THE VILLAGE OF CLINTON

Village of Clinton Official Community Plan Bylaw No. 606, 2025

A Bylaw to adopt the Official Community Plan

The Council of the Village of Clinton, in open meeting assembled, enacts as follows:

1. **TITLE**

   This Bylaw may be cited as the "Village of Clinton Official Community Plan Bylaw No. 606, 2025".

2. **AMENDMENTS**

   i. Village of Clinton Official Community Plan Bylaw and all amendments thereto is hereby repealed in its entirety.

   ii. Appendices attached hereto to this bylaw form an integral part of this bylaw.

   iii. This bylaw applies to all areas within the Village of Clinton.

   iv. The Village of Clinton Official Community Plan is hereafter attached as "Schedule A"

READ A FIRST TIME	this 22 day of October, 2025
PUBLIC HEARING HELD	this 19 day of November, 2025
READ A SECOND TIME	this 11 day of February, 2026
READ A THIRD TIME	this 11 day of February, 2026
RECONSIDERED and FINALLY ADOPTED	this 11 day of February, 2026

_____ _____

Mayor Corporate Officer

VILLAGE OF

CLINTON

Village of Clinton

Official Community Plan

2025

Land Acknowledgement

The Village of Clinton respectfully acknowledges that the settlement known today as Clinton is located on the traditional territory of the Secwépemc Nation who have been caring for, nurturing, and relying on this land for millennia.

The Village of Clinton has taken recent steps to improve relationships and collaboration with Llenllenéy'ten and Pellt'iq't indigenous governments.

Building on a previous Protocol on Cooperation and Communication, Llenllenéy'ten and the Village of Clinton established an Memorandum of Understanding (MOU) in late 2023 which set out the basis for a new relationship built on trust, cooperation, and shared priorities. This opened the door to a technical committee which has greatly improved the governments' ability to communicate about ongoing operational and strategic goals. An emergency management sub-committee has been in place since early 2024 and the resulting Emergency Management Cooperation and Communication Protocol serves to improve the ability for both governments to support each other in preparing for and responding to emergencies.

The Village of Clinton and Pellt'iq't have an established Protocol on Cooperation and Communication, and are in the progress of developing an MOU to formalize the growing relationship between the two governments. The Village of Clinton and Pellt'iq't share many priorities and more work is needed to ensure that meaningful communication continues to yield opportunities for collaboration.

This work is ongoing and the Village acknowledges that this OCP only captures a small part of the relationship between the Village and Pellt'iq't, and the relationship between the Village and Llenllenéy'ten. In 2026 and beyond, the Village plans to ensure that continued integration of these indigenous governments' priorities continues to inform the Village's planning efforts.

Locally, the Secwépemc Nation is represented by the Pellt'iq't (Whispering Pines/ Clinton Indian Band) and the Llenlleney'ten (High Bar First Nation). It is with gratitude and respect that this plan acknowledges the history and the ongoing efforts of Pellt'iq't and Llenlleney'ten to welcome settlers into their territory and working with other partners to co-manage the land, developing healthy opportunities for all people to enjoy this area.

The Village of Clinton, as empowered by British Columbia's *Local Government Act* (the Act), is responsible for provision of services and management of land within its municipal boundary; however, the Village is also committed to advancing reconciliation by participating in inclusive

decision-making through collaboration and relationship building with other governments. To achieve the shared goal of enhancing opportunities and the well-being of all citizens in the Clinton region, the Village of Clinton will continue working with Pellt'iq't and Llenlleney'ten as representative authorities for this land, at a government-to-government level, to discuss common interests, challenges, and mutual opportunities for our communities.

Table of Contents

Schedule A: OCP Text

Land Acknowledgement **2**

A1 Purpose and Scope **1**

A2 Legislative and Regulatory Context **2**

A2.1 Other Jurisdictions 2

A2.2 Regional Context Statement 2

B1 Settlement History **6**

B2 Demographics **7**

B3 Economic Influences **8**

B4 Housing Needs Assessment **10**

C1 Priorities and Values **12**

D1 Housing **14**

D1.1 Diversity of Housing 14

D1.2 Development of Residential Land 15

D1.3 Housing for Vulnerable Populations 15

D2 Economic Development **17**

D2.1 Protection and Expansion of Agriculture 17

D2.2 Supply of Commercial and Industrial Land 17

D2.3 Support for Businesses 19

D2.4 Tourism 19

D3 Social Well-Being and Public Services **21**

D3.1 Parks 21

D3.2 Recreation 22

D3.3 Culture 23

D3.4 Education, Health, and Safety 23

D4 Transportation and Mobility **25**

D4.1 Active Transportation 25
D4.2 Roadway Network 27
D4.3 Transit 27
D5 Servicing Infrastructure 30
D5.1 Efficiency of Servicing 30
D5.2 Water Network 30
D5.3 Sanitary Sewer Network 31
D5.4 Stormwater Management 31
D5.5 Solid Waste 32
D6 Environmental protection and emergency preparedness 33
D6.1 Greenhouse gas emissions 34
D6.2 Responsible management 35
D6.3 Energy efficiency 36
D6.4 Emergency preparedness for natural hazards 36
D7 Governance 39
D7.1 Responsible and respectful leadership 39
D7.2 Building partnerships 39
E1 Land Use Context 41
E2 Land Use Map 41
E3 Potential Developable Lands 44
E3.1 Residential lands 44
E3.2 Employment lands 49
E4 General Development Provisions 50
E4.2 Sand and Gravel Deposits 52
F1 Implementation Checklist 53
F2 Accommodating Projected Housing Needs 57
G1 Application 58
G1.2 General Exemptions 59

G2 Streamside Development Permit Area 61
G2.1 Purpose 61
G2.2 Objectives 61
G2.3 Area 61
G2.4 Exemptions 61
G2.5 General Definitions 62
G2.6 Guidelines 63
G3 Slopeside Hazard Development Permit Area 65
G3.1 Purpose 65
G3.2 Objectives 65
G3.3 Area 65
G3.4 Exemptions 65
G3.5 Guidelines 66
G4 Wildfire Hazard Development Permit Area 67
G4.1 Purpose 67
G4.2 Objectives 67
G4.3 Area 67
G4.4 Alternatives 68
G4.5 Guidelines 68
G5 Highway Commercial Development Permit Area 72
G5.1 Purpose 72
G5.2 Objectives 72
G5.3 Area 72
G5.4 Exemptions 72
G5.5 Guidelines 72
G6 Multi-Family Development Permit Area 78
G6.1 Purpose 78
G6.2 Objectives 78

G6.3 Area 78
G6.4 Exemptions 78
G6.5 Guidelines 78

Appendix A Declaration for Riparian Areas Regulation Exempt Property

Appendix B Wildfire Interface Covenant

Schedule B: Land Use Map

Schedule C: Streamside Development Permit Area

Schedule D: Slopeside Hazard Development Permit Area

Schedule E: Highway Commercial Development Permit Area

Schedule A
OCP Text

Section A Introduction

In accordance with Section 879 of the *Local Government Act* (the Act), the development of the Official Community Plan (OCP) was a collaborative and consultative process. The Village of Clinton (the Village) worked to prioritize open communication and public involvement throughout the planning process.

The engagement strategy focused on meaningful, in-person conversations and included several meetings with Llenllenéy'ten and Pellt'iq't, the Thompson-Nicola Regional District (TNRD), and other regional partners such as Interior Health, the Agricultural Land Commission (ALC), School District No. 74 Gold Trail (SD74), and the Ministry of Transportation and Transit (MOTT).

Figure 1 highlights the key phases of the OCP development, including three rounds of engagement.

Figure 1 OCP engagement process

This plan is being developed with the understanding that further, detailed, and time-sensitive collaboration with Llenllenéy'ten and Pellt'iq't is required to ensure that adequate consideration of their priorities, including natural resource management, environmental protection, investment/ major project attraction, and aboriginal title, among other topics, form part of this bylaw.

