

Guiding Principles

The principles that guided the review of the OCP are:

1. Encourage retention of natural beauty, views, protection of environmentally sensitive areas, and stewardship of natural resources, thereby ensuring long-term community stability and prosperity;
2. Encourage compatible land uses by preventing further intrusion of incompatible land uses into rural resource and agricultural resource areas;
3. Support the protection and enhancement of land that has value for agriculture and strive to minimize the opportunity for conflict between agricultural and other land uses;
4. Promote the proper care and maintenance of private property and encourage the safe and quiet enjoyment of residential properties;
5. Ensure that proposed development density is appropriate to the available level of services;
6. Support commercial development which is well designed and which provides safe and efficient access for vehicles and connectivity throughout the community for pedestrians;
7. Ensure responsible development and management of areas that have identified natural hazards e.g. floodplains, debris flow areas, rock fall hazard areas, and wildfire interface areas;
8. Strive to ensure that the transportation system safely and efficiently moves vehicles and people and includes alternatives to automobile traffic where feasible including trails, bicycle routes, and railway;
9. Promote and protect the rural character of the Plan Area, while balancing the social, environmental and economic needs and encouraging development to blend with the natural landscape;
10. Ensure affordable housing, rental housing and special needs housing in a manner that is consistent with the rural nature of the Plan Area;
11. Promote the protection of ground and surface water;
12. Strive to provide a variety of recreation opportunities to encourage a healthy, active lifestyle;
13. Foster an inclusive and engaged community.

DRAFT Objectives and Policies for Property Maintenance and Safety

OBJECTIVES

To promote actions that contribute to the health and safety of residents in the Plan Area.

To encourage landowners in the Plan Area to recognize the importance of maintaining visual values on their property wherever possible.

To minimize disturbances to the natural environment as far as possible, and to promote a quiet, peaceful, and safe setting for the community.

To recognize the natural visual qualities of the plan area.

To encourage residents to maintain their properties in a healthy and safe manner.

POLICIES

Support the establishment of a bylaw to regulate noise.

Support the establishment of a bylaw to regulate unsightly premises.

Support the continuation of a bylaw enforcement service.

Encourage the safe and quiet enjoyment of residential properties.

Encourage the proper care and maintenance of private property.

POLICIES for Property Maintenance and Safety Continued

Encourage residents to minimize the impact smoke from burning on their property onto adjacent properties.

Encourage residents to take advantage of incentive programs such as the Woodstove Exchange Program to replace old appliances with more efficient, cleaner burning ones.

Maintain Regional District buildings and facilities in a sound and tidy condition and encourage senior governments to do so as well.

Encourage property owners to ensure their street address is highly visible from the road both during the day and at night.

Prohibit outdoor storage facilities.

Only permit outdoor storage of goods and/or supplies of industrial and commercial properties with appropriate screening and fencing.

Encourage property owners adhere to Fire Smart landscaping practices.

DRAFT Objectives and Policies for Solid Waste Management

OBJECTIVES

To maximize the life expectancy of the Grand Forks Landfill.

To maximize the potential for implementing the five R's of waste management: reduce, reuse, recycle, recover, and residual management.

To move towards zero waste, promoting diversion from landfills.

To discourage dumping of refuse at unauthorized sites.

To develop a 10-year plan establishing an economically and technically feasible program to recover resources and manage solid waste that is both environmentally safe and acceptable to the public.

POLICIES

Develop and promote partnerships with senior levels of government by acknowledging a shared responsibility in the protection and enhancement of the environment.

Promote and encourage adoption of the "Extended Producer Responsibility" model for all waste management activities in British Columbia.

Ban, from RDKB landfills, all materials that are accepted in local recycling programs, plus yard and garden waste.

Implement a tipping fee structure that encourages people to make responsible choices regarding the five R's of waste management.

POLICIES for Solid Waste Management continued

Support organics diversion programs, including education, home composting and large scale composting, aimed at reducing greenhouse gases and extending the life expectancy of the Grand Forks Landfill.

Consider, in conjunction with the Province, the implementation of a garbage clean-up program to remove refuse that is dumped on Crown lands and lands adjacent to highways.

