance in the development and management of community parks, stream keeper projects and trails.
6. Through the implementation of the OCP and the Area 'D' Parks Plan, the CSRD will strive to achieve the above objectives providing a better parkland and open space service, including trails, protected areas, access to lakes and streams, and developed recreational areas.
7. Consult with the public, Parks Advisory Commission, volunteer groups, service organizations and other local governments including the City of Salmon Arm, the North Okanagan Regional District and the District Municipality of Spallumcheen for inter-municipal park and open space initiatives.
8. CSRD parks will be managed in a manner respectful of First Nation's cultural heritage resources.

## **6.2 COMMUNITY FACILITIES**

Community and institutional facilities in the Plan Area include the Ranchero/Deep Creek Fire Hall, Mennonite Church and School, the Farmers' Institute locations on Deep Creek and Mallory Roads, Anchor Academy, and the Oakside Assisted Living Facility.

The Ranchero/Deep Creek Fire Department provides community fire protection to the Plan Area and to the adjacent Grandview Bench area of the North Okanagan Regional District (RDNO) Electoral Area 'F' through a cross boundary agreement. The CSRD and the Ranchero/Deep Creek Fire Department participate in Mutual Aid agreements with both RDNO Electoral Area 'F' and District Municipality of Spallumcheen.

There are community and institutional facilities found throughout the Plan Area but no new facilities proposed at this time. Higher density uses shall be encouraged to locate where appropriate in the Plan Area or in adjacent municipalities.

### **GOAL**

Encourage the continuance of sufficient community facilities to service the present and future needs of residents.

### **OBJECTIVES**

1. Encourage community use and support of community facilities.

2. Encourage the establishment of future community facilities to locate in appropriate areas.
3. Recognize the existing emergency services provided within the Plan Area.
4. Encourage improved coordination for providing emergency services for existing and future residents.
5. Support the strategic location of fire halls and future ambulance stations to serve the growing needs within the Plan Area.
6. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

## **POLICIES**

1. The CSRD shall encourage new proposals for private institutional facilities in appropriate locations in the Plan Area.
2. The Plan recognizes the location of the existing fire hall and fully supports the valuable volunteer fire fighting and emergency services provided by the Ranchero/Deep Creek Volunteer Fire Department and the assistance provided through mutual aid agreements by RDNO's Electoral Area 'F' and the District Municipality of Spallumcheen Fire services.
3. The CSRD will continue to support coordination between volunteer fire departments to ensure that adequate fire fighting services are able to accommodate future development within the Plan Area and to improve fire protection service to rural areas and encourage interface fire mitigation techniques in all building and landscaping.
4. The Plan recognizes and fully supports the valuable volunteer emergency services provided by the Ranchero/Deep Creek First Responders.
5. The Plan encourages the CSRD to continue to fund the Shuswap Emergency Program (SEP) to provide for the training of volunteers and to participate in the development of emergency evacuation plans, disaster preparedness plans, in coordination with the appropriate federal and provincial government agencies.

## **6.3 COMMUNITY WATER AND SEWER SYSTEMS**

There are eight registered water utilities in the Plan Area and there may be other systems that are not registered with Interior Health. These systems rely primarily on ground water (aquifers) for their supply and are located in the Shaw Road/Ranchero area.

The Plan Area relies heavily on aquifer and surface water resources. The quantity of

water available from these sources is undefined and the long-term viability of both quality and quantity is not fully understood. Precautions need to be taken to protect these water resources.

At this time there are no major water or sewer systems anticipated for the Plan Area. However, as development occurs, the need for such community systems will become more important. The CSRD will consider acquiring only those community water and sewer systems that have at least 50 connections or serve at least 50 parcels and are expected to be financially viable to own and operate. Shaw Road, Ranchero and Gardom Lake may be areas in the future that will require these services. Such a proposal would require community consultation prior to proceeding.

### **GOAL**

Ensure adequate water and sewer services are provided while protecting water resources and existing users prior to new development being approved. Encourage proper functioning and maintenance of existing sewer systems through education and facilitation of disposal of septic sludge.

### **OBJECTIVES**

1. Registration of private/public water and sewer utilities.
2. Local water purveyors will be encouraged to work with Interior Health, the Ministry of Environment and the CSRD to ensure water quantity and quality is sufficient and can be sustained for future development options.
3. Future publicly funded community sewer services are to be first proposed for those areas with environmental or public health concerns.
4. Development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

### **POLICIES**

1. CSRD to take on a greater role in water quality preservation and sewage system regulation including:
  - (a) investigation of a comprehensive study (Liquid Waste Management Plan) to identify areas at risk and problems and solutions within the life of this plan;
  - (b) supporting environmentally safe and practical use of on-site sewage systems for the life of the system and supporting provincial regulations and setbacks for on-site septic fields;
  - (c) supporting the provision of economical and legal facilities for disposal of septic tank sludge;
  - (d) supporting a public education program to help property owners understand and maintain their on-site septic systems;
  - (e) investigating an inventory and monitoring program for existing on-site septic systems in cooperation with Interior Health.

2. Developers and water utilities must, in consultation with Interior Health and MoE, ensure there is adequate quantity and quality of water available for any future development.
3. This Plan strongly recommends that all future subdivisions where proposed lots are smaller than one hectare be serviced with community water and sewer systems.
4. This Plan supports development of community sewer systems within the Plan Area for those areas with identified environmental or public health needs.
5. Future community infrastructure should be located where it will pose no significant negative impact on the environment.

## **6.4 TRANSPORTATION**

Highway 97B and Deep Creek Road, shown on Schedule 'E', are the main vehicular routes in the Plan Area. Highway 97B enters the Plan Area at the City of Salmon Arm boundary at the north and travels south, turning east where it enters the North Okanagan Regional District (RDNO) east of Gardom Lake. Highway 97B is a controlled access highway and provides an important connection for vehicles between Shuswap and Okanagan communities. The intersection of Highway 97B and Hudson Road provides access to the Ranchero neighbourhood and commercial development along Mellor Frontage Road. No major new roads are anticipated at this time but the CSRD will work closely with MoTI in any future road development planning.

Deep Creek Road begins at the intersection with Highway 97B across from the Ranchero/Deep Creek Fire Hall, heads west then turns south and follows the Deep Creek watercourse. Deep Creek Road is mainly a north/south corridor. Gardom Lake and Mallory Road neighbourhoods can be accessed from Deep Creek Road or from Gardom Lake Road which intersects Highway 97B at the RDNO boundary.

### **GOAL**

To promote safe and efficient motor vehicle, agricultural, bicycle, pedestrian and equestrian transportation throughout the Plan Area.

### **OBJECTIVES**

1. To plan for the provision of a road network capable of safely servicing existing and future development.
2. To acquire land and encourage greenways and alternatives to motor vehicles including park dedication further to LGA s.941, such as cycling, walking and horse trails when considering rezoning or subdivision, along road ways.
3. Support development that is compatible with the Community Values (Section 1.4) and Development Guideline Criteria Statements (Section 3.1).

## **POLICIES**

1. Traffic impact studies must be undertaken for major development proposals in order to:
  - (a) ensure safety and mobility are maintained through access management;
  - (b) minimize disruption to farming operations;
  - (c) ensure that projected traffic volumes do not reduce the present levels of existing roadway services including: bicycle allowances, water, sewage collection and disposal, drainage and other utilities, and negative effects are mitigated; and
  - (d) ensure that existing and future roads and alignments are designed with due consideration for the protection of fish and wildlife habitat and other environmentally sensitive areas.
2. Roads should be designed for safety and enhanced to accommodate use by pedestrians, cyclists and horses. It is encouraged that additional lanes, alternative trails or pathways are developed to accommodate non-motorized traffic in a safe manner.
3. Inform property owners and residents about Ministry of Transportation and Infrastructure Access Permit requirements for developments on all land use designations.
4. Encourage buffering consistent with the provincial Agricultural Land Commission and the Ministry of Agriculture and Land specifications and accommodate the movement of agricultural machinery.
5. Work with the Ministry of Transportation and Infrastructure to discuss a Road Network Plan that is current, defines access management agreements where applicable, and coordinates mapping with the CSRD.

## **6.5 PUBLIC TRANSPORTATION**

### **GOAL**

To support the development of enhanced local area public transit.

### **OBJECTIVES**

1. Support the development of public transportation opportunities for residents of Ranchero/Deep Creek.
2. Direct development to be compatible with the Community Values (Section 1.4) and Development Criteria (Section 3.1).



## **POLICIES**

1. The CSRD shall encourage the development of alternative transportation opportunities such as mini-bus services and facilitating car-pooling and car-sharing.
2. In consultation with BC Transit and the City of Salmon Arm, the CSRD will investigate further development of the Shuswap Transit System to better meet the needs of Ranchero/Deep Creek residents.
3. The CSRD shall investigate the development of improved mini-bus services for the handicapped and elderly if ridership warrants it.

### **6.6 SOLID WASTE MANAGEMENT**

There are currently no solid waste facilities or plans for any such facilities in the Plan Area. The CSRD, however, adopted a new Solid Waste Management Plan in 2009. Some of the highlights of the plan include:

- Vision: All economic activities in the CSRD will be consistent with a "Zero Waste" community.
- The CSRD will emphasize and encourage the 6R hierarchy (Rethink, Reduce, Reuse, Recycle, Recover, Manage Residuals), and continually strive towards a higher "R" in waste management practice.
- The CSRD will continue to finance the cost of residual waste disposal through a region-wide user pay system to encourage an equitable and sustainable approach to managing residuals.
- The CSRD will perform a carbon footprint assessment on all existing solid waste management programs as a benchmark to assess new program delivery.
- The CSRD will explore offset methods to achieve a carbon-neutral waste management system.
- The CSRD will review landfill gas recovery systems at all landfills to determine the feasibility of constructing such facilities to reduce fugitive methane.
- Where feasible, the CSRD will mitigate greenhouse gas emissions at all regional landfills and identify the resulting carbon credits.
- The CSRD will work with member municipalities to develop curbside collection programs to reduce residential transportation costs for disposal and recycling, provide a higher diversion rate, and reduce greenhouse gas emissions by reducing the total amount of traffic driving to transfer stations, landfills, and recycle depots.
- An Extended Producer Responsibility approach will shift end-of-life material management responsibilities from the general taxpayer to the manufacturers and consumers (Product Stewards) who produce and use the goods, encouraging them to consider environmental impacts when designing their products.

## **POLICIES**

1. Support implementation of the policies in CSRD's amended Solid Waste Management Plan.
2. Encourage, through education, efficient and environmentally responsible solid waste disposal, especially reduction of waste, reuse of materials, recycling and backyard composting.

## SECTION 7- RIPARIAN AREAS REGULATION (RAR) DEVELOPMENT PERMIT AREA

### PURPOSE

The Riparian Areas Regulation Development Permit Area (RAR DPA) is designated under the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity.

### AREA

The RAR DPA is comprised of Riparian assessment areas for fish habitat, which include all watercourses and adjacent lands shown on provincial TRIM map series at 1:20,000, as well as unmapped watercourses.

As illustrated in Figure 7.1, the area comprises land:

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

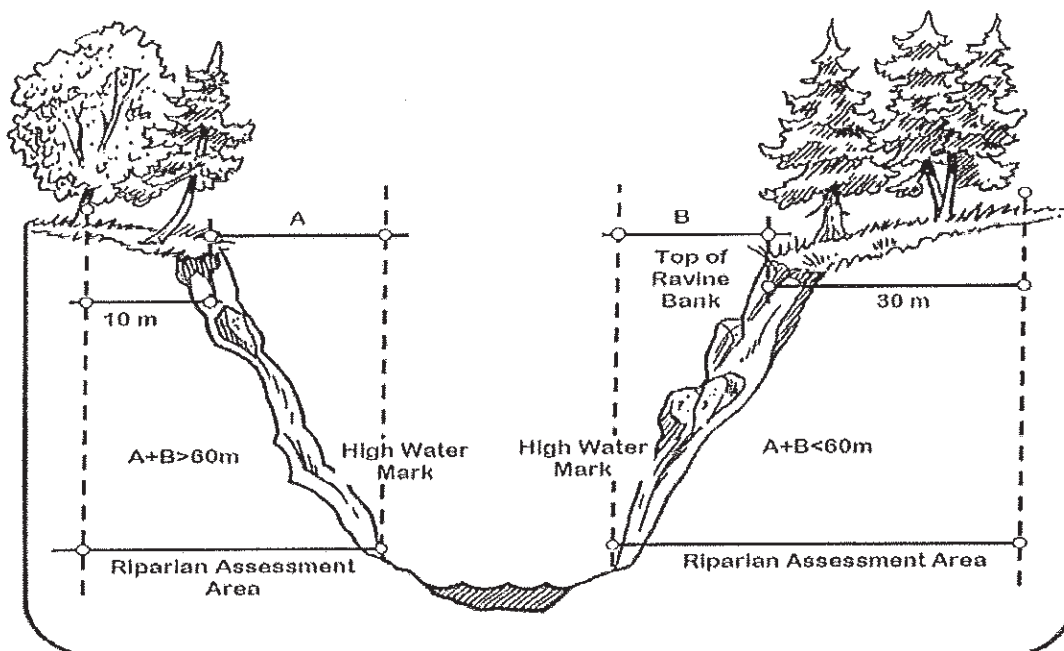


Figure 7.1

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

The CSRD shall consider creating a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.