A1 Purpose and Scope

The purpose of the OCP is to guide decisions on planning and land use management within the Village's municipal boundary (hereafter referred to as Clinton or "the community") for the next 20 years. Its content is intended to provide a framework of goals and policies for

residents, developers, administrative staff, and elected officials to reference as they make decisions that will impact the community.

In accordance with the Act, the OCP provides direction on a variety of topics that are intended to contribute to the overall well-being and sustainability of the community.

A2 Legislative and Regulatory Context

The *Local Government Act* gives authority to municipalities in British Columbia to adopt an OCP and stipulates what must or may be included in it, it also identifies the consultation requirements and adoption procedures to approve the OCP as a bylaw. This OCP has been prepared in compliance with the *Local Government Act.*

All bylaws enacted or works undertaken by a Council after the adoption of an OCP must be consistent with the OCP; however, the Plan is intended to be overarching and broad. Its content has been designed to be able to respond to changing community circumstances and can be amended as necessary. In accordance with the *Local Government Act*, the OCP does not commit the Village to proceeding with any project specified within the Plan; it also does not intend to commit the Village to implementing all Plan policies.

In addition to adherence to the OCP, all development in Clinton must also follow other applicable federal, provincial, and municipal laws and regulations such as those imposed through the Village of Clinton Zoning Bylaw, Province of British Columbia *Water Act*, *Agricultural Land Commission Act*, and many others.

A2.1 Other Jurisdictions

Where the Village of Clinton does not have jurisdiction, the OCP may only state broad goals on the topic, intended to provide supportive direction toward achieving those goals. For example, the Village does not have authority for the provision of healthcare services, but it does play a role in collaborating with other parties to advocate and plan for healthcare services.

Similarly, the Village of Clinton lies within the traditional, ancestral, and unceded territory of the Llenllenéy'ten and Pellt'iq't peoples. More work is needed in the short term to ensure the jurisdiction of Llenllenéy'ten and Pellt'iq't is adequately addressed within this plan, in relation to the authority of the Village of Clinton.

A2.2 Regional Context Statement

The Thompson-Nicola Regional Growth Strategy (RGS) guides development, growth, and decision making on the broad regional basis; accordingly, it relies on member municipalities to consider the greater context and ensure their plans reflect the regional vision. Section 866 of the *Local Government Act* requires that Official Community Plans include a regional context statement. This statement demonstrates how Clinton planning and land use policy links and works toward the goals and objectives established by the *Thompson-Nicola Regional District Regional Growth Strategy* (2013). The following describes how the Clinton OCP relates to the strategy's six (6) key growth management Policies

Human Settlement

- The intent of the Human Settlement section of the RGS is to contain urban/ rural sprawl by building on the existing network of diverse regional centers, to direct growth into established centers, to promote policies of infill and intensification and to ensure adequate levels of servicing are provided.
- The Clinton OCP supports the Human Settlement policy by encouraging infill on vacant lots, encouraging growth in serviced or serviceable areas, and by discouraging commercial and small-lot residential development in the unserviced periphery of the community.

Energy and Transportation

- It is a policy of the RGS to integrate transportation and energy considerations with land use and settlement planning to achieve mobility, conservation and efficiency goals.
- The Clinton OCP recognizes local, regional, and provincial transportation goals by including policies that promote an efficient and affordable local transportation network which complements a Provincial Controlled Access Highway (Highway 97). The OCP further supports compact development through land use policies and policies related to energy efficiency and greenhouse gas reductions.

Economic Development

- The Clinton OCP supports the RGS's goal of broadening the economic base through diversification and expansion while promoting new economic development opportunities. The OCP ensures there is a suitable amount of vacant land and appropriate land use designations that will encourage innovation and entrepreneurial activities for both the existing and emerging sectors. In addition, OCP policies recognize the importance of the Village's existing economic base and directly encourage new tourism marketing.

Environmental Protection

- The Clinton OCP supports the RGS's goal of protecting and enhancing the environment. The OCP includes Development Permit Areas respecting the protection of riparian areas (watercourses) and environmentally hazardous areas. Policies regarding the protection of water resources and policies regarding the expansion of the water service area with changes to the pressure system and recognition of the need to protect the watershed of the water supply source.

Open Space and Cultural Heritage

- It is a policy of the RGS to protect the open space and rural character of the region and unique heritage features. The OCP supports the RGS in this regard by protecting provincially designated sites and identifying and preserving open space and park land within the municipality.

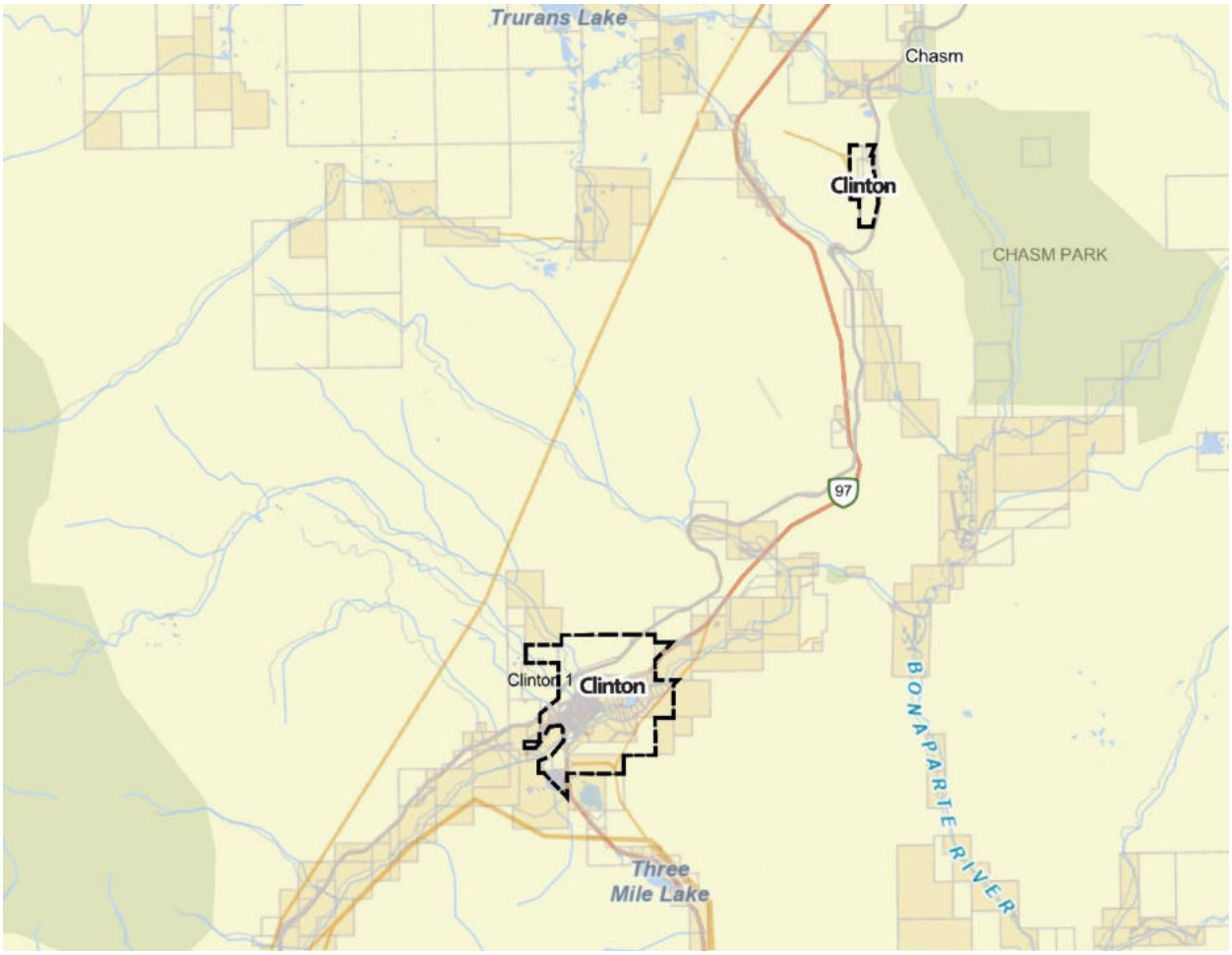
Cooperation and Process

- The Clinton OCP supports the continued implementation of the RGS through the establishment of ongoing cooperative processes. In particular, the OCP acknowledges a continued cooperation with the Regional District in areas such as waste management and economic development as well as recognizing the importance of continued cooperation with First Nations.