Strive to minimize the number of trips required by vehicles for garbage and recycling pick up services.

Cooperate with communities in the Boundary Area in order to achieve the goals of the Solid Waste Management Plan.

DRAFT Objectives and Policies for Utility Corridors

OBJECTIVES

To encourage the use of existing corridors and rights of way for all utility improvements and upgrades.

To encourage public participation in the approval process for new corridors or rights of way.

To ensure that the services and utilities, which are appropriate for the rural character of the Plan Area, are provided in an efficient, economic, and environmentally sound manner.

POLICIES

Encourage utility providers to plan their long term facilities having regard for this Plan through referral to the Regional District.

Encourage the installation of underground cable and wire utilities wherever feasible.

Encourage the consolidation of utilities onto one pole or tower where feasible.

Encourage the consolidation of linear utilities into multi-purpose corridors which, preferably, follow existing roads or other rights of way.

Encourage utility providers to consider the impacts of corridors on the natural environment, view-sheds, settlement patterns, and the long term or ultimate utility needs.

Consider the use of abandoned utility corridors for green space and recreational trails.

Discourage the use of pesticides for weed control along utility corridors in the Drinking Water Resource land use designations.

Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas.

DRAFT Objectives and Policies for Water Services and Community Watersheds

OBJECTIVES

To ensure adequate services are provided and coordinated with the appropriate land use.

To ensure developments have appropriate water services for the proposed use and density.

To encourage designs of water services which promote community safety and sustainability.

POLICIES

Support the implementation of the Kettle River Watershed Management Plan.

Support the provision of adequate quality and quantity of water to water users.

Support the eventual integration of existing community water systems.

Consider the expansion of community water systems with regard to capacity in the existing system, the need for additional serviced land and increased density.

Strive to ensure that permitted land uses and densities in community watersheds and above aquifers used as a source of domestic water are appropriate for the protection of those resources.

Develop a referral protocol for forestry related activities in community watersheds with the objective of facilitating ongoing communication between forestry companies, water purveyors, the Regional District, and water service providers.

POLICIES for Water Services and Community Watersheds continued

Maintain effective communication links between the Regional District and the water service providers in the Plan Area.
Support public outreach initiatives regarding water conservation measures.
Promote public awareness of source water protection including the location of community watersheds and considerations for land uses in those areas.
Promote public education and subsidy programs aimed at protecting groundwater quality, such as capping abandoned wells and protecting wellhead areas.
Encourage the Crown to retain in perpetuity the remaining publicly owned lands in community watersheds and to require that those lands be managed to the highest standard for water quality and quantity.
Work cooperatively with local and senior government agencies to develop watershed management plans that support groundwater recharge, retention and water recycling, and address water quality.
Require an assessment of the potential impacts of proposed land use changes that have a reasonable expectation to significantly influence ground and surface water quality and quantity.

DRAFT Objectives and Policies for Sewage Treatment

OBJECTIVES

To develop a coordinated land use and sewer servicing strategy.

To protect ground and surface water from potential contaminants originating from on-site sewage treatment systems.

To identify the best options for potential wastewater treatment service in the Plan Area.

To encourage designs of sewer services which promote community safety and sustainability.

POLICIES

Minimum parcel sizes for unserviced lots shall be large enough to sustain independent onsite water and sewer services.

A rezoning application, which allows for higher density developments served by a private sewer system, will not be approved until comprehensive engineering studies and financial analysis are provided, which demonstrate a private community sewer system can be established and operated in a cost effective and efficient manner to serve the requested higher density.

The applicant must demonstrate that maintenance charges and a 20 year capital replacement fund are part of the service contract for the sewage disposal system.

If a public community sewer system is established consideration will be given to developing a regulated pump and haul program to service waterfront and boat access properties.

The implementing bylaws may permit higher density uses such as infill on existing residential lots, townhouses, apartments, multi-family buildings and manufactured home parks, by way of rezoning, if the proposed development is connected to an approved public community sewer system.

POLICIES for Sewage Treatment continued

The site for a private sewage disposal system, serving three or more lots or dwelling units, will require rezoning to evaluate its compatibility with adjacent land uses.