#### JUSTIFICATION

The primary objective of the RAR DPA 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 (spawning, nursery, rearing, food supply and migration). Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

#### GUIDELINES

A Development Permit must be obtained from the CSRD for any development on land or subdivision identified as a riparian assessment area within the RAR DPA except where exempted. 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:

- Removal, alteration, disruption or destruction of vegetation within 30m (98.4 feet) of a watercourse.
- Disturbance of soils, within 30m (98.4 feet) of a watercourse;
- Construction or erection of buildings and structures within 30m (98.4 feet) of a watercourse;
- Creation of nonstructural impervious or semi-impervious surfaces within 30m (98.4 feet) of a watercourse.
- Flood protection works within 30m (98.4 feet) of a watercourse;
- Construction of roads, trails, docks, wharves and bridges within 30m (98.4 feet) of a watercourse;
- Provision and maintenance of sewer and water services within 30m (98.4 feet) of a watercourse;
- Development of drainage systems within 30m (98.4 feet) of a watercourse;
- Development of utility corridors within 30m (98.4 feet) of a watercourse; and
- Subdivision as defined in the Land Title Act, and including the division of land into two or more parcels any part of which is within 30m (98.4 feet) of a watercourse.

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

- Assessment by a Qualified Environmental Professional (QEP) in accordance with the Riparian Areas Regulation established by the provincial and federal governments; and
- 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;

Exemptions: The RAR DPA does not apply to the following:

- Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
- Farming activities;
- Institutional development containing no residential, commercial or industrial aspect;
- 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 RAR DPA be required;
- An area where the applicant can demonstrate that the conditions of the RAR DPA 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;
- A letter is provided by a QEP confirming that there is no visible channel or a water course to be identified;
- Mining activities, hydroelectric facilities and forestry (logging) activities; and
- Land classified as Private Managed Forest Land



## **SECTION 8 - IMPLEMENTATION**

### **8.1 IMPLEMENTATION STRATEGY**

The Ranchero/Deep Creek Official Community Plan has been prepared and adopted in accordance with the Local Government Act. Once adopted, it is intended that all bylaws enacted, permits issued and works undertaken will be consistent with the Official Community Plan.

The Plan will be implemented over a number of years through a combination of different types of initiatives, ranging from the amendment or creation of bylaws, improved communication with senior levels of government, and the direct involvement of residents and stakeholders.

Responsibility for initiating and undertaking these initiatives does not lie solely with the CSRD Board. Citizens, neighbourhoods, regional governments and senior governments must also initiate and undertake initiatives to implement the Plan. In many cases, collaboration and cooperation among all of the responsible parties will be required.

It is noted that the CSRD Board must weigh the wishes of communities with the priorities of the Region in deciding which implementation initiatives to commit resources to, and when to undertake the various implementation initiatives supported in the OCP.

The implementation strategy policies specify the anticipated timing of each implementation action. Immediate implementation actions are those actions that will be complete within one to two years of the adoption of the Ranchero/Deep Creek Official Community Plan as a bylaw. Short-term implementation actions are those actions that have an anticipated two to four year timeframe for completion. Continuous implementation actions are longer term or ongoing actions.

#### **OBJECTIVES**

1. Identify key actions to implement the Ranchero/Deep Creek Official Community Plan.
2. Identify responsible parties for key actions.
3. Identify timing of key actions.

#### **POLICIES**

1. The following table outlines the key actions required, parties responsible for key actions, and timing of each key action enabling the implementation of the Ranchero/Deep Creek Official Community Plan.

| Section | Responsible Parties |      |                         | Timing                  | Action Items  |
|---------|---------------------|------|-------------------------|-------------------------|---|
|         | Senior Gov't        | CSRD | Individuals & Community |                         |   |
| 1.6     | ✓                   | ✓    | ✓                       | Immediate               | Conduct a complete review of the zoning bylaw and other documents to ensure consistency with the OCP.   |
| 4.1     | ✓                   | ✓    |                         | Immediate               | Pursue provincial involvement in the mapping of Environmentally Sensitive Areas (ESAs).   |
| 4.1     | ✓                   | ✓    | ✓                       | Immediate & Continuous  | Identify environmentally sensitive resources and protect all freshwater resources to maintain their natural habitat, environmental quality, quantity, aesthetic appeal, and recreational value.                 |
| 4.1     | ✓                   | ✓    | ✓                       | Immediate               | Work with residents around the Gardom Lake and other water courses, Interior Health, Ministry of Environment towards zero effluent seepage to the lake from septic systems and agriculture as soon as possible. |
| 4.1     | ✓                   | ✓    |                         | Immediate               | Raise concerns about ditching practices in the immediate vicinity of Gardom Lake with the Ministry of Transportation and Infrastructure.  |
| 4.1     | ✓                   | ✓    | ✓                       | Immediate & Continuous  | Develop and circulate water conservation and watershed protection information.  |
| 6.4     | ✓                   | ✓    |                         | Immediate & Continuous  | Develop and circulate septic system maintenance and upgrading information.  |
| 5.2     | ✓                   | ✓    | ✓                       | Short-term & Continuous | Encourage and support ESA stewardship.  |
| 6.1     | ✓                   | ✓    | ✓                       | Short-term              | Improve paths and walkways adjacent to and linking roadways to provide safe walking, bicycling, horseback riding, and other non-motorized transportation opportunities.   |
| 7.0     |                     | ✓    |                         | Short-term              | Create a policy to address information requirements for proposed developments that are not clearly shown to be outside of the Riparian Assessment Area.   |
| 6.5     | ✓                   | ✓    | ✓                       | Short-term              | Work with the MoTI to discuss a Road Network Plan that is current, defines access management agreements where applicable, and coordinates mapping with the CSRD.  |

|     |   |   |   |            |   |
|-----|---|---|---|------------|---|
| 6.6 | ✓ | ✓ | ✓ | Short-term | Examine the feasibility of expanding the Shuswap Transit System to better meet the needs of Ranchero/Deep Creek residents.  |
|     | ✓ | ✓ | ✓ | Short-term | Begin formal OCP review within four years of its adoption.  |
| 1.3 | ✓ | ✓ | ✓ | Continuous | Facilitate on-going community involvement in the implementation of the plan in response to the growth and development of the community by utilizing a full range of media.  |
| 1.4 |   | ✓ | ✓ | Continuous | Require development applicants to provide a comprehensive approach to drainage including storm water management and prevention of slope instability.  |
| 1.6 |   | ✓ | ✓ | Continuous | The Regional District will continue to support and recognize the role of the appointed Advisory Planning Commission.  |
| 1.6 | ✓ | ✓ | ✓ | Continuous | The CSRD will require development approval information pursuant to Section 920.1 of the Local Government Act.   |
| 4.4 |   | ✓ | ✓ | Continuous | Support new developments which incorporate sustainable building design and infrastructure.  |
| 4.4 | ✓ | ✓ | ✓ | Continuous | Participate in provincial and federal government initiatives that help reduce GHG emissions.  |
| 6.1 |   | ✓ | ✓ | Continuous | Advise and inform the public that park land can be voluntarily donated to many levels of government and that park land and the development of parks can be created through donations and tax appropriations, conservation covenants, nature trusts and SRW/pathway easements. |
| 6.2 | ✓ | ✓ |   | Continuous | Consult with School District No. 83 periodically in planning for future of school needs in the community.   |
|     |   | ✓ |   | Annual     | Produce and publish an annual update on OCP implementation progress.  |

## **Schedule 'F' CSRD Electoral Area 'D' Parks Plan – Sections applicable to the OCP Plan Area**

The following has been taken from the Electoral Area 'D' Parks Plan, not the complete plan but rather key sections which pertain to the Ranchero/Deep Creek OCP Plan Area, and modified for implementation through the OCP and consistency with statutory requirements.

### **CSRD PARKS CLASSIFICATION SYSTEM**

Most park systems are predicated upon a classification system that defines the characteristics of each type of park category (e.g. community playgrounds, natural recreation parks, wilderness parks, etc.), and a set of park standards which help to define the minimally acceptable levels of service and facilities for each category. The park classification system below was agreed during public workshops to be appropriate for Electoral Area 'D':

- 1) Waterfront Park – provides access to and from the shores of Gardom Lake, and other suitable water bodies. Provides opportunities for beach activities, swimming, picnicking, canoeing/kayaking and where appropriate, boat launching.
- 2) Community Recreation Park – provides opportunities for intensive recreation including arenas, sports fields, and playgrounds, in a residential community setting.
- 3) Trail Corridors – a linear corridor that provides opportunities for non-motorized trail based activities including hiking, bicycling, horseback riding, cross country skiing, in a natural setting. Multi-purpose trails, including motorized use, may be designated where deemed appropriate.
- 4) Conservation Park – a large natural area that provides for low-impact outdoor recreation opportunities such as nature appreciation and wilderness hiking. Focus is more on conservation and protection of natural values of the area.
- 5) Special Feature Park – Protects and presents a regionally unique and significant natural and 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 capacity of the "special feature" to withstand use.

A total of 13 present and proposed park sites in the OCP Plan Area have been identified in the five park classification categories for the CSRD Area 'D' Parks Plan. Where noted, some sites are identified as Public and Institutional on Schedule 'B' Land Use Designations. For certainty, park designations in relation to private lands are not intended to limit uses to public uses; these designations assist in identifying parkland dedication requirements under section 941 of the Local Government Act upon subdivision or redevelopment of the land, and other opportunities for dedication and acquisition as opportunities arise.

**Gardom Lake Park** can be accessed as follows: turn at Gardom Lake Road off Hwy. 97B, proceed for 4 km, and then turn left on Park Road. Approximately ½ km down Park Road, the park entrance is on the left. The park is an important part of the local community's recreational infrastructure. There is a swimming and picnic area, a ball diamond and activities such as bird watching, fishing (trout) and canoeing. The park includes two islands with old growth forest and a trail system through natural areas. This additional shoreline provides habitat for nesting birds and amphibians. Overall the park comprises 30 acres of provincial crown land that is under License of Occupation to the Deep Creek Recreational Society. Operating funds are provided through an annual grant-in-aid from the CSRD.

**Musgrave Road** is one of several public (MoTI) accesses to Gardom Lake. It would need some improvement for parking and boat launching. However, there are environmental concerns and this site will require careful analysis. Motorized boats are of particular concern. Other public accesses to Gardom Lake are undeveloped except for Teal Road which is too narrow and adjacent residents have been inconvenienced by vehicles parking their trailers in front of private driveways.

**Ranchero Elementary School** grounds contain a playing field for soccer that doubles as a baseball field with a small backstop. There are also basketball hoops and playground equipment. A partnership could be sought with School District #83 to enable the local residents and their families to use the school facilities for community recreation purposes; alternatively, park dedication could be sought on subdivision or redevelopment of the property (Note: This site is identified as Public and Institutional on Schedule 'B' Land Use Designations).

**Ranchero – Black Road** is a 0.32 hectare (0.8 acre) strip of undeveloped land that averages 15 metres wide and is 215 metres long. The southern access is from Black Road just east of the junction with Mayfair Road. It is densely treed, but has an informal trail that could be improved as a walking/ hiking trail. The north end terminates at private property and any development beyond would require the approval of the property owners, until such time as acquisition is secured including through park or road dedication on subdivision or redevelopment.

**Ranchero – Ranchero Drive East** is a tiny 0.096 hectare (0.24 acre) site located immediately adjacent to Ranchero Elementary School in Ranchero. It is mostly grassed and thinly treed along its western edge. It is currently used by the school as a play area and as access to the back of the school. It is generally undistinguishable from the school yard. Dedication of lands from the school property could be used to expand this park.

**Ranchero – Gannor Road** is a 0.32 hectare (0.79 acre) parcel located on the east side of Gannor Road in Ranchero. It is vacant land that is mainly open field with trees around its southern perimeter and a rough road crossing it from Gannor Road.

**Ranchero Parallel Trail**, as with the Salmon River Parallel Trail, would provide residents with a safe trail beside the road for walking, biking and riding opportunities for themselves and their families. Ideally, this trail would extend along the east side of Highway 97B from Black Road in the north to Deep Creek Road in the South. Much of this trail is already in place informally and is used by children and local residents on a regular basis. No cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered.



**Ranchero – Highway 97B** is located near the junction of Highway 97 B and Auto Road. It is a 0.212 hectare (0.52 acre) site that has Canoe Creek flowing through it from south to north. It is undeveloped and because Canoe Creek is a fish bearing stream, and it is located adjacent to a busy highway, its development potential as a recreation park is limited.

**Deep Creek Parallel Trail** would essentially be a continuation of Ranchero Parallel Trail along the side of Deep Creek Road from the junction of Highway 97B to the southern boundary of the Regional District near Hullcar Road. No cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

**Mt. Ida Trails** are located on the south side of Mt Ida and can be accessed via logging roads from both Deep Creek and Silver Creek. Specific trail routes remain to be determined, but there is high potential for loop trails with outstanding views.

**Mallory Ridge** is an upland area with high conservation values located to the south east of Gardom Lake. It averages about 700 metres ASL and reaches about 750 metres at its highest point. The area is particularly rich in tree and plant species because the dry southern interior bioregion meets the wetter interior bioregion and this transition encourages a great variety of vegetation to flourish. The area also includes a variety of rich habitats which allow many species of birds to successfully nest and raise their young. Mallory Ridge provides year round opportunities for hiking, mountain biking, horse back riding and cross country skiing or snow shoeing.

**Waby Lake** is a small fairly deep lake that effectively forms the headwaters of Crossman Creek. It is used as a waterfowl and songbird nesting and resting area during migration in the spring and the fall. It is completely surrounded by fields used for raising cattle and is located on private property. An Environmental Farm Plan is a tool that could help protect natural values; however, any protection or restoration of the natural habitat is dependent upon the property owner at this time. No cost acquisition of the lake itself and adjacent lands, including access, through park dedication on subdivision or redevelopment is preferred but other opportunities may be considered.