Section B Community Context

The Village of Clinton is located on Highway 97, 40 kilometers north of Cache Creek and 73 kilometers south of 100 Mile House, nestled in an agricultural valley surrounded by hillsides that are a mixture of grasslands and forest. In addition to the main settlement area, a second satellite area of the Village is located north and east of Highway 97 at Chasm. Figure 2 illustrates the relative locations of these two components of the community.

Figure 2 Village of Clinton



B1 Settlement History

The settlement we know today as Clinton is located on the traditional territory of the Secwépemc Nation who have been caring for, nurturing, and relying on this land for millennia. Roughly translating to "People of the spread out place", the Secwépemc Nation is the largest nation in the Interior with nearly 180,000 square kilometres across central-eastern British Columbia.

Locally, the Secwépemc Nation is represented by the Pellt'iq't (Whispering Pines/ Clinton Indian Band) and the Llenlleney'ten (High Bar First Nation). As written by Llenllenéy'ten:

> *Prior to the smallpox epidemic of 1862 there were thirty-two established [Secwépemc] communities, now there are only seventeen. Traditionally, the Secwepemc people depended on the natural resources the land had to offer, and they would do that by fishing, hunting and gathering berries and plants. Every community usually spent the winter in their winter village. The homes were pithouses. Most Secwepemc people would live a nomadic lifestyle and travel to neighbouring communities to prepare for the harsh winters that came their way. The Secwepemc people would spend their summers travelling, hunting, fishing, gathering medicine and berries and then processing the food to last them through the winter.*

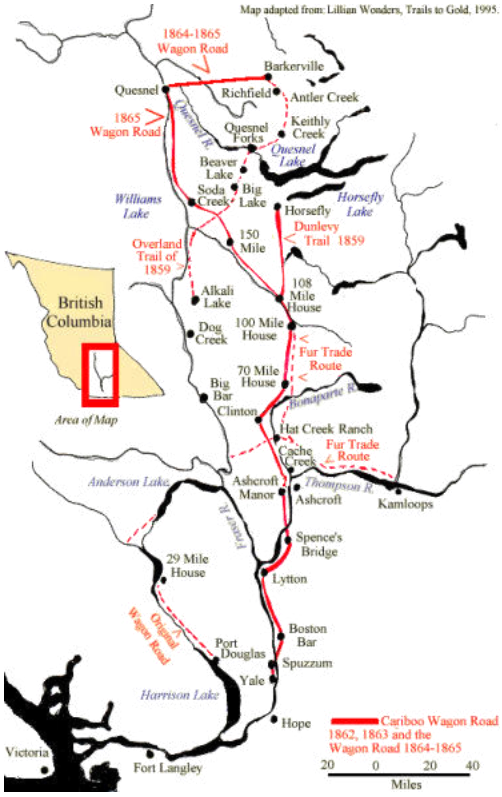


Figure 3 Cariboo Goldrush Trail map, source: cariboogoldrush.com

In the mid-1800s, the westerners' discovery of gold drew settlers to the area that became Clinton. As the Cariboo Gold Rush intensified, the need for reliable travel routes grew. One road was built from Yale, and another from Harrison to Lillooet known as Mile 0. From there, the route continued 47 miles over Pavilion Mountain, past Kelly Lake, and through Cut-Off Valley before joining the Yale-Cariboo Road. A small settlement formed at this junction, originally known as 47 Mile or Junction. In 1863, it was officially renamed Clinton.

Today, the Village of Clinton preserves the spirit of its gold rush origins through 19th-century building facades and antique shops that reflect its historic character.

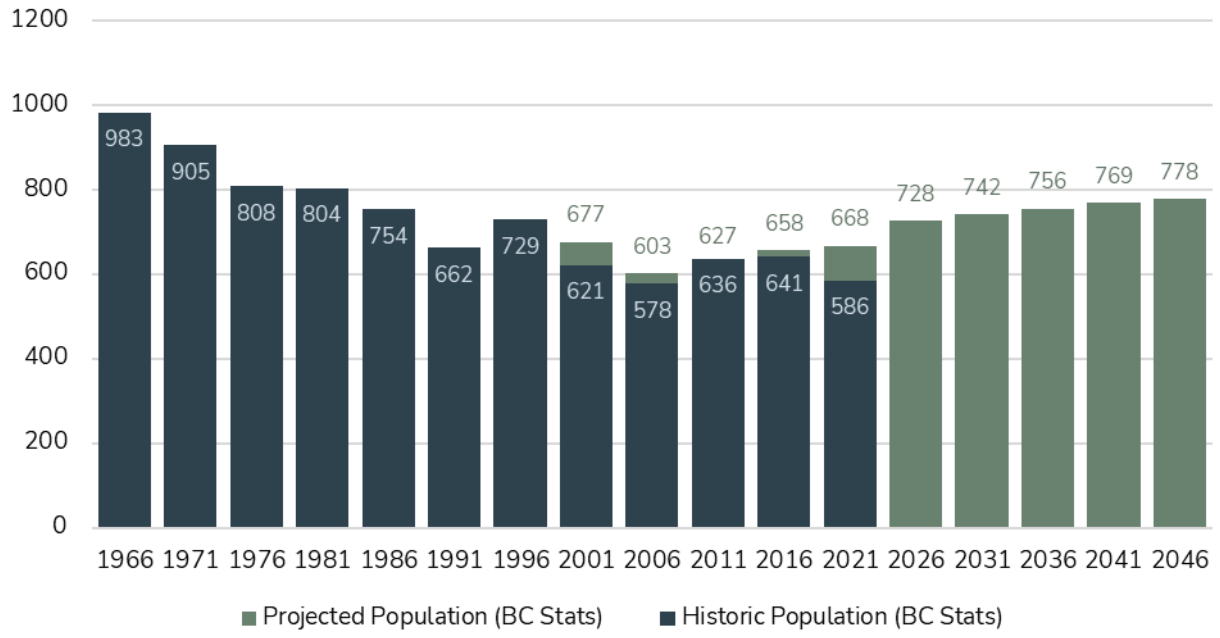
B2 Demographics

Population

In 1981, the Thompson Okanagan region experienced strong growth, and the population of Clinton peaked at 825 residents. By 1991, the population had declined to 662 people. According to the *Thompson-Nicola Regional District Housing Needs Assessment (2024)*, between 1996 and 2021, the Village of Clinton has seen population declines at a rate of 0.7% per annum, or a total population decline of 15%. The latest census period indicates a population decline by 1.6% (annual average of -0.3% per annum). Several pandemic related factors associated with disrupted living and working patterns can be associated with the 2021 census year.

As projected by BC Stats, Clinton is expected to grow to a population of 778 residents by 2046 despite its historic population decline; this projection is shown in the figure below.

Figure 4 Historic and projected population for Clinton, BC, 1966-2046



Age

As outlined in *Understanding the Later Years: An Age-Friendly Action Plan (2023)* and *Housing Needs Assessment (2024)*, Clinton's population is aging and this trend is expected to continue. In 2006, 22% of residents were 65 or older; by 2021, that number had grown to 38% with the median age being 58.8, much higher than the provincial median of 43.2.