A zoning amendment application for this purpose must include a report from a qualified Engineer that provides the following information:

- a) The facility's distance from developed land;
- b) A description of screening, fencing and lighting around the facilities
- c) Design of the proposed facility including its exterior colour; and
- d) That odours, noise and vibration from the treatment facility will not be evident beyond the site's boundary.

The Land Use Map (Schedule 'L') identifies a Crown owned parcel adjacent to the Kettle River for a publicly owned and operated community sewage treatment plant. This designation is placed on the parcel to protect the option for a Public sewage treatment facility.

This designation is based on information contained in the *"Report of Water Supply and Wastewater Disposal at Christina Lake"* prepared by Kerr Wood Leidal in 1991. This engineering report investigated suitable locations and identified this site as favourable for sewage treatment lagoons in association with a collection system serving the South-End Townsite and Lavalley Point areas.

Support an updated feasibility study for a liquid waste management plan to explore options for a community-based system.

A publicly operated sewer system will not be installed until the following conditions have been met:

- a) An approved amendment to this Plan, for a detailed secondary plan, which evaluates the benefits, consequences and costs of a proposed publicly operated community sewer system, that includes candidate areas for higher density development and their impact on the community's longer term servicing needs.
- b) Received comprehensive engineering studies and financial analysis, which demonstrate that the system can be established and operated in a cost effective and efficient manner

DRAFT Objectives and Policies for Transportation

OBJECTIVES

To encourage the development of a safe, efficient and functional transportation network for vehicles and non-vehicular traffic that minimizes environmental harm.

To encourage the Province and its contractors to apply Provincial Best Management Practices (Develop With Care) to road construction and maintenance activities.

To encourage a healthy, active lifestyle through increased walking and biking, by encouraging the development and use of non-motorized transportation corridors.

POLICIES

Support the Province's efforts to develop a safe and functional roadway system.

Adequate off-street parking provisions shall be contained in the implementing bylaws to minimize congestion and promote the safe use of the transportation network.

Support the planning and development of roads which best serve the traffic needs of the Plan Area while having a minimal impact on the area's existing residential, rural, agricultural and environmental qualities.

Encourage the development of secondary emergency access routes for growth areas.

Encourage the Ministry of Transportation and Infrastructure to refer subdivision plans within wildfire interface areas to the Fire Chief or the Manager of Emergency Services.

POLICIES for Transportation Continued

Support the development and maintenance of trails for non-motorized transportation, including but not limited to the Promenade Trail.

Support and encourage the Ministry of Transportation and Infrastructure to include bike lanes and pedestrian walkways in the highway right of way when resurfacing the highway network.

Encourage the Province to minimize soil disturbance and remediate disturbed soils in a timely manner following maintenance activities.

Collaborate with the Province to manage the cumulative effects of resource road development and maintenance.

Will not support the extension of West Lake Drive or East Lake Drive beyond Lighthouse Point and Texas Point, respectively.

Identify an appropriate location for a potential boat moorage within walking distances of local businesses.

Discourage the Province from allowing commercial use of the lake surface that do not have a related land base, which is permitted in the implementing zoning bylaw.

Support signage within the community that indicates landmarks, recreation resources and trail networks.

Encourage the Province to communicate parking restrictions clearly on right of ways that experience regular congestion.

DRAFT Objectives and Policies for Sand and Gravel Deposits

OBJECTIVES

To discourage development that would irreversibly prohibit future extraction of sand and gravel deposits.

To encourage sand and gravel extraction activities that minimize degradation of surface and ground water quality, and long term impacts of extraction.

To encourage sand and gravel operations to be considerate of adjacent land uses.

POLICIES

Consider adopting regulations to manage the deposit and removal of soil in order to manage the impacts of aggregate operations.

Designate appropriate locations of sand and gravel deposits for industrial or resource uses.

Encourage, through the referral process, the Province to take into consideration the following when assessing applications for gravel pit operations:

- a) Potential impacts on groundwater and surface water
- b) Potential impacts on adjacent land uses, including potential for noise and dust;
- c) Potential impacts on increased industrial traffic on nearby road infrastructure;
- d) Reclamation plans for the disturbed lands; and
- e) Other potential issues that the Board may identify through the review process.