**Deep Creek Community Hall** is an old community hall owned by the Deep Creek Farmer's Institute. It is located at 634 Deep Creek Road at the junction of School House Road about 4.6 km from Highway 97B. It serves today as an occasional meeting hall, but is in need of repairs and upgrading to modern standards. Its actual historical significance remains to be determined. (Note: This site is identified as Public and Institutional on Schedule 'B' Land Use Designations).

Local communities will be consulted to determine specific interests such as baseball or soccer, playgrounds, or other priorities to meet their particular needs. Most proposed sites are owned by the Province, CSRD, local School Boards or are community owned; therefore acquisition costs will likely be modest. For private lands, no cost acquisition through park or road dedication on subdivision or redevelopment is preferred but other opportunities may be considered. Development and maintenance costs will vary greatly depending on the stated needs of the respective communities.

The **13** parks and trails listed above have been identified in the Plan Area through the Parks planning process. This is not a static list, and more sites are likely to be identified in the future, as the Parks Plan and the Official Community Plan is implemented. Clearly, immediate action cannot be taken on all proposed sites. The following factors were considered in assigning priorities for implementation:

- The perceived public interest and expressed desire to have a particular site established and developed as a park as identified in public meetings and open houses,
- Relative importance of each site compared to others within its park classification category and across categories,
- Current availability (or lack) of similar park settings as the proposed site,
- Current opportunities for acquisition or development.

The following priorities reflect the timeframes within which acquisition and development is recommended.

| Priority | Implementation   |
|----------|------------------|
| High     | Within 1-2 years |
| Medium   | 3-5 years        |
| Low      | > 5 years        |

The suggested priority for any park may change as site availability, park and road dedication, and other administrative opportunities arise in the future. Also, if private lands are acquired through measures other than no-cost dedications, the increased costs may force a reassessment of priorities in light of available funds. The following table summarizes the number of proposed parks in each of the priority categories.

#### Implementation Priority for Area 'D' Parks

| Priority | IdPlan | IdPark   | Park Name     | Park Classification Category |
|----------|--------|----------|---------------|------------------------------|
| 2        | dC1    | ddck0005 | Mallory Ridge | Conservation                 |

|                                     |      |          |                            |                 |
|-------------------------------------|------|----------|----------------------------|-----------------|
|                                     | dW3  | ddck0001 | Gardom Lake Park           | Waterfront      |
| <b>4<br/>Medium<br/>(3-5 years)</b> | dT10 | dmik0001 | Mt. Ida Trails             | Trail           |
|                                     | dT3  | ddck0004 | Deep Creek Parallel Trail  | Trail           |
|                                     | dT2  | drck0008 | Ranchero Parallel Trail    | Trail           |
|                                     | dW4  | ddck0003 | Musgrave Road              | Waterfront      |
| <b>7<br/>Low<br/>(&gt; 5 years)</b> | dR13 | drck0007 | Ranchero Elementary School | Recreation      |
|                                     | dC2  | drck0009 | Waby Lake                  | Conservation    |
|                                     | dR8  | drck0001 | Ranchero – Highway 97B     | Recreation      |
|                                     | dR9  | drck0003 | Ranchero – Black Road      | Recreation      |
|                                     | dR10 | drck0002 | Ranchero – Ranchero Dr. E. | Recreation      |
|                                     | dR11 | drck0004 | Ranchero – Gannor Road     | Recreation      |
|                                     | dS2  | ddck0002 | Deep Creek Hall            | Special Feature |

*Disclaimer: Parks and Trails on Private Property*

*Any park or trail suggestions in the plan that are within or cross private property are subject to the approval of the owners and will not be designed or developed without their expressed consent and/or agreement. Portions of such lands may be acquired at no cost through dedication on subdivision or redevelopment.*

**Conclusion and Recommendations:**

The residents of the communities in Electoral Area 'D' have exhibited enthusiasm for the preparation of this plan as they feel their communities have been overlooked in the provision of recreational opportunities and amenities for a long time. Local communities were extensively involved in the development of the vision for Electoral Area 'D' parks, and in identifying the candidate parks, their location and priority for development. The vision for their parks system emphasizes the development of local community parks to provide needed recreation amenities for public enjoyment, the development of parallel trails and local trails, the development and preservation of, public access to waterfront, and the recognition of the need and importance of protecting unique natural and cultural features found within Electoral Area 'D'.

The following recommendations relate specifically to the implementation of this plan.

1. Discussions should be initiated immediately with provincial staff of the agencies who are current owners of many of the properties identified in this study to negotiate long term leases/licenses or to make application for free crown grants.
2. Further investigations are needed to verify presence and determine precise locations of red and blue-listed species and their significance for possible inclusion within CSRD conservation parks.

3. Consultation should take place with local communities to identify priorities for facility development so that the specific needs of the communities can be met.
4. Further discussion should be held with recreational user groups to identify and prioritize preferred amenities and types of development for specific trails and park sites.
5. Policies and regulations should be developed that clarify appropriate activities and levels of service to be provided in each park.

## APPENDIX

WEB REFERENCES: (please note that these links are subject to change without notice)

British Columbia Local Government Act

[http://www.bclaws.ca/Recon/document/freeside/--%20L%20--/Local%20Government%20Act%20%20RSBC%201996%20%20c.%20323/00\\_Act/96323\\_28.xml](http://www.bclaws.ca/Recon/document/freeside/--%20L%20--/Local%20Government%20Act%20%20RSBC%201996%20%20c.%20323/00_Act/96323_28.xml)

Ranchero/Deep Creek Census Profiles (2006)

Ranchero: <http://www.bcstats.gov.bc.ca/DATA/cen06/profiles/detailed/39039208.pdf>

Deep Creek: <http://www.bcstats.gov.bc.ca/DATA/cen06/profiles/detailed/39039201.pdf>

Provincial Agricultural Land Commission

<http://www.alc.gov.bc.ca/index.htm>

BC Heritage Conservation Act

[http://www.bclaws.ca/Recon/document/freeside/--%20H%20--/Heritage%20Conservation%20Act%20%20RSBC%201996%20%20c.%20187/00\\_96187\\_01.xml](http://www.bclaws.ca/Recon/document/freeside/--%20H%20--/Heritage%20Conservation%20Act%20%20RSBC%201996%20%20c.%20187/00_96187_01.xml)

British Columbia Climate Action Charter

[http://www.cd.gov.bc.ca/ministry/docs/climate\\_action\\_charter.pdf](http://www.cd.gov.bc.ca/ministry/docs/climate_action_charter.pdf)

CSRD Electoral Area 'D' Parks Plan

[http://www.csr.bc.ca/parks/pdf/d-final/Area%20'D'%20Parks%20Plan%20FINAL%20Report%20\(R8\).pdf](http://www.csr.bc.ca/parks/pdf/d-final/Area%20'D'%20Parks%20Plan%20FINAL%20Report%20(R8).pdf)

Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia

[http://www.env.gov.bc.ca/wd/documents/bmp/devwithcare2006/develop\\_with\\_care\\_intro.html](http://www.env.gov.bc.ca/wd/documents/bmp/devwithcare2006/develop_with_care_intro.html)

Farm Practices Protection (Right to Farm) Act

[http://www.bclaws.ca/Recon/document/freeside/--%20F%20--/Farm%20Practices%20Protection%20%20Right%20to%20Farm%20Act%20%20RSBC%201996%20%20c.%20131/00\\_96131\\_01.xml](http://www.bclaws.ca/Recon/document/freeside/--%20F%20--/Farm%20Practices%20Protection%20%20Right%20to%20Farm%20Act%20%20RSBC%201996%20%20c.%20131/00_96131_01.xml)

Fisheries Act

[http://www.bclaws.ca/Recon/document/freeside/--%20F%20--/Fisheries%20Act%20%20RSBC%201996%20%20c.%20149/00\\_96149\\_01.xml](http://www.bclaws.ca/Recon/document/freeside/--%20F%20--/Fisheries%20Act%20%20RSBC%201996%20%20c.%20149/00_96149_01.xml)

Fisheries Protection Act

[http://www.env.gov.bc.ca/habitat/fish\\_protection\\_act/](http://www.env.gov.bc.ca/habitat/fish_protection_act/)

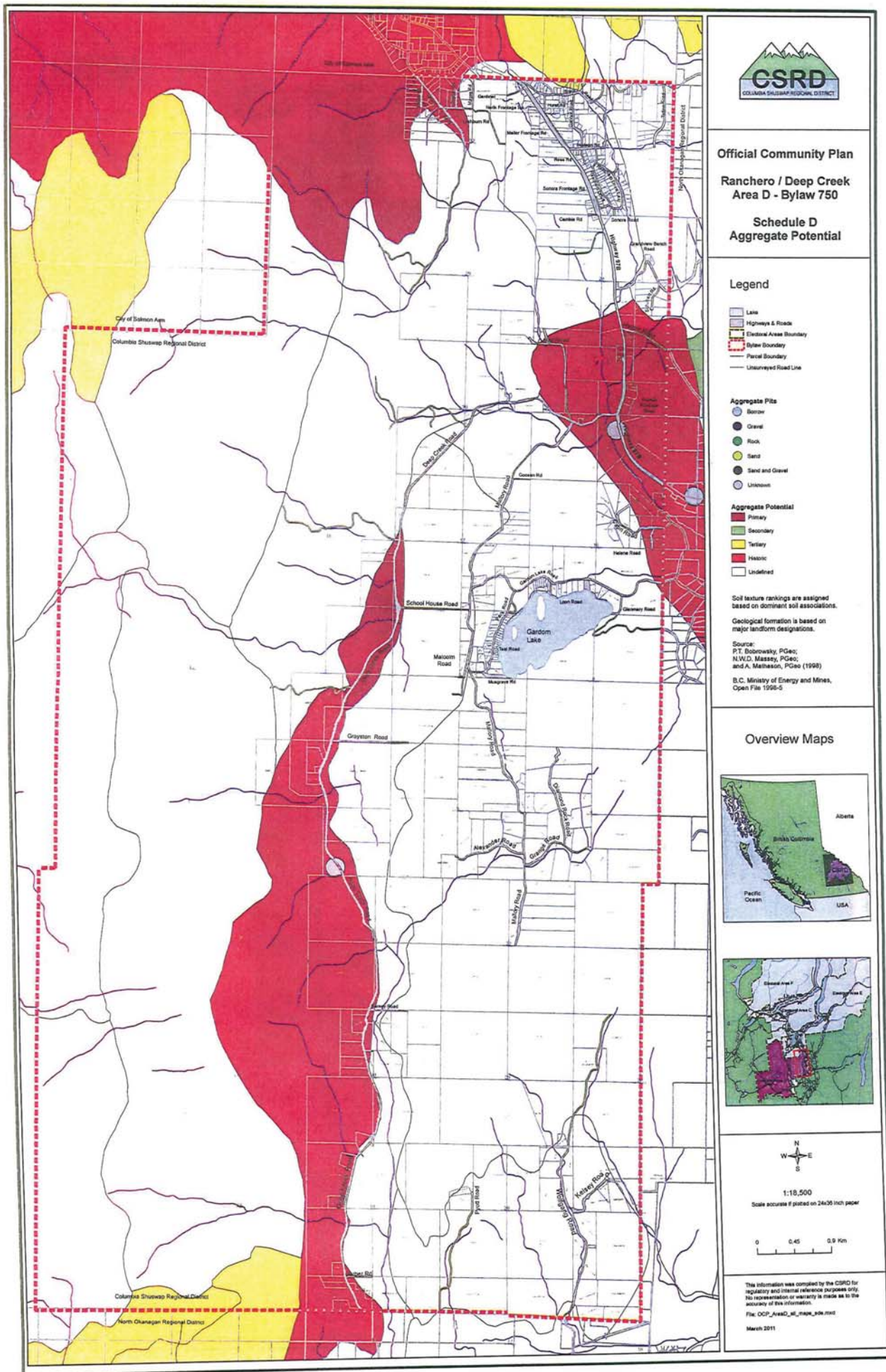
Okanagan Shuswap Land Resource Management Plan