The Age-Friendly Action Plan projected that more than half of Clinton's population would be over 65 by 2033. Between 2021 and 2041, the senior population is expected to grow by 66%, while the number of children under 15 may decline by 55%. The working-age population is also forecasted to decrease from 51% to 44% by 2041.

The shift toward an aging demographic significantly impacts many aspects of community planning, including:

- Smaller household sizes, creating a need for additional housing options
- Increased demand for small-scale housing units
- Greater need for seniors' activities, health services and support programs
- A shrinking workforce, contributing to challenges in sustaining local businesses
- Reduced overall consumer spending in the community
- A need for more universally accessible buildings, infrastructure, and public amenities
- Lower demand for youth-focused programs and activities

As Clinton's population continues to age, investments in housing, age-friendly infrastructure, accessible services, and economic diversification will be key to fostering and maintaining a vibrant and resilient community for all ages.

Income

The *Clinton Economic Development Strategy and Action Plan* (2025) identified that the median household income in Clinton in 2020, as captured through the 2021 federal census, was $48,000, approximately 56% of the provincial median. While 2020 may have been a difficult year to capture this information due to the COVID-19 pandemic, a similar trend was seen for the three censuses dating back to 2010 where the median income in Clinton was 76% of the provincial average.

B3 Economic Influences

Clinton is located along major transportation routes, offering geographic advantages for access to provincial and international markets. The community's small town charm and many activities create a welcoming atmosphere for newcomers while the affordable development and real estate costs, along with the availability of land and reasonable servicing capacity, create a very favourable environment for business development and investment. Clinton also offers high-speed internet access through fibre connection, creating a reliable network that can be used for home-based businesses, small-scale retail, healthcare service, and many other economic endeavors.

Resource-based industries

Clinton's economy has historically been shaped by resource-based industries, beginning with gold mining, followed by cattle ranching and forestry. According to the 2021 Census, most residents work in agriculture, forestry, retail, construction, administration, healthcare, and hospitality.

- **Agriculture**
  Agricultural production is a foundational part of the Clinton community both in character, way of life, and economic opportunities. Local agriculture is primarily small-scale; however, the surrounding rangelands support cattle ranching, hay farming, and other livestock operations. Clinton is located within a highly productive agricultural valley, containing more than 75,000 acres of land protected by the BC Agricultural Land Reserve (ALR), a provincial designation developed to ensure long-term access to land for agricultural production.

  In total, there are 214.07 acres (86.63 hectares) of ALR lands within Clinton which represents approximately 13% of the municipal lands. Part of the responsibility to protect agricultural lands lays with the regulations of the Agricultural Land Commissions Act, which apply to all ALR land, while other responsibilities are those of the municipal and surrounding property owners. The Village of Clinton acknowledges that lands within the ALR are subject to the provision of the Agricultural Land Commission Act and its regulations which generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.
- **Forestry**
  Forestry has played a central role in Clinton's history and economy. The closure of West Fraser's Chasm Mill in 2019 marked a significant shift away from forestry being a major part of the community; however, the Clinton and District Community Forest remains an important asset. Under a 25-year agreement with the Province, the Community Forest continues to generate surplus revenue that supports community projects and the surrounding area.
- **Mining**
  Mining has also played an important role in Clinton's economy over the years, located within the most active mining district in British Columbia and the most productive copper mining district in Canada. Clinton has also historically benefited from quarrying activity at regional limestone deposits and lay deposits being used in the manufacturing of local bricks. Currently, there are no active local mining operations but some residents work at Highland Valley Copper, the largest open-pit copper mine in Canada, which is approximately 115km southeast of Clinton.

Tourism

Located in pristine natural environment of the South Cariboo and near several provincial parks and recreation areas, tourism contributes to Clinton's local economy throughout the year. Building on the importance of Clinton's geographic setting to the Pellt'iq't and Llenllenéy'ten indigenous peoples, its history as an important community along the Cariboo wagon road, its long-standing community events, and access to world-class outdoor recreation, there are many opportunities to expand the tourism industry. Hosting regional events that showcase local agrotourism or food production is also a priority. Special interest is due to the opportunities that exist from co-developing tourism capacity in the region with Llenllenéy'ten and Pellt'iq't to highlight Secwépemc culture in a sustainable, culturally sensitive, and cooperative manner.

B4 Housing Needs Assessment

The *Thompson-Nicola Regional District Housing Needs Assessment (2024)* provides a comprehensive projection of local housing needs for the next 5 and 20 years. To provide consistency for communities across the Province, the Government of British Columbia identified a specific calculation method to be used, and required the assessments to address six different components of housing:

- Reduce extreme core housing need,
- Reduce homelessness,
- Address suppressed household formation,
- Meet household growth over the next 5 to 20 years,
- Meet at least a 3% vacancy rate, and
- Meet local demand.

As illustrated in the assessment and outlined in Table 1: Housing Needs Assessment Findings, a total of 106 additional units is needed to meet Clinton's projected 5-year demand, and 342 additional units are needed to meet the projected 20-year demand.

Table 1: Housing Needs Assessment Findings

	Additional Housing Units Needed	
	5-year	20-year
A. Extreme Core Housing Need (Living in unsuitable housing due to size, age, or condition)	2.1 units	8.4 units
B. Persons Experiencing Homelessness	2.6 units	5.1 units

	Additional Housing Units Needed	
	5-year	**20-year**
C. Suppressed Household Formation (Living with others because they cannot find alternative housing)	20.8 units	83.1 units
D. Anticipated Growth	47.5 units	112.6 units
E. Rental Vacancy Rate Adjustment (Housing needed to achieve a 3% vacancy rate)	0.4 units	1.4 units
F. Additional Local Demand (Demand buffer)	32.9 units	131.6 units
Total	**106 units**	**342 units**

Key areas of need

Key areas of need as outlined in the assessment were:

- **Expand non-market and supportive housing options**
  Housing options for those who are at-risk of homelessness or with very low-income, including low-income individuals, low-income families, low-income seniors, and those with disabilities.
- **Expand rental housing supply**
  Addition of more, and affordable rental units.
- **Plan for the aging population**
  Housing options for seniors, particularly downsizing options with less maintenance requirements such as apartments, condominiums, or secondary suites.

Disclaimer

As described above, the results of the Housing Needs Assessment are derived by applying the standardized formula calculation as set by the Province; as such, it does not necessarily reflect actual trends in Clinton. For example, the existing number of dwelling units used in the assessment was 334 (2021) and the projected number of additional dwelling units needed by 2041 was 342, suggests a doubling of the community's size. Given the community's relatively stagnant and declining population trends as shown on Figure 4 Historic and projected population for Clinton, BC, 1966-2046, the level of anticipated growth projected through the housing needs assessment is ambitious.

Section C Community Vision

Clinton is a close-knit, lively, rural community located in the traditional territory of the Secwépemc Nation that prioritizes community well-being through quality of life, socialization, affordability, and proximity to nature.

Showcasing its Cariboo Gold Rush heritage through its visual character, Clinton offers residents of all ages a wide range of community services, amenities, and community events while maintaining its small-town character.

C1 Priorities and Values

Sense of Community

Clinton residents enjoy the small-town charm of the community, which showcases and celebrates its Cariboo Gold Rush heritage, agricultural ties, and the culture of local First Nations.

Quality of Life

A lively public sector, business community, and volunteer network provide residents with a range of amenities that allow them to live healthy and fulfilled lives. This is further influenced by access to quality housing, food, and recreation.

Affordability

Affordability is considered for its role in allowing residents to maintain and enjoy a stable quality of life. Affordability also considers factors such as transportation and childcare.

Age-Friendly

The community creates conditions for people to thrive at every stage of life by enabling them to age in place, stay socially connected, and live safely in accessible, inclusive environments.

Nature

The land and ecosystems are respected as the source of local food production, wildlife habitat, and community recreation.

Partnerships

We value strong relationships with Secwépemc Nations, regional governments, Interior Health, the First Nations Health Authority, local businesses, and residents. Collaboration rooted in respect and reciprocity is essential to advancing shared community goals.