Encourage reclamation and landscaping of public lands for public enjoyment.

DRAFT Objectives and Policies for Heritage Resources

OBJECTIVES

To raise public awareness of the potential for archaeological sites and the Provincial Legislation that is in place to protect those sites.

To raise public awareness of the heritage sites and features in the ***Plan Area*** and encourage the retention of heritage features.

To recognize and support heritage tourism as a form of economic development.

POLICIES

Advise landowners that submit applications to the Planning and Development Department of the importance to check lands for potential archaeological sites and to comply with the *Heritage Conservation Act*.

Notify the BC Archaeological Branch of the Ministry of Forests, Lands, Natural Resource Operations and Rural Development of applications which affects areas identified by the Province as being of archaeological significance.

Encourage consultation with First Nations, whose traditional territories include lands within the Plan Area and with the Province to identify areas of archaeological potential.

Conserve archaeological resources which are located on RDKB-owned lands by consultation with First Nations, whose traditional territories are located within the Plan Area and where necessary conduct archaeological impact assessments during the review of development proposal and prior to development occurring.

POLICIES for Heritage Resources Continued

Consider providing long-term protection for heritage buildings, structures, lands or features of historical interest by establishing a Community Heritage Register, Heritage Designation Bylaw or Conservation Heritage Area (by resolution of the Board) for the Plan Area.

Encourage the relocation of valued heritage structures where it is not feasible to retain such structures on site. Where it is not feasible to conserve whole buildings, historic elements should be encouraged to be preserved.

Support the efforts of groups and societies to document and share the history of the Plan Area. Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.

Maintain Regional District buildings and facilities in a sound and tidy condition and encourage senior governments to do so as well.

Consider collaborating with First Nations and local heritage groups on conducting a place-naming study.

Encourage planning for fuel treatment methods for wildfire protection that considers the location of known archaeological and heritage sites to ensure their protection.

DRAFT Objectives and Policies for Natural Hazards

OBJECTIVES

To avoid further settlement and development in areas with identified natural hazards; and minimize the risks associated with development in those areas.

To improve public awareness of hazardous conditions.

POLICIES

When resources are available, update the RDKB Floodplain Bylaw No. 677 to reflect current estimates of the 1 in 200 year flood levels.

Consider updating Map XX, should additional natural hazards within the Plan Area be identified, or if more detailed data becomes available.

Make approval of site-specific exemptions to the floodplain bylaw subject to registration of a covenant on title that absolves the Regional District of responsibility if there is damage to buildings that are approved by the exemption.

Consider establishing a Wildfire Interface Development Permit Area to protect development from the potential impacts of wildfires by considering requirements respecting the character of development, including landscaping and the siting, form, exterior design and finish of buildings and other structures and establishing restrictions on the type and placement of trees and other vegetation in proximity to the development.

POLICIES for Natural Hazards Continued

In order to minimize risks associated with natural hazard areas the Regional District will not consider increased development potential and increased uses in areas with identified natural hazards without further assessment.
Collaborate with the Province, BC Timber Sales, Interfor, woodlot operators and private property owners to reduce the risks of wildfire through prescribed thinning and burning of forested lands.
Discourage increased development potential in areas with identified natural hazards without further assessment, in order to minimize risks associated with natural hazard areas.
Encourage the development of secondary emergency access routes for already established areas.
To provide residents with educational materials from the FireSmart program so that they may implement practices to reduce the risk of interface fire in the community.
Work with the community to raise awareness of emergency preparedness through the RDKB Emergency Management Programs.
Encourage the planting and retention of suitable native trees and shrubs near slopes and erosions hazard areas such as steep slopes and shorelines.
Consider establishing a Tree Cutting Bylaw/Tree cutting Permit Areas to reduce cutting of trees near erosion prone slopes and other erosion hazard areas.

DRAFT Objectives and Policies for Environmentally Sensitive Areas

OBJECTIVES

To restrict development activities in the Plan Area that could have negative impacts on environmentally sensitive areas in order to maintain their long term benefits to the environment and the public.

To identify environmentally sensitive areas, including corridors that provide linkages between those locations for red- and blue-listed species of plants and animals.