<http://ilmbwww.gov.bc.ca/slrp/lrmp/kamloops/okanagan/index.html>

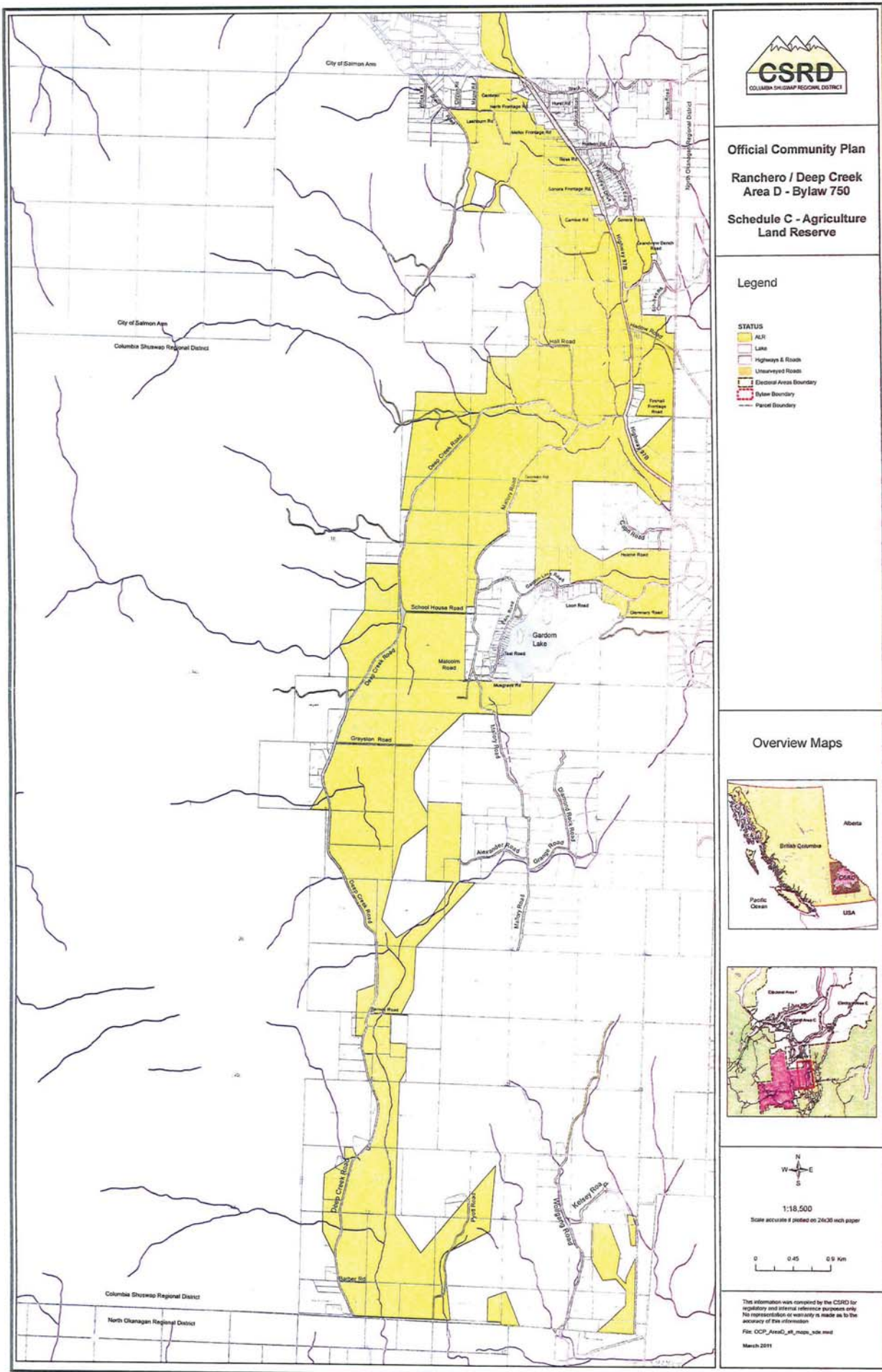
Riparian Areas Regulation Implementation Guidebook

[http://www.env.gov.bc.ca/habitat/fish\\_protection\\_act/riparian/documents/ImplementationGuidebook.pdf](http://www.env.gov.bc.ca/habitat/fish_protection_act/riparian/documents/ImplementationGuidebook.pdf)









# Official Community Plan

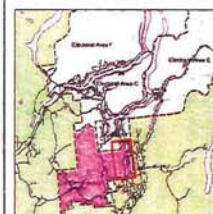
Ranchero / Deep Creek  
Area D - Bylaw 750

## Schedule C - Agriculture Land Reserve

### Legend

- STATUS**
- ALR
  - Lake
  - Highways & Roads
  - Unsurveyed Roads
  - Electoral Area Boundary
  - Bylaw Boundary
  - Parcel Boundary

### Overview Maps



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Scale accurate if printed on 24x36 inch paper

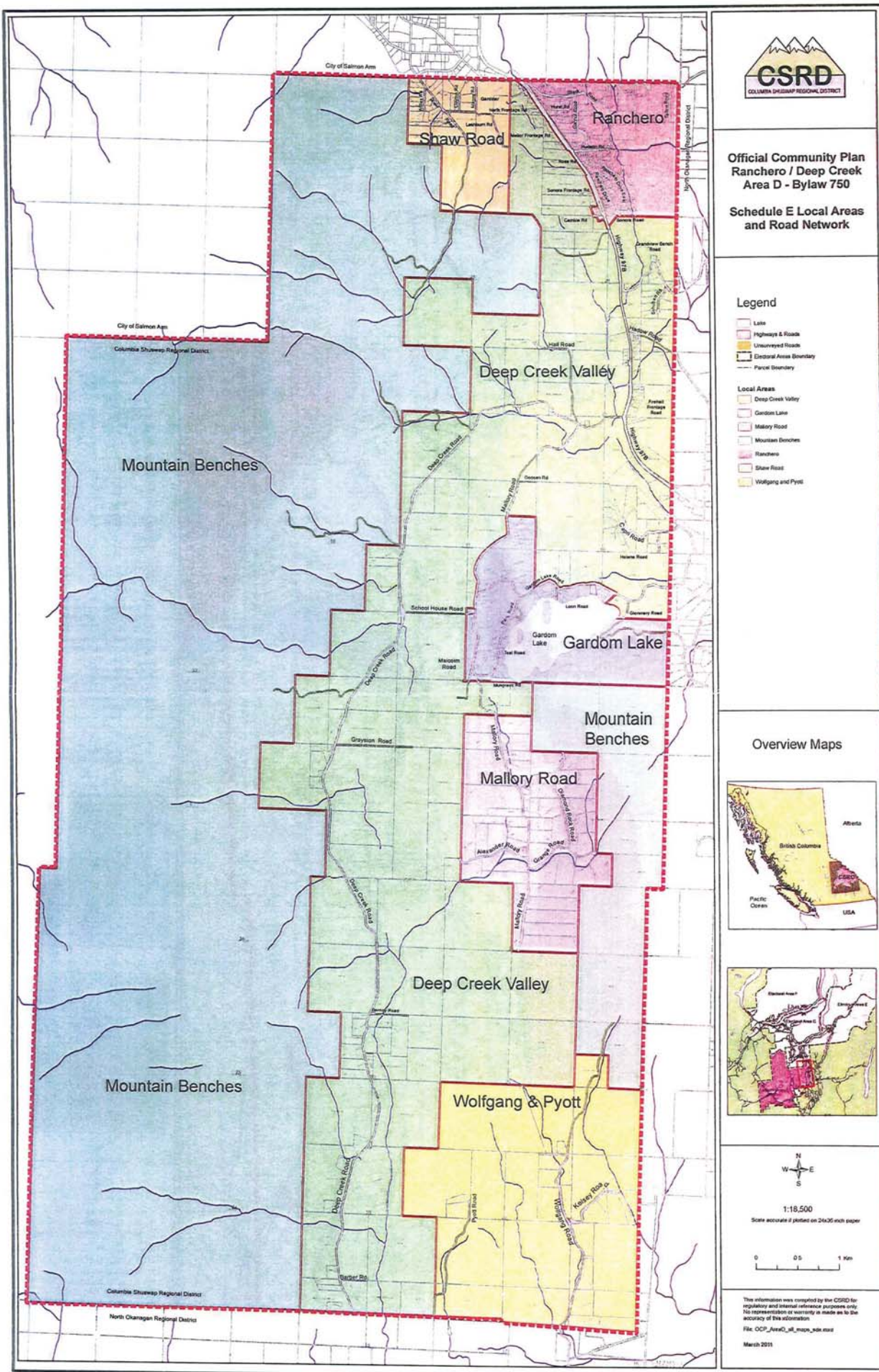


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March 2011







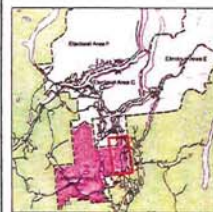
**Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750**

**Schedule E Local Areas  
and Road Network**

**Legend**

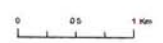
- Lake
  - Highways & Roads
  - Unsurveyed Roads
  - Electoral Area Boundary
  - Parcel Boundary
- Local Areas**
- Deep Creek Valley
  - Gardom Lake
  - Mallory Road
  - Mountain Benches
  - Ranchero
  - Shaw Road
  - Wolfgang and Pyott

**Overview Maps**



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Scale accurate if plotted on 24x36 inch paper



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March 2011



Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use

D 1312

- Lake
- Highways & Roads
- Unsurveyed Road
- Electoral Area Boundary
- Bylaw Boundary
- CSRD Mapsheets
- Parcel Boundary
- Rivers & Streams

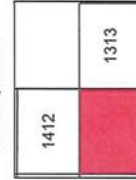
OCP Designations

- RSC - Rural Resource (60 ha)
- AG - Agriculture (60 ha)
- RH - Rural Holdings (60 ha)
- MT - Medium Holdings (8 ha)
- RR - Rural Residential (1 ha)
- C - Commercial
- ID - Industrial
- P1 - Public and Institutional
- PK - Parks and Protected Areas
- PKP - Proposed Parks

OCP Bylaw 750 - D -

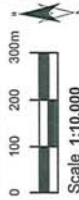
1312

CSRD Mapsheets



Mapsheet 1312

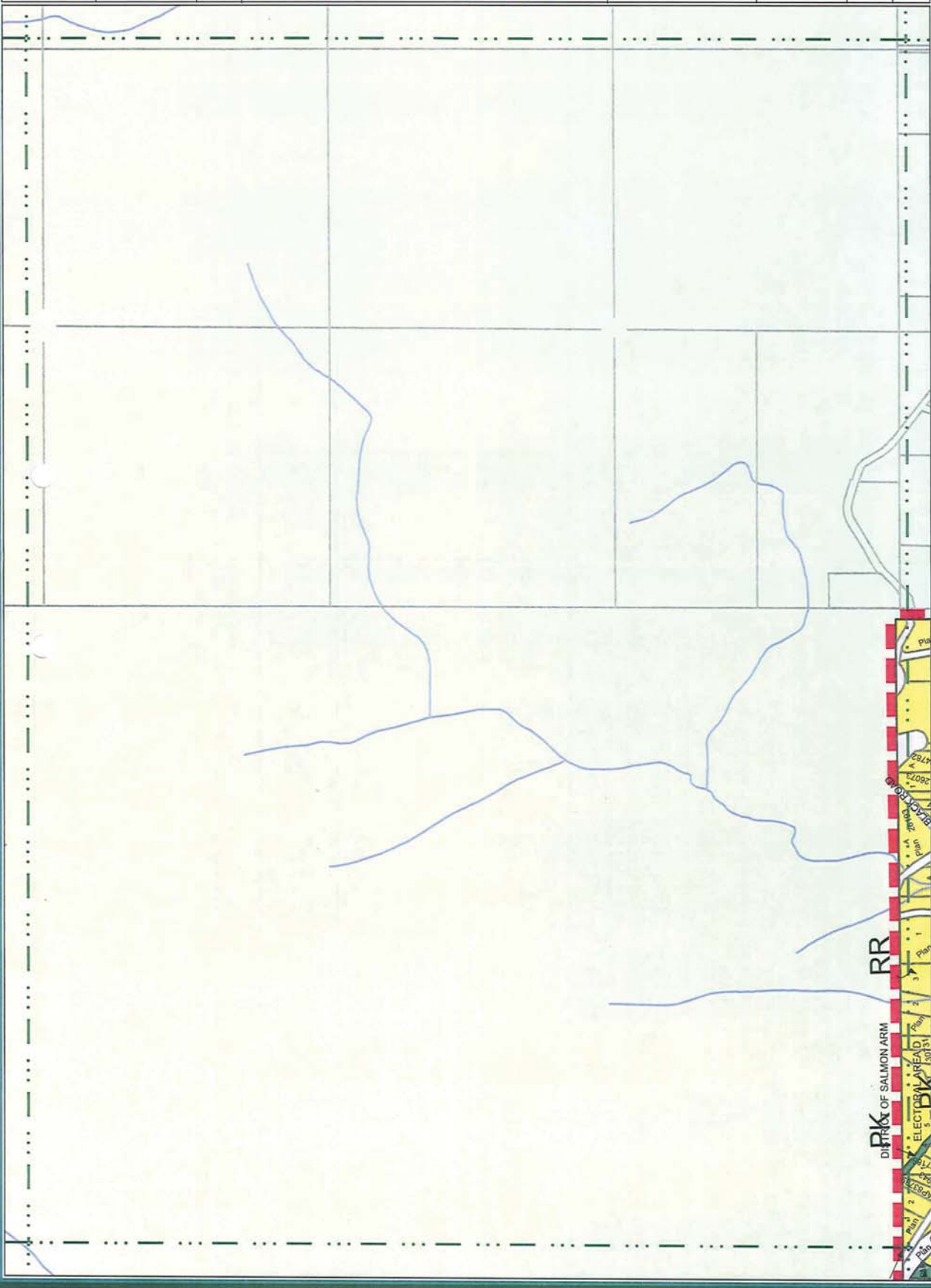
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Calculated by: Regional District  
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Date: Mar 09, 2011

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made as to the accuracy of the information.









Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use

Ranchero  
D 1212

- Lake
- Highways & Roads
- Unsurveyed Road
- Electoral Areas Boundary
- Bylaw Boundary
- CSRD Mapstreets
- Parcel Boundary
- Rivers & Streams

- OCF Designations
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
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  - MH - Medium Holdings (8 ha)
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  - PK - Parks and Protected Areas
  - PXP - Proposed Parks

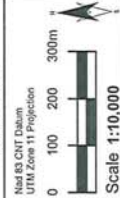
OCP Bylaw 750 -- D -- Ranchero

1212

CSRD Mapsheets

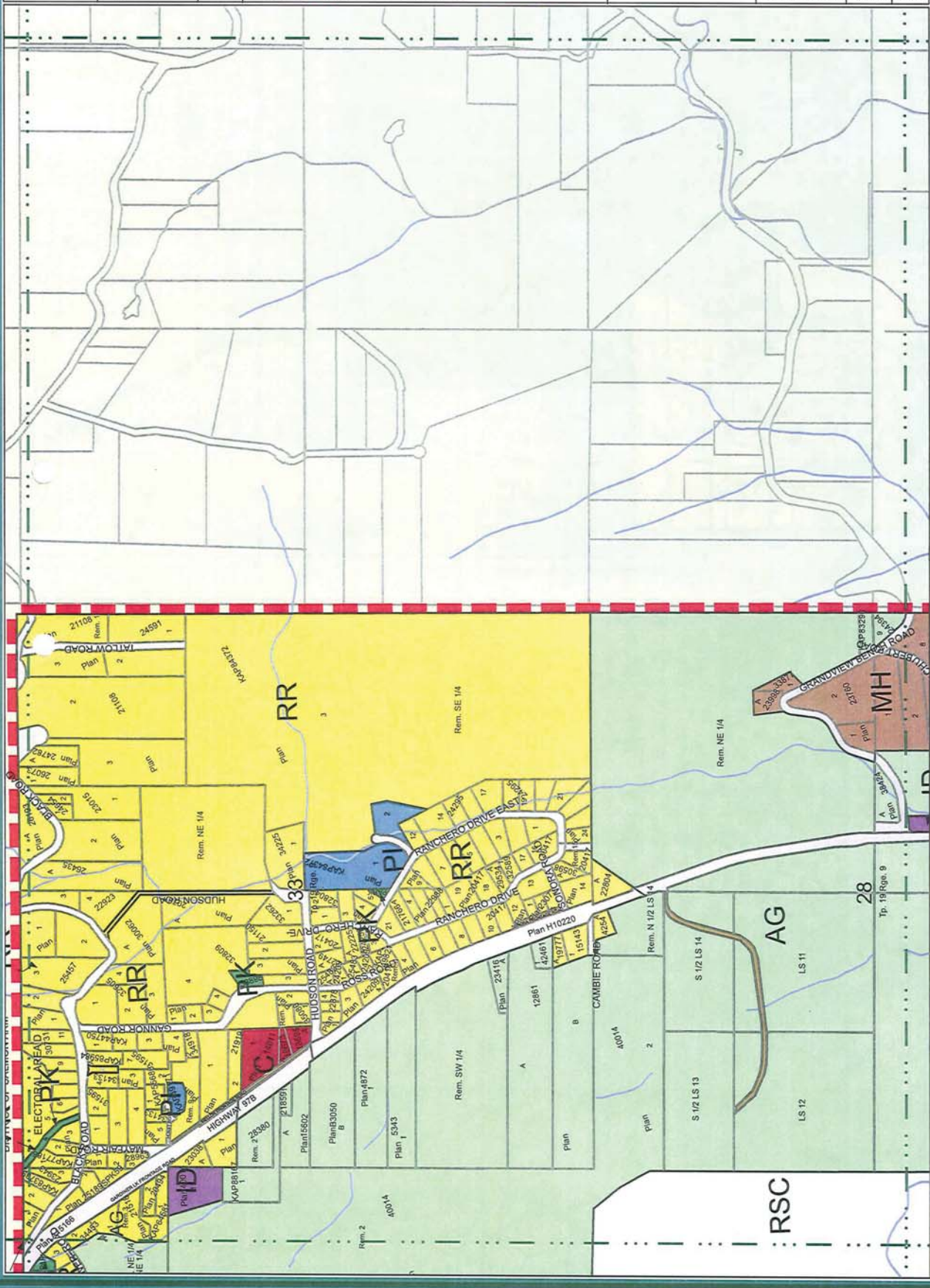
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| 1312 | 1213 |

Mapsheet 1212



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Date: Mar 09, 2011

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**Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use**

Waby Lake  
D 1112

- Lake
- Highways & Roads
- Unsurveyed Road
- Electoral Areas Boundary
- Bylaw Boundary
- CSRD Mapstreets
- Parcel Boundary
- Rivers & Streams

- OCP Designations**
- RSC - Rural Resource (60 ha)
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  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MH - Medium Holdings (8 ha)
  - RR - Rural Residential (1 ha)
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  - ID - Industrial
  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PKP - Proposed Parks

OCP Bylaw 750 -- D -- Waby Lake

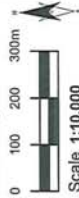
1112

CSRD Mapstreets

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Mapsheet 1112

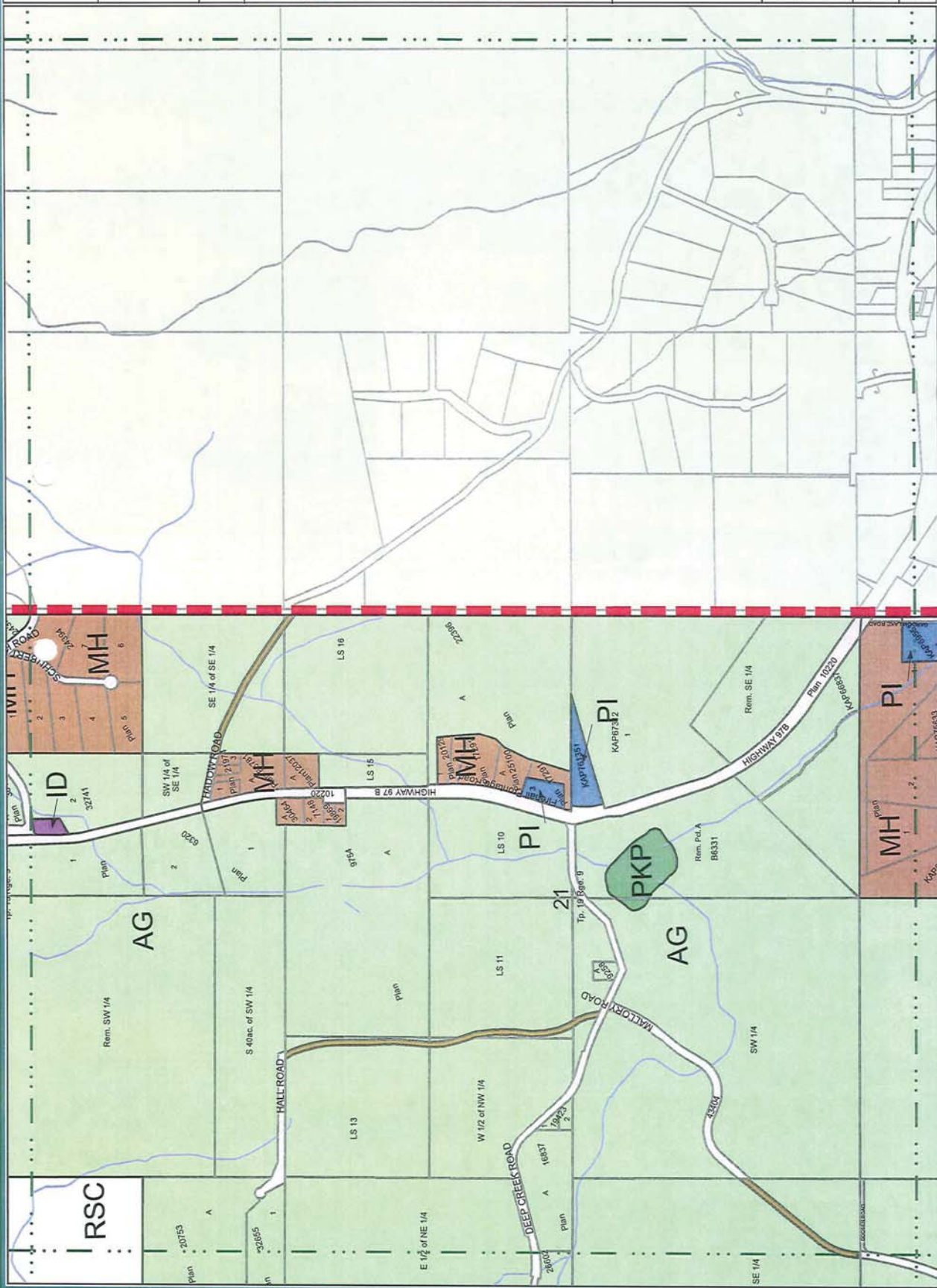
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Scale 1:10,000

Prepared by: GIS Department  
Columbia River Regional District, 80 Vile Crt  
P.O. Box 100, Osoyoos, BC V0S 1B0  
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Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750

Schedule B Land Use

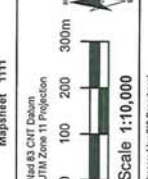
Crossman Creek  
D 1111

- Lake
  - Highways & Roads
  - Unsurveyed Road
  - Electoral Area Boundary
  - Bylaw Boundary
  - CSRD Mapsheet
  - Parcel Boundary
  - Rivers & Streams
- OCP Designations
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MH - Medium Holdings (6 ha)
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  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PPG - Proposed Parks

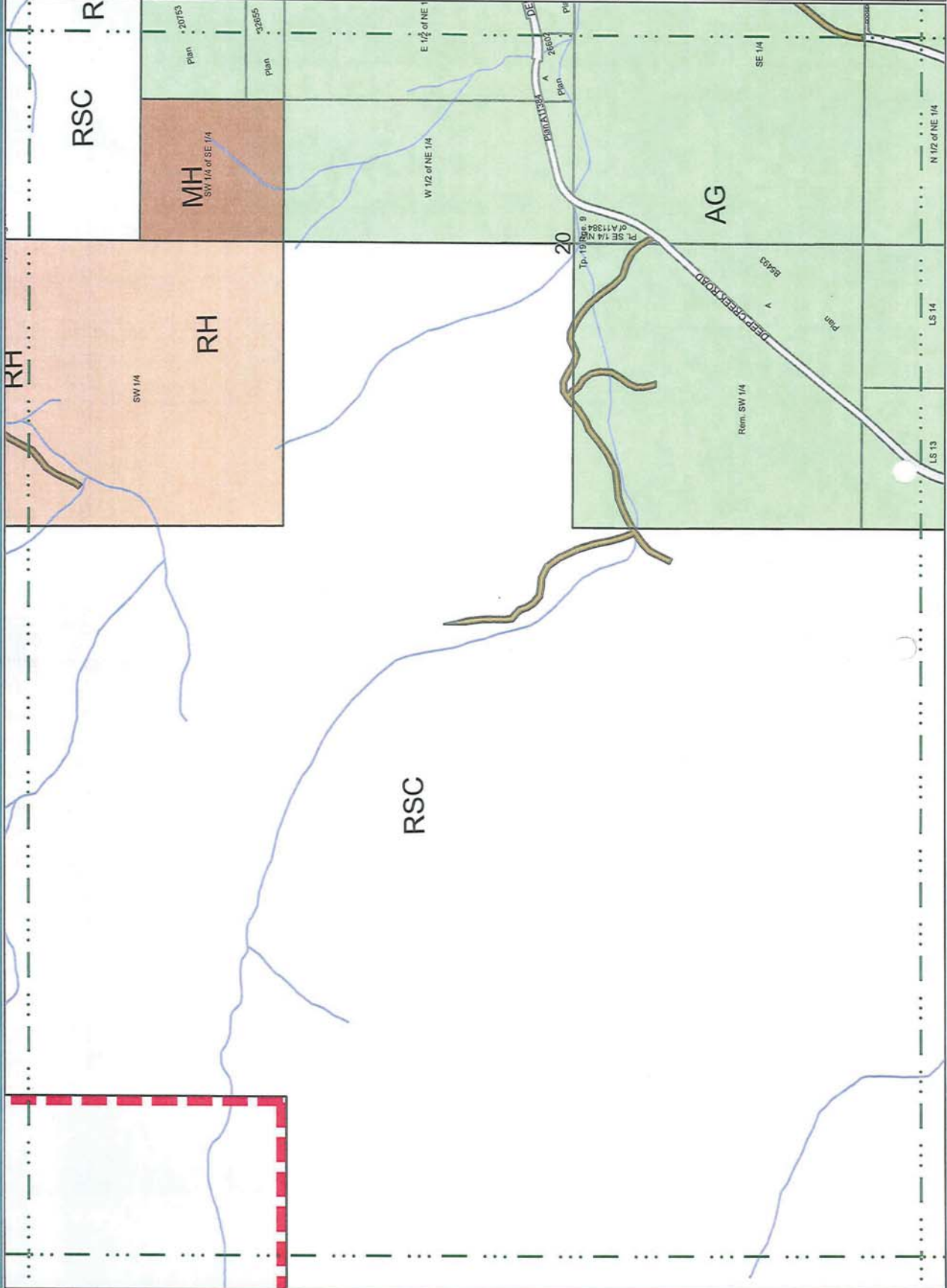
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1111

| CSRD Mapsheets |      |
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| 1111           | 1112 |



Mapsheet 1111  
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Mapsheet 1111  
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Date: Mar 09, 2011







Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use

D 1110

- Water
- Highways & Roads
- Unsurveyed Road
- Electoral Area Boundary
- Bylaw Boundary
- CSRD Mapsheets
- Parcel Boundary
- Rivers & Streams

- OCP Designations
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MR - Medium Holdings (8 ha)
  - RR - Rural Residential (1 ha)
  - C - Commercial
  - ID - Industrial
  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PKP - Proposed Parks