Sustainability

Energy-efficient design, local food, and climate-ready infrastructure protect residents today and secure well-being for future generations.

Section D Policies

The policies outlined in this section are intended to guide decision-making based on the overarching values and priorities established in Section C. Policies are written as directives to the Village government, indicating a preferred course of action that should be followed unless it is not feasible, or an alternative solution meets the intent. These policies are supported by implementation actions, which inform Section F1 Implementation Checklist. While the policies and actions outlined in this section provide a roadmap for future decision-making, their implementation is subject to Council direction, available resources, and the Village's annual budget process.

D1 Housing

As described in Section B2 Demographics, the population of Clinton has been declining in recent years, while the median age continues to rise. A key challenge is the lack of suitable housing, which limits the ability of new residents, including workers and service providers, to settle in the community. This shortage directly affects affordability and places stress on existing residents. Expanding the range of housing options is essential to meet diverse needs and allow residents to transition between housing types as their circumstances and needs change.

D1.1 Diversity of Housing

Goal: Housing types in Clinton are reflective of residents' diverse needs and preferences and support a high quality of life.

Policies

.1 Support the development of a broad range of housing types to meet the needs of residents across different ages, abilities, household types, and income levels.

.2 Encourage a variety of housing tenures, including rental, cooperative and ownership options, to support inclusive, flexible housing choices for all residents.

.3 Encourage the redevelopment of older housing or empty lots, for housing types identified in the Housing Needs Assessment as lacking; namely townhomes, rowhomes, rental apartments, triplexes, fourplexes.

.4 Support secondary suites and accessory dwelling units on serviced residential lots typically associated with detached dwellings.

.5 Support the development of multi-family housing in areas close to services and amenities to

improve access to employment opportunities and provide housing options for residents with varying incomes and mobility levels.

.6 Consider parking requirement reductions to facilitate the development of new housing.

.7 When connected to municipal servicing, permit residential densities up to a maximum net density of 30 units/ ha.

.8 Council may consider applications for density increases, beyond what is permitted in the Zoning Bylaw, where the proposal includes:

- .a Rental, attainable, or affordable housing
- .b Seniors or other supportive housing
- .c Enhanced amenities including by not limited to universal accessible design for at least 25% of units, south-facing indoor amenity spaces, garden pots, or enhanced landscaping.

D1.2 Development of Residential Land

Goal: Residential lands are easily developed and ready for the construction of new housing.

.1 Work with partners such as Llenllenéy'ten, Pellt'iq't, and the Government of British Columbia to advance the development of new residential areas.

.2 Encourage the development or sale of vacant lots through incentive or disincentive programs.

Action Items

- Clinton may support the establishment of a Housing Committee to address housing issues in the community. Potential issues for the Committee to address include:
  - Facilitating opportunities for housing rehabilitation.
  - Promoting barrier-free and age-friendly housing initiatives.
  - Supporting "aging in place" and universal design principles that reduce injuries and hospitalizations.
  - Promoting housing development near services, active transportation routes, and green spaces to encourage physical activity, reduce isolation, increase passive surveillance of public places, and strengthen community connectedness.
  - Promoting opportunities that diversify the housing inventory.
- Investigate incentives or disincentives to encourage the redevelopment of vacant residential lots.

D1.3 Housing for Vulnerable Populations

Goal: Clinton is an age-friendly community that supports residents of all ages, abilities and incomes, and enables people to age in place.

Policies

.1 Encourage new housing to incorporate universal design features that increase ease of access and provide enhanced comforts for those with limited mobility, either as a benefit to the current occupants or future occupants to those units.

.2 Support housing for vulnerable populations throughout the community as an essential housing choice. This includes, but is not limited to, supportive housing (such as assisted living for seniors or individuals requiring daily care), short-term safety net housing (such as emergency shelters and transitional housing), and subsidized housing.

.3 Collaborate with non-marking housing providers to understand their needs and make efforts to accommodate their requirements where possible.

.4 Where possible, locate housing for residents with limited mobility (e.g., seniors and low-income individuals without personal vehicles) near essential community, health, and social services to ensure safe, comfortable, and independent living.

Action Items

- Maintain open communication with non-profit housing providers, Llenllenéy'ten, Pellt'iq't, and BC Housing to share information about local needs and opportunities.
- The Village may consider Housing Agreements as tools to assist in achieving objectives for the provision of affordable and special needs housing. To help facilitate future non-market housing, the Village may also explore opportunities to acquire land within its boundaries for this purpose.

D2 Economic Development

Clinton is dedicated to fostering economic diversification and resilience by supporting both emerging opportunities and established businesses and opportunities that contribute to the community's long-term prosperity.

D2.1 Protection and Expansion of Agriculture

Goal: Agriculture is protected and supported as a foundation of Clinton's rural identity, contributing to local food security, community health, and long-term economic resilience.

.1 Protect and enhance agricultural lands to maintain the community's agricultural character, encourage the diversification of local agriculture, promote local food production, and explore opportunities that enhance agri-tourism.

.2 Encourage agricultural uses in both ALR and non-ALR lands, in areas that are rural in character and will create minimal negative impacts to those surrounding.

.3 Require new development be buffered from ALR lands to protect existing agricultural operations.

.4 Support the retention of large farms and/ or ranches to ensure the continued economic viability of the farm or ranch.

.5 Enhance awareness of the purpose of the Agricultural Land Reserve and its regulations as set out by the *Agricultural Land Commission Act*.

.6 Support collaboration with local farmers, local food bank, ranchers, and First Nations to identify emerging opportunities in agriculture and agri-tourism that fit Clinton's rural scale.

.7 Explore small-scale initiatives with partners (e.g., farmers' markets, community gardens, school gardens) that strengthen local food access and community health.

Action Items

- Align the ZBL to the regulations of the ALC for all ALR lands.

D2.2 Supply of Commercial and Industrial Land

Goal: Clinton has an adequate supply of commercial and industrial land available for new economic development opportunities.

Policies

.1 Limit development along the Highway 97 corridor to businesses that rely on convenient access and visibility by the travelling public such as retailers, hotels, and restaurants.

.2 Encourage intensified development adjacent to Highway 97, between Cariboo Avenue and

Elm Avenue.

.3 Require site designs to include measures that promote safe highway access and minimize traffic collision risks.

.4 Direct uses that require larger amounts of land for the storage of materials, or to accommodate required shipping and hauling equipment to areas designated for Industrial use.

.5 Mitigate negative impacts of commercial and industrial uses on surrounding users through setbacks, buffers, screening, or other regulations as required through the Zoning Bylaw.

.6 Consider the long-term impacts of commercial and industrial uses to the land during time of review, including requiring any new heavy industrial zoned development proposals to demonstrate how they will protect ground water, manage stormwater, respect septic density limits if not connected to community sewer, and avoid floodplain siting; and/or requiring environmental assessments or other appropriate mechanisms or studies with development applications.

.7 Uses that cause environmental contamination, such as those listed in Schedule 2 of the *Contaminated Sites Regulation* (CSR) of the *Environmental Management Act*, should be carefully considered and limited wherever possible to lands that are anticipated to reduce the potential harms.

.a Direct proposed applications for Schedule 2 uses to sites that have been previously contaminated or historically used for similar purposes as to not further limit future development on non-contaminated properties.

.b Only consider Schedule 2 uses if applicants: comply with the CSR, prepare spill prevention and emergency response plans, consult with relevant government entities, and take steps to avoid aquifers, floodplains, and other sensitive uses.

.8 Continue to support opportunities for improved access to rail service (e.g. local passenger service or rail sidings) as generators for additional local employment.

Action Items

- Develop a contaminated sites map, and maintain a registry to track and manage lands historically used for Schedule 2 purposes.
- Partner with Interior Health and local business associations to develop “Healthy Business Guidelines” (e.g., smoke-free patios, accessible design, breastfeeding-friendly spaces).
- Work with SD74 and local Indigenous communities to explore farm-to-school and food sovereignty initiatives.