To encourage wise use of natural resources, ensuring long-term community stability and prosperity.

POLICIES

Support the creation of a sensitive ecosystem inventory for the Plan Area including developing a connectivity strategy between those sensitive ecosystems.

Support the Province's use of existing legislative tools to protect environmentally sensitive areas on Crown land.

Integrate environmental considerations into land use decision making.

Support the implementation of the Christina Lake Watershed Management Plan and the Kettle River Watershed Management Plan and other relevant plans that may be developed. Consult these plans when reviewing development proposal within environmentally sensitive areas.

Encourage and support a spirit of cooperation and stewardship between government agencies, private companies and individuals that use Crown land.

POLICIES for Environmentally Sensitive Areas Continued

Discourage the placement of new utility corridors, road rights of way, and other corridor uses that could negatively impact environmentally sensitive areas and connectivity between those areas.

May require, as part of re-zoning applications, inventories and management plans for riparian areas including wetlands; sensitive ecosystems; species at risk; grasslands; migration routes; old growth management areas; and cliffs and bluffs.

Consider clustering and density bonuses for development proposals that protect and enhance environmentally sensitive areas and connectivity corridors.

Encourage protection of environmentally sensitive areas through the establishment of new parks where possible, and the management of existing parks, and consider the use of conservation covenants for the same.

Add regulations within the implementing zoning bylaw for parcel coverage, which would restrict the amount of impermeable surface permitted on a parcel.

Consider adding regulations within the implementing zoning bylaw for retaining walls, which would avoid the use of retaining walls at the natural boundary and require more natural treatment including rock, vegetation and other natural material to create stable slopes.

Consider the use of legislative tools including additional development permit areas for protection of the natural environment, its ecosystems and biological diversity to protect environmentally sensitive areas.

POLICIES for Environmentally Sensitive Areas Continued

Raise awareness of and encourage private land owners to use Provincial best management practices for development on their properties.

Raise awareness of terrestrial and aquatic invasive plants and animals and methods to control their spread and support work of the Boundary Invasive Species Society.

Support the continuation of the Milfoil Control Program which is focused on the removal of invasive milfoil within Christina Lake.

Advocate to the Province to expand aquatic invasive species removal programs to include more species such as the fragrant water lily.

Support the efforts of the Christina Lake Stewardship Society and other stewardship groups with similar mandates in their stewardship of the diverse ecosystems and habitats of the **Plan Area**. Forms of assistance may include in-kind support of RDKB staff, funding and letters of support for grant funding.

Encourage farm operators to participate in the Environmental Farm Plan process for their operations.

DRAFT Objectives and Policies for Agricultural Resource

OBJECTIVES

To encourage and promote farms and farming in the Plan Area.

To encourage the preservation of agricultural land in the Plan Area.

To encourage farming practices which minimize impacts on the environment.

To support and promote the economic viability of the agricultural sector.

To support and encourage local food production.

POLICIES

Recognize the legislated right to farm.

Encourage farming activities that minimize the impact on water quality, conserves soil and protects wildlife habitat.

Consider measures to promote farming and local food production, including community events, programs and initiatives.

Support bringing unused farm land into production.

POLICIES for Agricultural Resource Continued

- Maintain agricultural lands for agricultural uses.
- ALR exclusion applications will generally not be supported. However, consideration for supporting applications for non-farm use and exclusion from the ALR will be given if the proposed land use supports and is beneficial to agriculture and no other suitable land is available.
- Support the maintenance of a viable agricultural sector in the local economy and strive to minimize the opportunity for conflict between agricultural and other land uses in the Plan Area.
- The ALR boundaries are established by the Provincial government and alteration to those boundaries can occur without amending this Plan.
- All uses and subdivision of ALR lands shall be in accordance with decisions of the Commission in terms of the Agricultural Land Commission Act and Regulations, as amended, and Orders of the Commission.
- To recognize the history of Cascade and support it’s preservation within the ALR.
- Agriculture shall be a permitted use on Lot 35, Ponderosa Estates.
- Consider including limited forms of agriculture as permitted uses in residential areas.
- Investigate locations for a community garden in the Plan Area.