OCP Bylaw 750 -- D --

1110

CSRD Mapsheets

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Mapsheet 1110

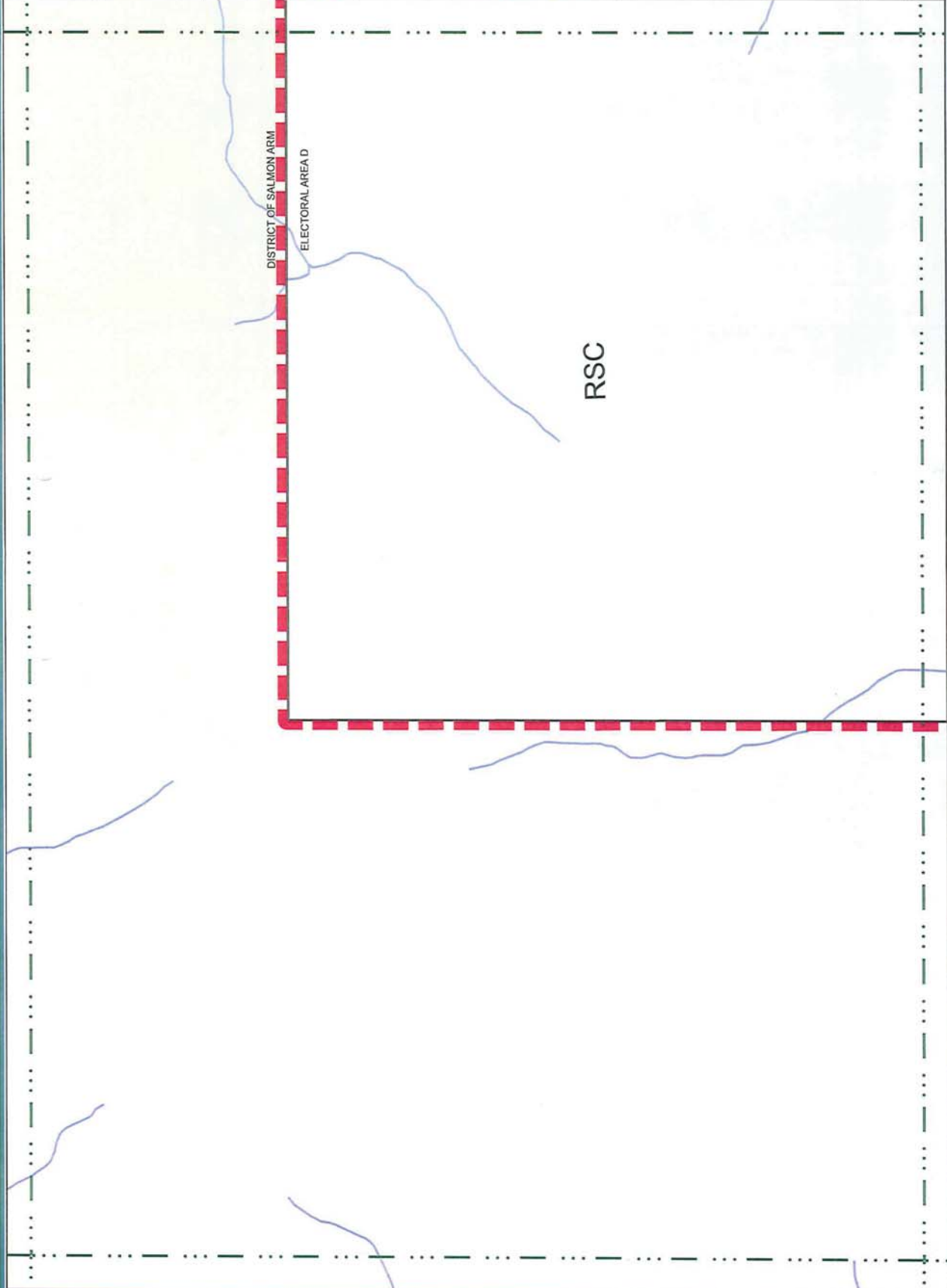
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Scale 1:10,000

Prepared by: GIS Department  
Columbia River Salmon District  
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Date: Mar 09, 2011

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Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750

Schedule B Land Use

Gardom Lake  
D 1012

- Lake
- Highways & Roads
- Unsurveyed Road
- Electorate Area Boundary
- Bylaw Boundary
- CSRD Map Sheets
- Parcel Boundary
- Rivers & Streams

- OCP Designations
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MH - Medium Holdings (6 ha)
  - RR - Rural Residential (1 ha)
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  - IO - Industrial
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  - PK - Parks and Protected Areas
  - PKP - Proposed Parks

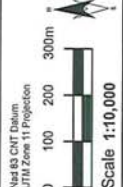
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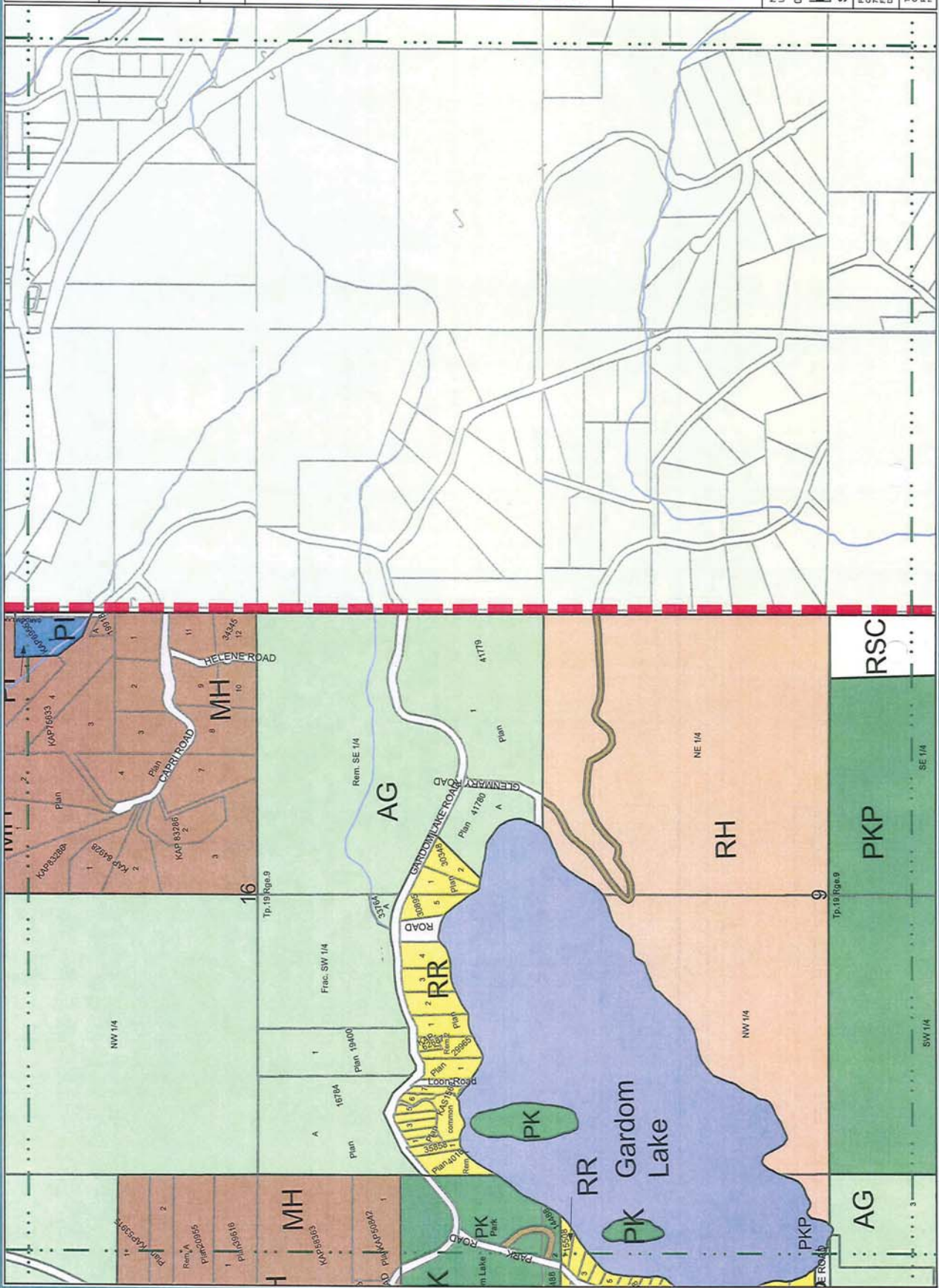
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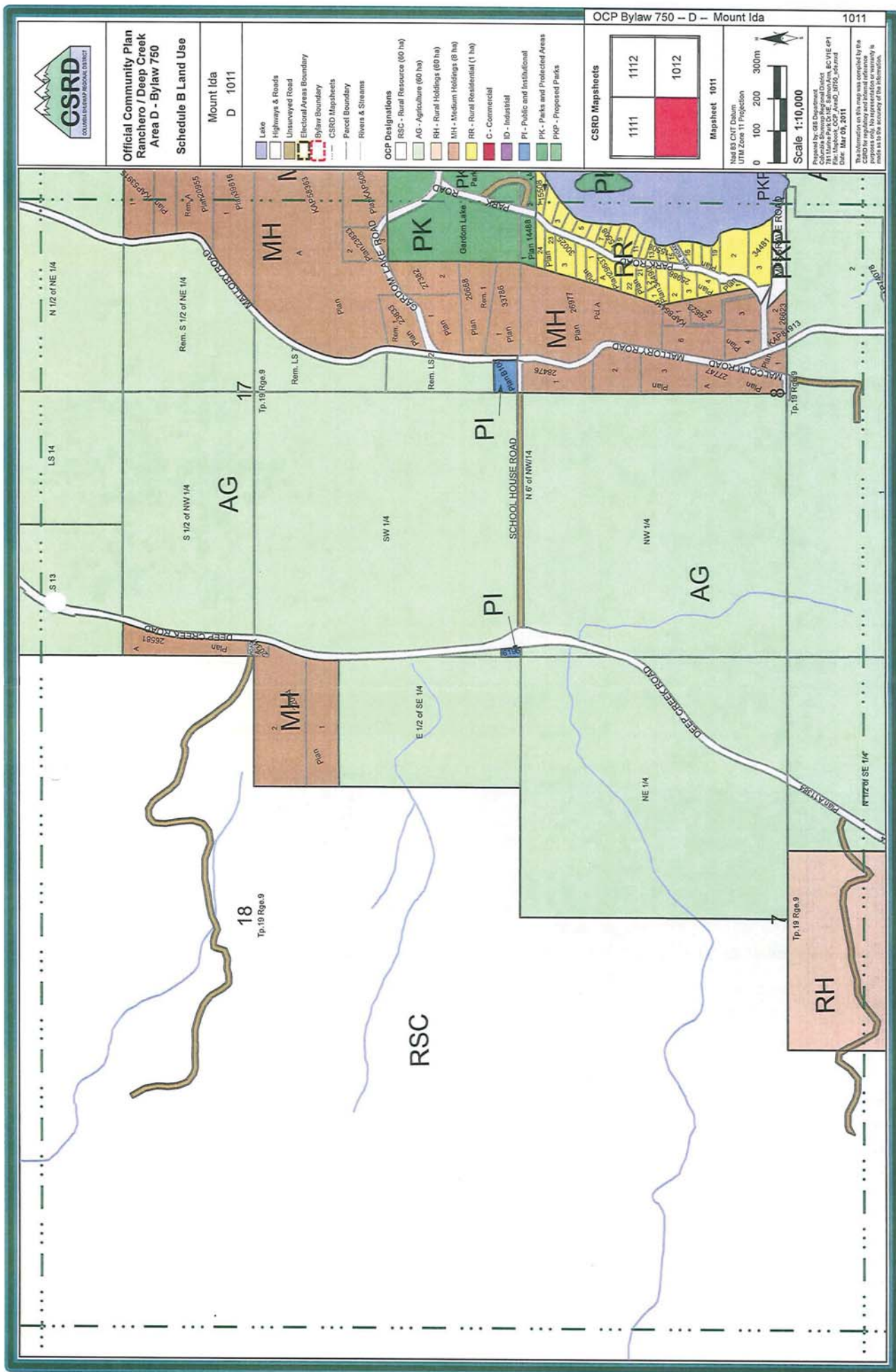
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Date: 10/10/2011  
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Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750

Schedule B Land Use

Mallory  
D 0912

- Lake
- Highways & Roads
- Unsurveyed Road
- Elected Area Boundary
- Bylaw Boundary
- CSRD Mapsheets
- Parcel Boundary
- Rivers & Streams

OCP Designations

- RSC - Rural Resource (60 ha)
- AG - Agriculture (60 ha)
- RH - Rural Holdings (60 ha)
- MH - Medium Holdings (6 ha)
- RR - Rural Residential (1 ha)
- G - Commercial
- IO - Industrial
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- PK - Parks and Protected Areas
- PKP - Proposed Parks