D2.3 Support for Businesses

Goal: Clinton cultivates a thriving, business-friendly environment that supports businesses and diverse economic and employment opportunities for residents.

Policies

.1 Promote Clinton as an attractive location for business start-ups, expansions, and investment through supportive economic development strategies and infrastructure planning.

.2 Encourage business development efforts that seek to attract new employment opportunities and strengthen the local economy.

.3 Support community-centered and grassroots initiatives such as farmers or artisanal markets.

.4 Conduct annual check-ins with local businesses through initiatives such as the Annual Business Walk and surveys, to identify opportunities for business retention, expansion, and attraction services.

.5 Encourage mixed-use developments that allow business owners or workers to live and work on the same property.

.6 Permit home-based businesses throughout the community.

.7 Work with commercial and industrial landowners in exploring methods needed to increase the flexibility of their lands, with the intention of increasing productivity or employment.

.8 In the Commercial land designation area, where multiple uses share the same building, the character of retail or service-based commercial uses should remain prominent, with residential uses located above or at the rear of the property if possible.

Action Items

- Regularly review zoning and licensing regulations to ensure they support small and home-based businesses.
- Explore legislative tools, such as a Revitalization Strategy or Revitalization Tax Exemption Program, to incentivize commercial development.
- Support the creation of business associations through outreach and resource sharing.
- Enhance the Façade Improvement Program by simplifying applications and promoting success stories.
- Investigate Community Forest opportunities, including partnership opportunities with First Nations and local businesses.

D2.4 Tourism

Goal: Clinton is a year-round destination that supports local tourism businesses, enhances visitor experiences, and ensures tourism development respects the community's land, people, culture, and heritage.

Policies

.1 Revitalization and beautification of the Highway 97 commercial corridor is encouraged through the application of the Highway Commercial Development Permit Area designation.

.2 Promote Clinton as a leading destination in the Cariboo Region for antiques, artisan goods, and collectibles, the starting point of the Gold Rush Off-Road Vehicle Trail, and a hub for gravel biking.

.3 Expand the story of Clinton by encouraging the development of Indigenous tourism opportunities.

.4 Support, enhance, and promote existing annual tourism events to strengthen community identity and attract visitors.

.5 Encourage increased collaborative tourism development efforts through community action groups.

.6 Integrate green infrastructure (e.g., trees, shade, seating, pollinator-friendly landscaping) into the built environment to improve health, walkability, and visitor comfort.

.7 Link annual tourism events with local food, heritage, and recreation sectors to maximize year-round draw.

Action Items

- Develop a Clinton Tourism Investment Guide to attract new tourism businesses to the community, including main street retailers, dude ranches, and guided off-road (ORV) tours.
- Engage with the Gold Rush Trail Management Committee to rejuvenate the tourism region through branding and product development.
- Create and maintain a tourism guide that offers key visitor information.
- Evaluate the feasibility of the Museum and Visitor Information Centre opening seven days a week year-round to provide consistent service to visitors.
- Create a Clinton Tourism Advisory Group and launch a Clinton Ambassador Program to promote local tourism.
- Improve visitor access to key facilities by upgrading directional signage, expanding parking options, and enhancing the existing dog park.
- Explore opportunities to develop new amenities such as public sani-stations and rest stops to improve overall visitor experience and support tourism growth.
- Identify and evaluate innovative technology to enhance the guest experience in the community.
- Improve green infrastructure throughout the Village, including shade, water fountains, benches, bike racks, cooling stations, and EV charging stations.

D3 Social Well-Being and Public Services

The Village of Clinton takes pride in offering a wide range of community amenities, such as parks, recreation and education facilities, and cultural spaces, that foster a strong sense of identity, belonging and well-being. The Village is committed to maintaining and enhancing these spaces to support active lifestyles, social connections, cultural celebration, and lifelong learning.

D3.1 Parks

Goal: Clinton is home to well-maintained public spaces and a network of parks, trails and open spaces that support the health and well-being of residents while fostering a sense of community.

Policies

.1 Increase pedestrian comfort and encourage residents to spend time in public areas by enhancing the public realm through landscaping plantings, street trees, seating nodes, and pedestrian-friendly design.

.2 Maintain an attractive streetscape by requiring all storage areas be located out of sight from main roadways.

.3 Enhance existing parks amenities to adequately meet the needs of residents and visitors while supporting overall ecosystem health.

.4 Incorporate local food production into the public realm and park spaces wherever possible and safe to do so.

.5 Promote community stewardship by inviting residents to participate in the care and maintenance of parks and gardens.

.6 Protect and enhance parks and open spaces, recognizing their importance in preserving biodiversity and supporting natural ecosystems.

.7 Ensure new park development aligns with Design Guidelines of the Parks and Recreation Master Plan.

.8 Implement a comprehensive signage system that includes wayfinding, and interpretive signs across all Village parks, trails and facilities.

.9 Activities or development proposed in Parks and Open Spaces which may impact environmentally sensitive areas may be subject to the directions of Section D6 Environmental protection and emergency preparedness.

.10 Incorporate climate resilience elements such as shade trees, water fountains, and snow clearing in winter to ensure year-round comfort and health equity.

.11 Continue to support and improve Clinton's diversity of multi-use park types by featuring a

mix of open and treed spaces, trails, and varied recreational amenities suitable for a range of ages and abilities.

Action Items

- Prioritize the creation of a Master Plan for Reg Conn Park and Elliot Park to guide future redevelopment and improvement opportunities.
- Identify source(s) of funding, including grants, fund-raising, corporate sponsorship, municipal support
- Develop an Amenities Capital Plan targeting beautification projects that improve the visual appeal of public spaces throughout the community.

D3.2 Recreation

Goal: Clinton is an active and inclusive community that promotes healthy lifestyles at all ages by offering a range of accessible, year-round recreation opportunities.

Policies

.1 Recognize the value of inclusive recreation options for youth, adults, and seniors as a means of enhancing health, well-being and quality of life.

.2 Explore opportunities to expand recreational amenities and activities to provide residents with different options year-round.

.3 Continue to improve recreation facilities as funding permits and in response to community interests and needs.

.4 Strive to offer recreation programs and services that are free or low-cost to ensure accessibility for all residents.

.5 Work with the province to formalize public access to trails on Crown lands north and south of the community. Agreements may include assigning trail responsibilities to local trail associations.

.6 Upgrade and maintain existing facilities, such as the fitness center and 47 Mile Sports Complex, to modernize facilities and improve accessibility for all users.

Action Items

- Use communication tools (e.g. social media) to ensure residents are aware of the diverse range of activities taking place in the community.
- Work with other community organizations to evaluate the feasibility of offering programs/ drop-in activities for youth at non-municipal facilities such as schools or the Legion.
- Investigate opportunities for government funding of facilities, potentially in partnership with the TNRD.
- Explore opportunities for partnerships with the private sector for funding new capital

initiatives or programming subsidies for those with financial barriers.

D3.3 Culture

Goal: Clinton celebrates the rich cultural heritage and history of its community, fostering a sense of inclusion and pride.

Policies

.1 Promote broader recognition and appreciation of Clinton's diverse heritage, including the influence of local First Nations, early settlement and Gold Rush history, industrial development, and other unique cultural features that shape the community's identity.

.2 Encourage the preservation of Clinton's heritage and character buildings by supporting businesses and residents to continue their upkeep.

.3 Encourage inclusivity, cultural diversity, and an intergenerational spirit in the programming of public spaces and community events.

.4 Acknowledge and support the social and cultural importance of longstanding community events, such as the Clinton Ball, to strengthen community identity and pride.