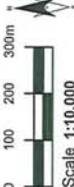
OCP Bylaw 750 - D - Mallory

0912

|      |      |
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| 1012 | 1013 |
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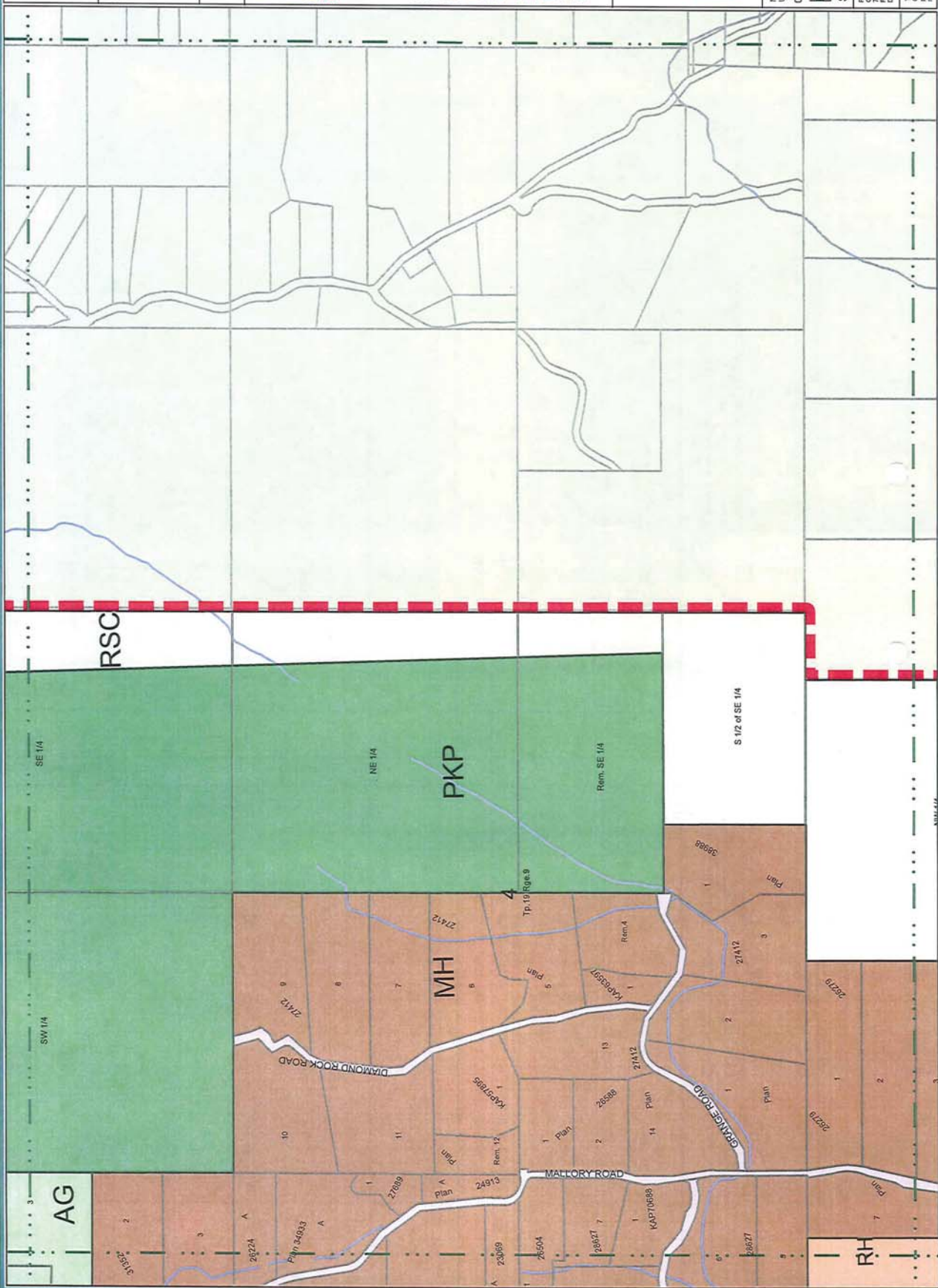
Mapsheet 0912

NAD 83 Coor. System  
UTM Zone 11 Projection  
Scale 1:10,000



Prepared by: GSE Department  
Date: 2011  
File: Mapbook\_OCP\_AreaD\_0912\_04a.mxd  
Date: Mar 09, 2011

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**Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use**

Deep Creek  
D 0911

- Lake
- Highways & Roads
- Unsurveyed Road
- Electrical Area Boundary
- Bylaw Boundary
- CSRD Map Sheets
- Parcel Boundary
- Rivers & Streams

- OCP Designations**
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MH - Medium Holdings (8 ha)
  - RR - Rural Residential (1 ha)
  - C - Commercial
  - ID - Industrial
  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PKP - Proposed Parks

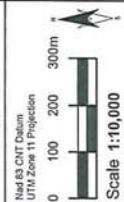
OCP Bylaw 750 - D - Deep Creek

0911

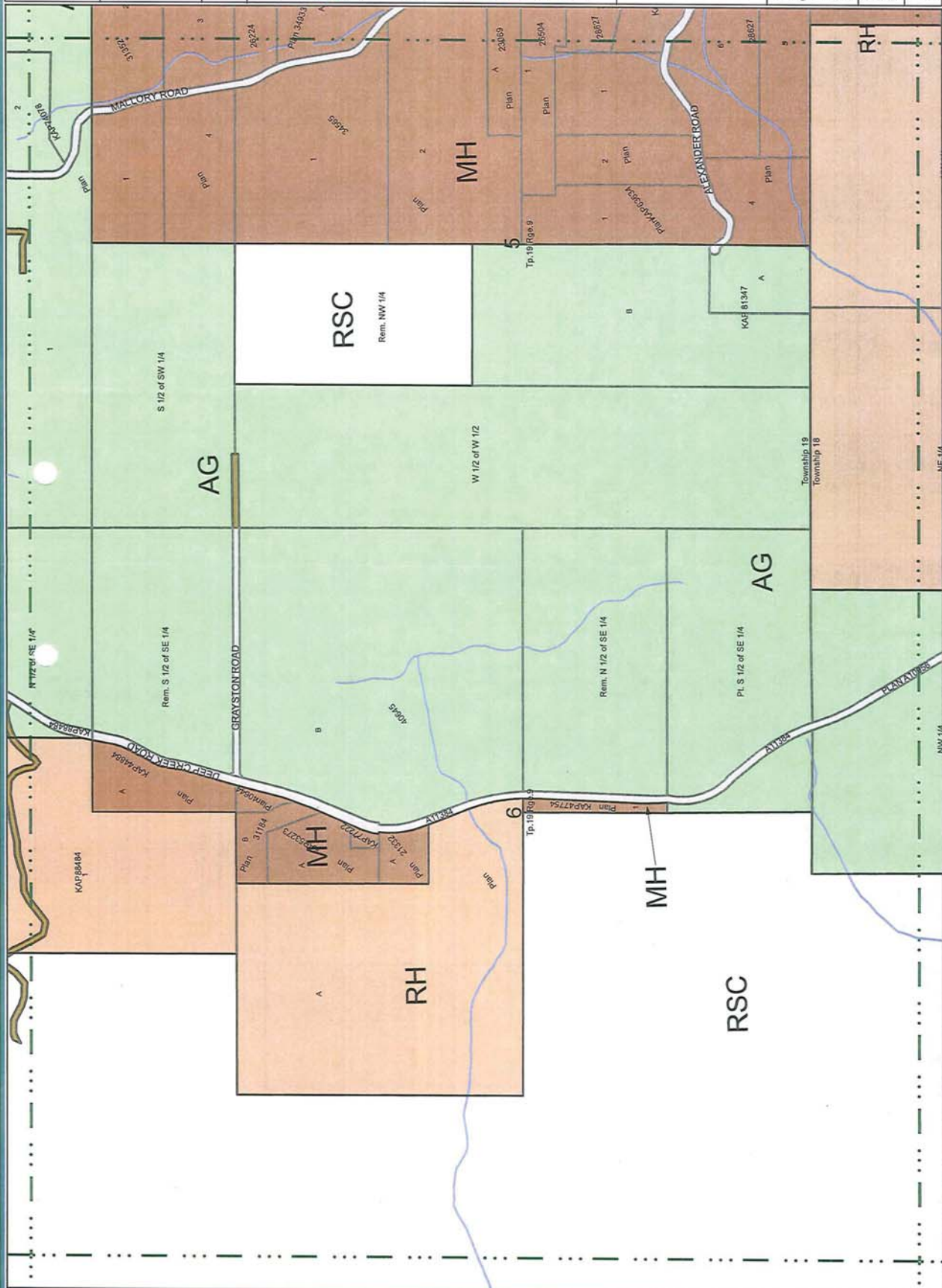
CSRD Map Sheets

|      |      |
|------|------|
| 1011 | 1012 |
|      | 0912 |

Mapsheet 0911



Prepared by: G8 Development  
Columbia Shuswap Regional District  
Regional Planning Department  
File: MapSheet\_OCP\_Area\_D\_0911.dwg  
Date: Mar 09, 2011  
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Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750

Schedule B Land Use

Hillcrest East  
D 0812

- Legend**
- Lake
  - Highways & Roads
  - Unsurveyed Road
  - Electoral Area Boundary
  - Bylaw Boundary
  - CSRD Mapsheds
  - Parcel Boundary
  - Rivers & Streams
- OCP Designations**
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MH - Medium Holdings (6 ha)
  - RR - Rural Residential (1 ha)
  - G - Commercial
  - ID - Industrial
  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PPG - Proposed Parks

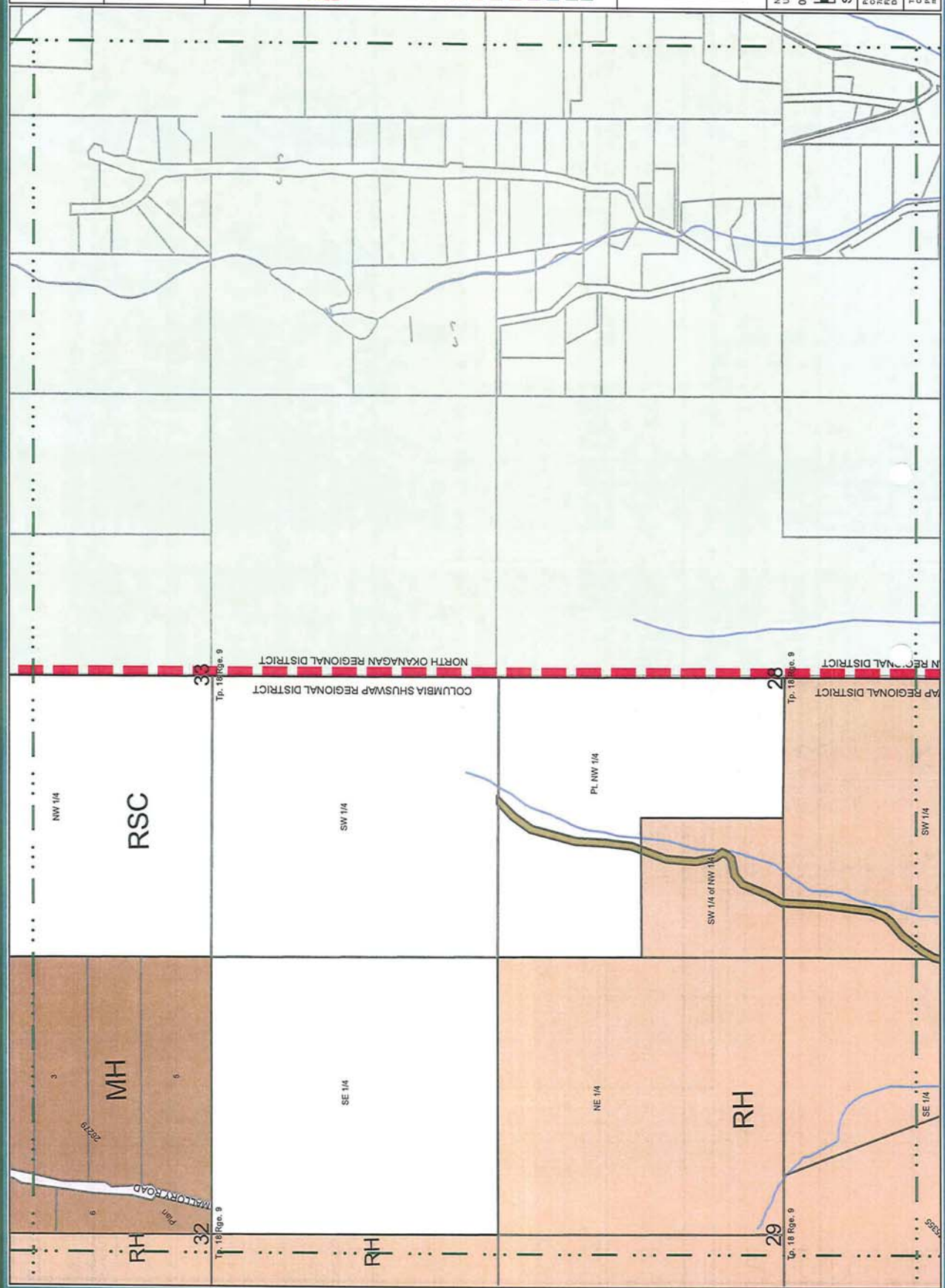
OCP Bylaw 750 -- D -- Hillcrest East

0812

| CSRD Mapsheds |      |
|---------------|------|
| 0911          | 0912 |
| 0811          | 0812 |

Mapsheet 0812  
NAD 83 UTM Datum  
UTM Zone 11 Projection  
0 100 200 300m  
Scale 1:10,000

Prepared by: GSE Department  
241 Main Street, Suite 101  
Hillcrest, BC V1E 1P1  
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Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use

Hillcrest  
D 0811

- Lake
- Highways & Roads
- Unsurveyed Road
- Electoral Area Boundary
- Bylaw Boundary
- CSRD Mapsheet
- Parcel Boundary
- Rivers & Streams

- OCP Designations
- RSC - Rural Resource (60 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MS - Medium Holdings (8 ha)
  - RR - Rural Residential (1 ha)
  - C - Commercial
  - ID - Industrial
  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PKP - Proposed Parks

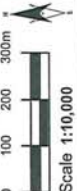
OCP Bylaw 750 - D - Hillcrest

0811

| CSRD Mapsheets |      |
|----------------|------|
| 0911           | 0912 |
| 0811           | 0812 |

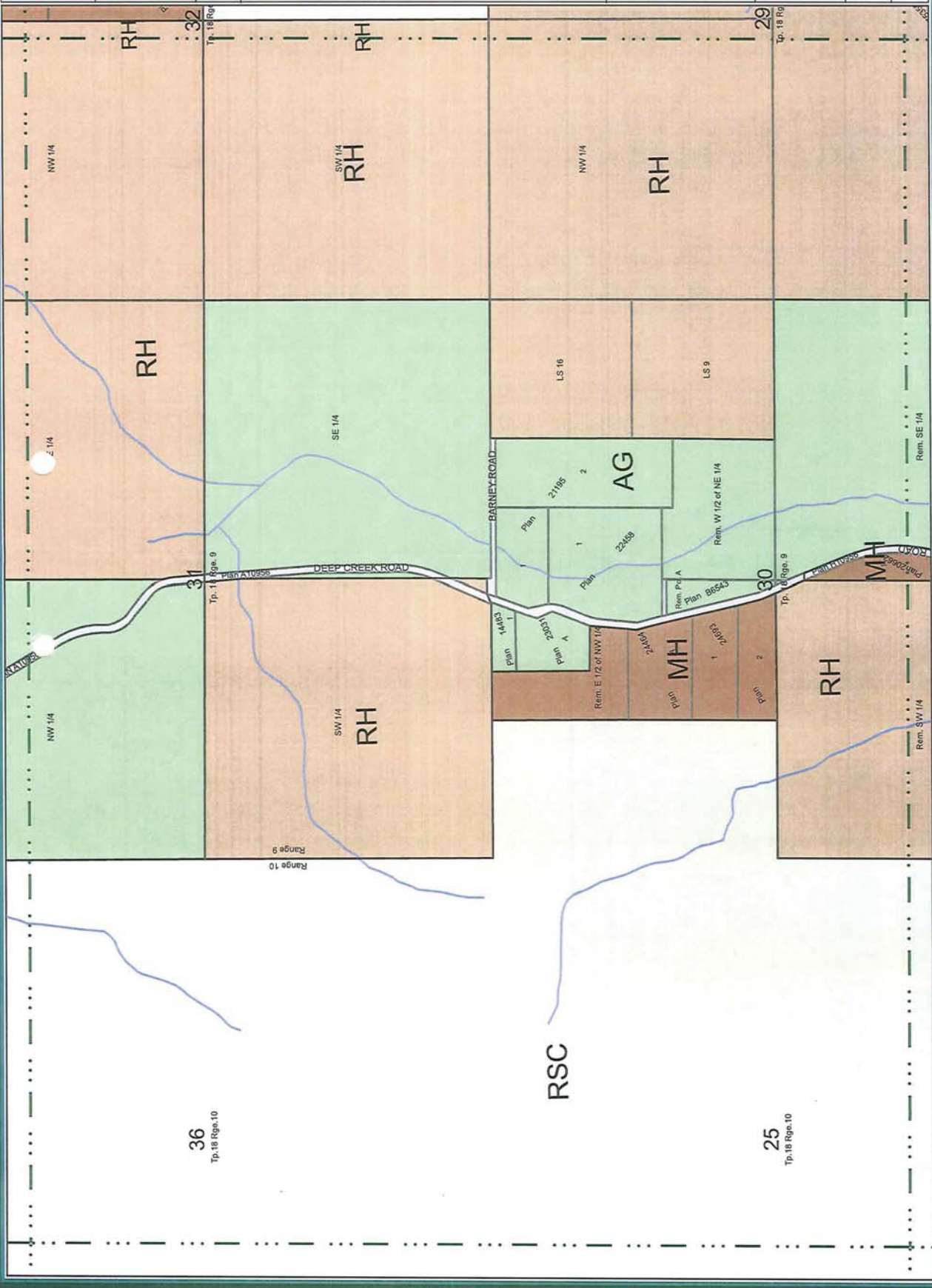
Mapsheet 0811

Nad 83 CMT Datum  
UTM Zone 11 Projection



Prepared by: GIS Department  
Columbia River District  
3111 Main Street, Hillcrest, BC V1E 4P1  
File: Mapbook\_OCP\_AreaD\_Mapsheet  
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Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750  
Schedule B Land Use

Wolfgang  
D 0712

- Lake
- Highways & Roads
- Unsurveyed Road
- Electorate Boundary
- Bylaw Boundary
- CSR Mapsheets
- Parcel Boundary
- Rivers & Streams

- OCF Designations
- RSC - Rural Resource (80 ha)
  - AG - Agriculture (60 ha)
  - RH - Rural Holdings (60 ha)
  - MH - Medium Holdings (6 ha)
  - RR - Rural Residential (1 ha)
  - C - Commercial
  - IO - Industrial
  - PI - Public and Institutional
  - PK - Parks and Protected Areas
  - PPG - Proposed Parks

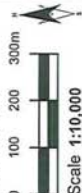
OCF Bylaw 750 - D - Wolfgang

0712

|      |      |
|------|------|
| 0811 | 0812 |
| 0711 |      |

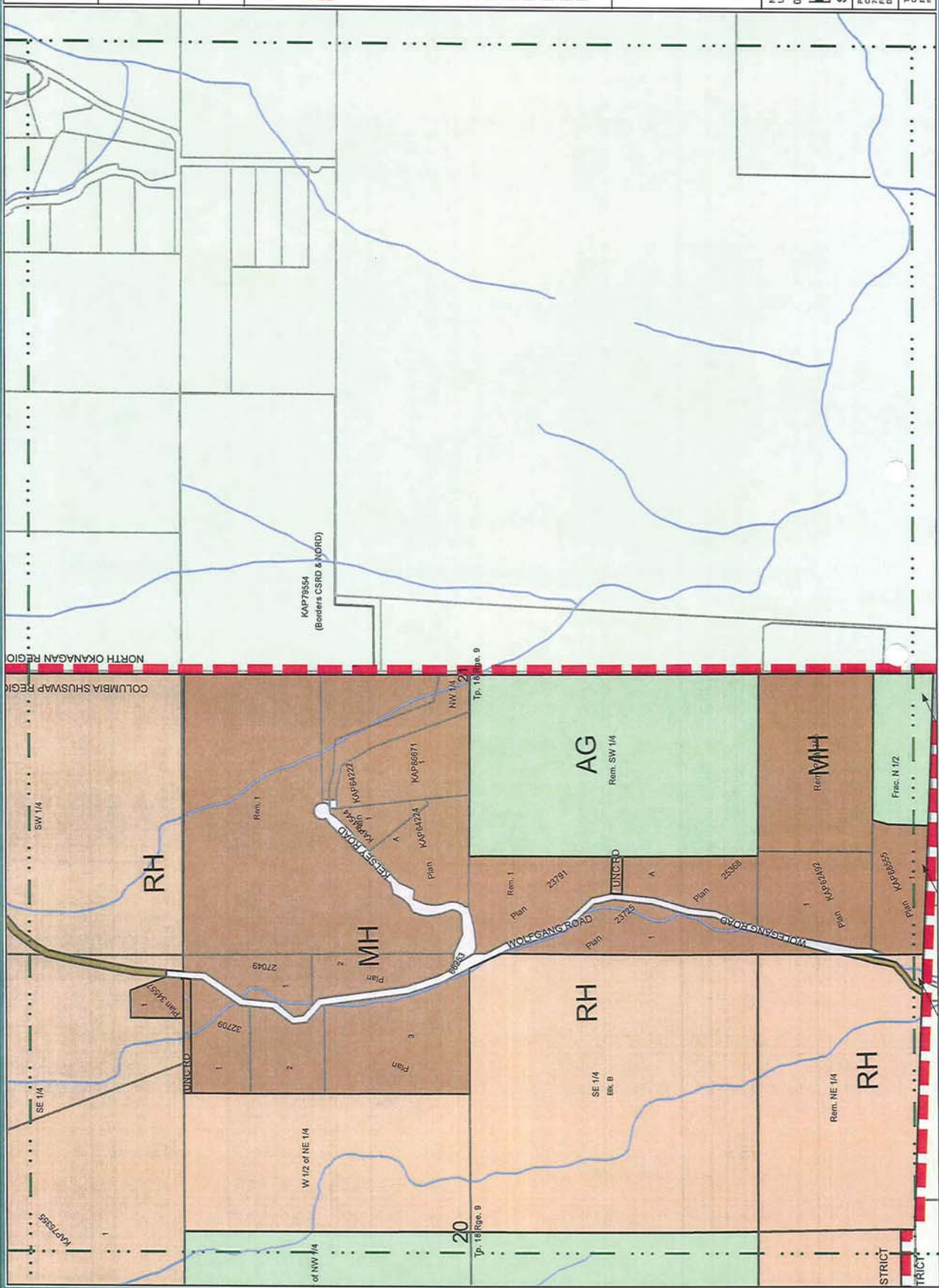
Mapsheet 0712

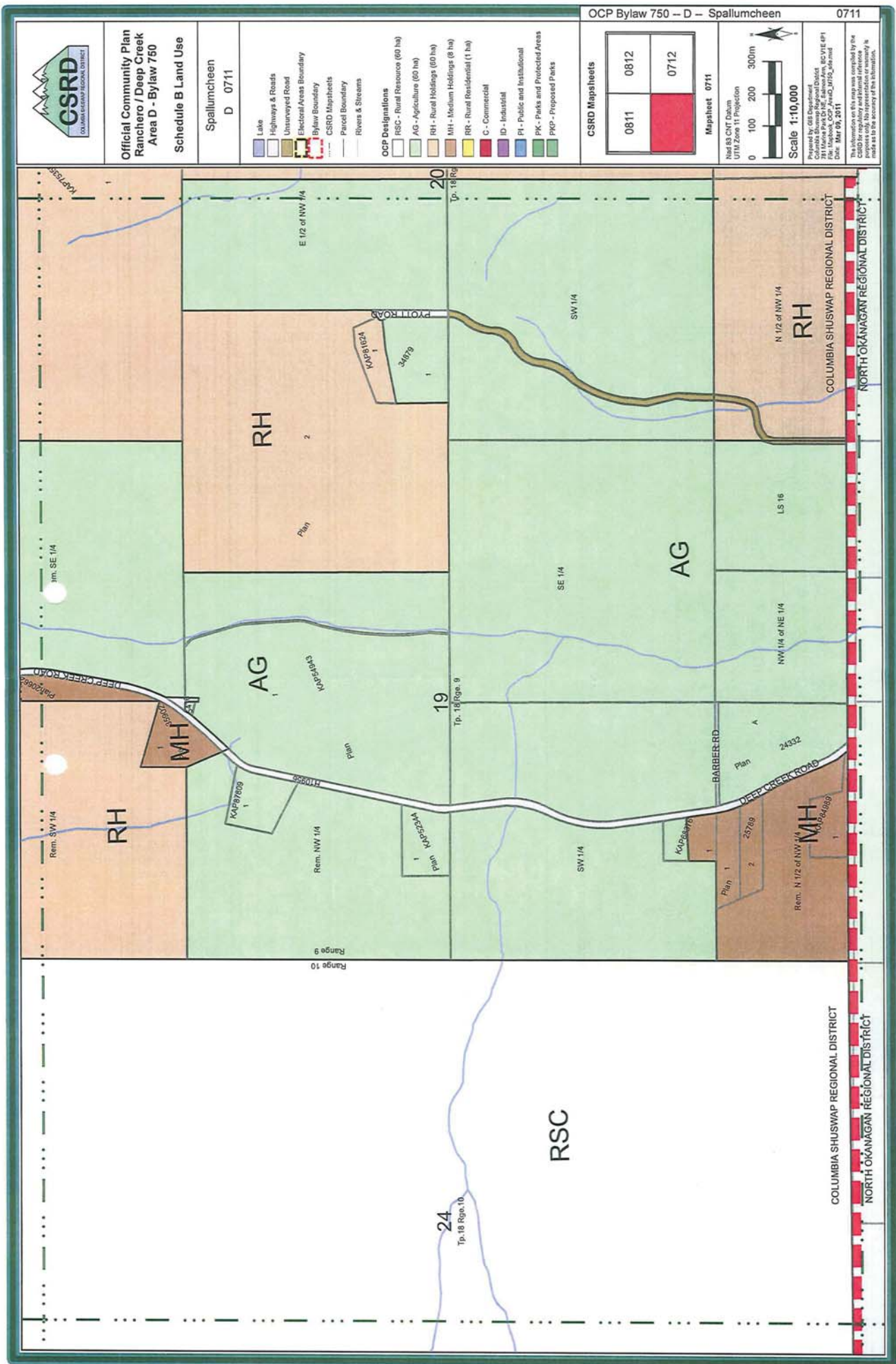
NAD 83 Co-ordinate System  
UTM Zone 11 Projection



Scale 1:10,000

Prepared by: GIS Department  
Columbia Shuswap Regional District  
301 Main Street, Box 100, Salmon Arm, BC V1E 4P1  
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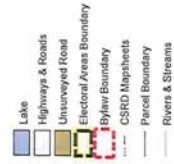




Official Community Plan  
Ranchero / Deep Creek  
Area D - Bylaw 750

Schedule B Land Use

Canyon Road  
D 0612



OCP Designations

- RSC - Rural Resource (60 ha)
- AG - Agriculture (60 ha)
- RH - Rural Holdings (60 ha)
- MH - Medium Holdings (6 ha)
- RR - Rural Residential (1 ha)
- C - Commercial
- ID - Industrial
- PI - Public and Institutional
- PK - Parks and Protected Areas
- PRP - Proposed Parks

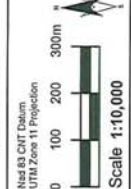
OCP Bylaw 750 - D - Canyon Road

0612

CSRD Mapsheets

|      |      |
|------|------|
| 0711 | 0712 |
| 0611 | 0612 |

Mapsheet 0612



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Mapsheet 0612  
File: Mapsheet\_OCP\_AreaD\_0612.mxd  
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