Action Items

- Identify older buildings that add to the aesthetic quality of the Village of Clinton as historic and worthy of preservation, giving them a historic designation. Additions may include, but not be limited to the museum, cairn, Pioneer Cemetery, and the Whispering Pines Community Indian Band Cemetery.
- Seek to expand the cultural diversity represented on Village committees and boards to increase the range of opinions being considered.
- Celebrate Seniors Week at the start of June.
- Partner with Cache Creek and Ashcroft to have community programming that aligns with the public bus schedule as it passes through these communities.

D3.4 Education, Health, and Safety

Goal: Clinton is a healthy and inclusive community where the education, health, and safety of of all residents is valued.

Policies

.1 Consider the Village's role in positively influencing the determinants of health such as housing, social inclusion, education, food, physical activity, and clean air and water, when making decisions.

.2 Consider partnerships with SD74 and community groups to support student success and resiliency through mentoring, nutrition programs, and volunteer supports.

.3 Promote education at all ages by encouraging a range of community-led educational programs, after-school programs, and post-secondary/ adult education opportunities, such as trade programs.

.4 Continue to liaise with SD74 to maintain local school services and identify a long-term plan for vacant or underutilized lands and facilities.

.5 Encourage inter-generational learning opportunities that promote knowledge and skill sharing.

.6 Promote opportunities for agriculture-related education in partnership with agencies such as the Ministry of Agriculture, BC Institute of Agrologists, or post-secondary institutions.

.7 Support and advocate for the development of health and community services that meet the needs of all residents, with a focus on seniors, children, and vulnerable populations.

.8 Encourage the development of community care and healthcare facilities throughout Clinton.

.9 Work with partners such as Interior Health to integrate Healthy Built Environment principles into future planning processes, including age-friendly initiatives, transportation planning, food security policies, injury prevention, and climate resilience (e.g., shade, wildfire smoke response, safe sidewalks).

.10 Work with RCMP, Interior Health, Pellt'iq't, Llenllenéy'ten, and local service providers to strengthen community-based approaches to safety, including mental health crisis response, substance use supports, and culturally safe policing practices.

.11 Support the development and maintenance of emergency service facilities.

.12 Ensure all public buildings, including municipal facilities, are universally accessible and meet the requirements of the *Accessible BC Act*.

.13 Support community-based agriculture initiatives such as gardens, greenhouses, and farmers markets to strengthen local food security and empower residents to grow their own food.

.14 Encourage local food production and processing to increase food independence and build a resilient local food system.

Action Items

- Advocate for the library to extend its hours of service.
- Ensure all municipal buildings align with the *Accessible BC Act.*
- Improve ongoing engagement with older adults and vulnerable people in the community about Village activities and decisions,
- Advocate for mobile pharmacy services and access to physicians in Clinton.
- Implement a Smoke-Free Bylaw for Public Places.

D4 Transportation and Mobility

Although relatively small, Clinton is a located in a valley, intersected by a major rail line and highway, all of which provides challenges for aging residents to get around the community without personal vehicles. To encourage a moderate shift away from vehicles to move active modes of movement, the Village remains committed to developing a safe, efficient, and multi-modal transportation system that supports the movement of both people and goods.

D4.1 Active Transportation

Goal: Clinton supports active transportation by fostering a compact, walkable community with safe, efficient, and connected infrastructure that is accessible year-round.

Policies

.1 Develop and maintain a connected network of sidewalks to enhance accessibility and walkability throughout the community.

.2 Design and reconstruct sidewalks to be barrier-free so that they are reliable for use by all members of the community, by including curb ramps, clear width, grades, tactile warning, resting areas, and shading.

.3 Support active transportation through the implementation of the Bicycle and Trail Network Plan (Figure 5 Community Amenities and Trails Plan).

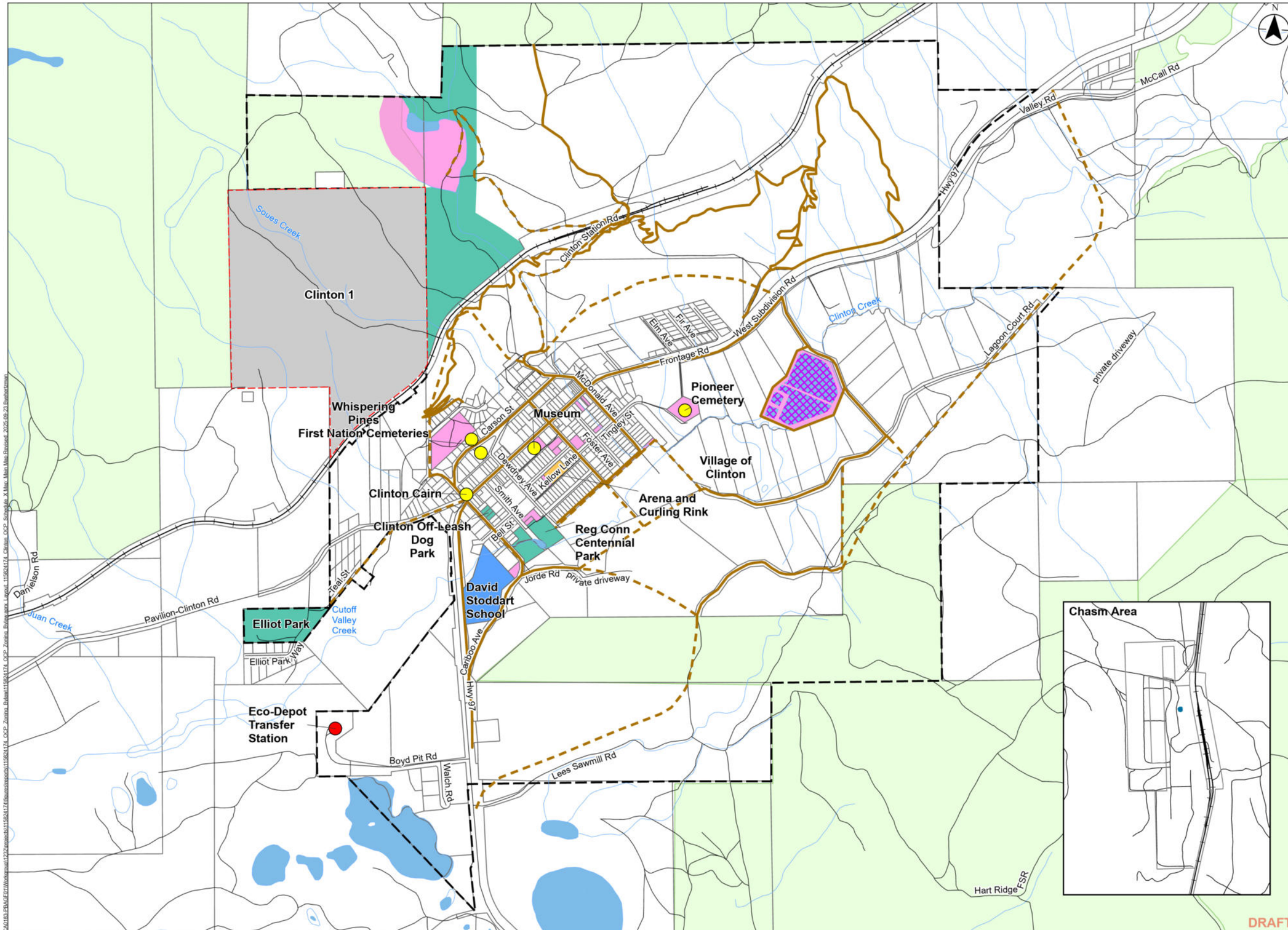
.4 Promote cycling as a viable mode of transportation by considering bicycle infrastructure in road upgrades and new road construction.

.5 Prioritize investment in multi-modal transportation systems that promote active lifestyles.

.6 Continually seek to improve snow/ ice clearance policy and practice for sidewalks, crosswalks, and trails.

Action Items

- Seek supports or partnership from other levels of government and future developers to construct and improve the trails identified in Figure 5 Community Amenities and Trails Plan.
- Sidewalk coverage can be strategically increased as financial resources permit and in association with new development.
- Replace any sidewalks that are not barrier-free with more accessible designs as funding becomes available.
- Advocate that MOTT install additional crosswalks across Highway 97.



Legend

- Heritage Site
- Transfer Station
- Future Network Connections
- Urban Network Corridors
- Sewage Treatment Facility
- Parks
- School Grounds
- Recreation Facility
- Other Municipal Land
- Community Forest
- Roads
- Railway Track
- Watercourse
- First Nation Reserve Lands
- Parcel
- Municipal Boundary
- Waterbodies

Title

Schedule X Land Use Map: Community Amenity and Trails Plan

0 0.15 0.3 0.45 0.6 km

1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by EGH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

D4.2 Roadway Network

Goal: Clinton's roadway network is designed and maintained with a focus on safety, and accessibility, recognizing the unique challenges of Highway 97 and the railway line.

Policies

.1 Develop the community's roadway network in accordance with the Road Network Plan as provided as Figure 6 Roadway Network Plan.

.2 Design and reconstruct sidewalks to be barrier-free so that they are reliable for use by all members of the community, by including curb ramps, clear width, grades, tactile warning, resting areas, and shading.

.3 Encourage the Ministry of Transportation and Transit to maintain Highway 97 on its current alignment through Clinton and in its current form, i.e., one lane in each direction with on-street parking permitted through the Village's downtown.

.4 Explore options for traffic calming, shade, and greenery along the highway corridor to improve pedestrian comfort and economic vitality.

.5 Prevent new residential subdivisions from connecting new roadway to provincial highways.

.6 Require parking areas to be well designed with stall delineation to increase capacity and traffic flow, and include accessible parking designations to reduce walking distances for those with reduced mobility.

.7 Enhance the resiliency of the roadway network to climate change by encouraging the incorporation of new design, development, and maintenance strategies as they become available.

.8 Work with CN Rail to address and improve crossing safety.

Action Items

- Collaborate with MOTT to explore options such as::
  - develop sidewalk bump outs at key locations.
  - manage sign clutter to improve highway speed control sign visibility.

D4.3 Transit

Goal: Residents have access to year-round regional transit to reliably access the services they need in surrounding communities.

Policies

.1 Support the on-going provision of accessible and affordable public transportation options to enable all residents remain active, connected, and engaged in the community.

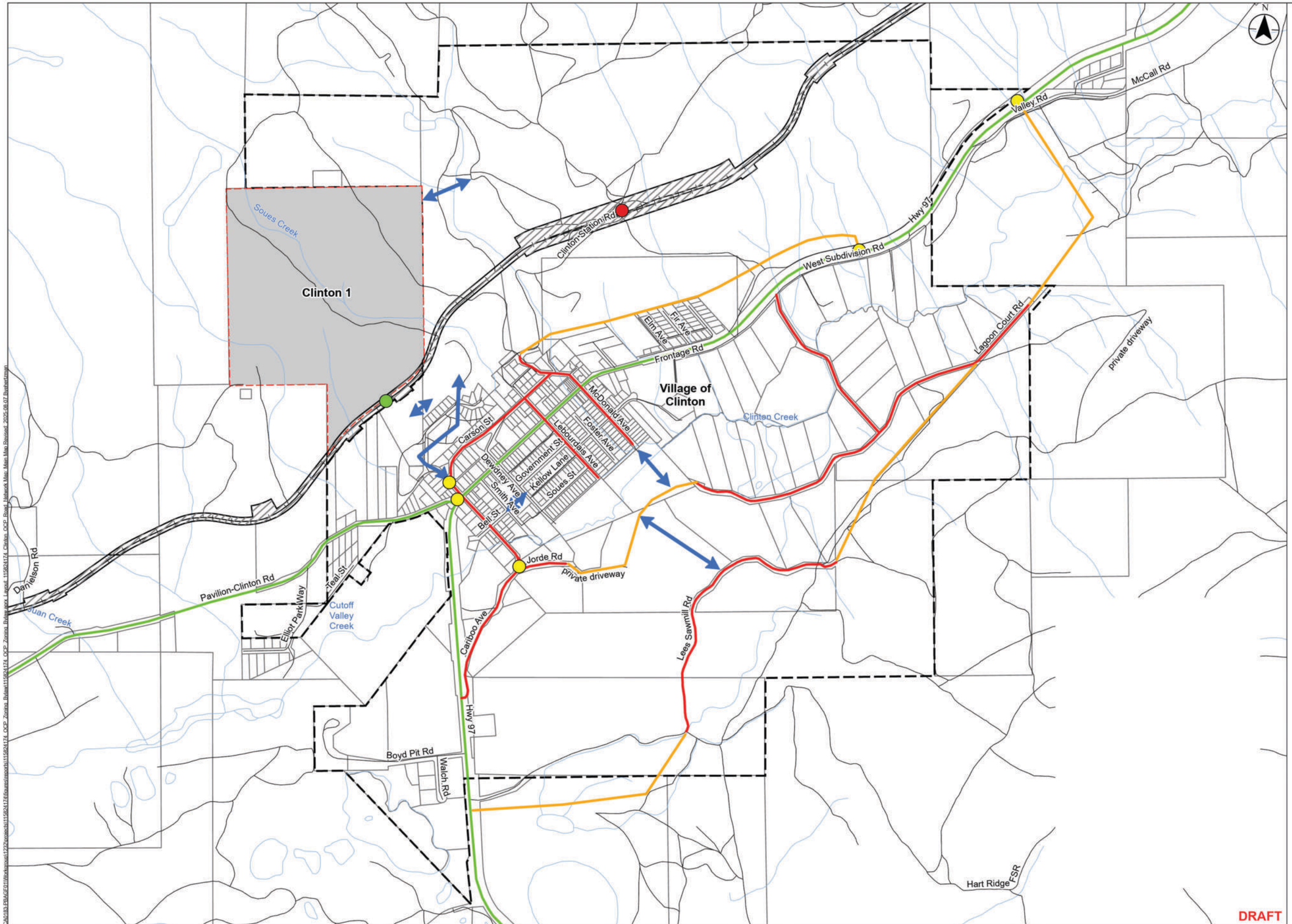
.2 Encourage the development of commercial transportation or ride-sharing opportunities that

enhance mobility for residents.

.3 Advocate for the expanded role of the CN Rail line in providing regional transit options for Clinton.

.4 Continue to actively participate in regional transit initiatives by collaborating with neighbouring municipalities and regional partners to enhance connectivity and improve access to transit services that meet the needs of the community.

.5 Work with local organizations and regional partners to share information and raise public awareness about available transit options and services.



Legend
- Roads
- Railway Track
- Watercourse
- First Nation Reserve Lands
- Parcel
- Municipal Boundary
- Existing Railway Crossing
- Intersection Planning Required
- Potential Railway Crossing
- Potential Road Connection
- Proposed Major Local Street
- Existing Major Local Roads
- Provincial Highway
- BC Railway R/W

Title

Figure 6:
Road Network Plan

0 0.15 0.3 0.45 0.6 km
1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data.
The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

D5 Servicing Infrastructure

The Village is committed to ongoing maintenance, planning and expansion of its infrastructure to meet current and future community needs.

D5.1 Efficiency of Servicing

Goal: Clinton responsibly maintains and manages servicing infrastructure in an efficient, cost-effective manner.

Policies

.1 Undertake on-going asset management to inventory, monitor, and plan for the maintenance and replacement of municipal infrastructure.

.2 Strive for increased efficiency of infrastructure, through increased utilization, prior to expansion.

.3 Prioritize infill and compact development over greenfield expansion to reduce pressure on existing water systems and limit the need for new water and wastewater infrastructure.

.4 Require all new development to connect to the Village's water and wastewater servicing networks where available and fairly consider and contribute to the associated costs of the Village's long-term ownership of associated infrastructure.

.5 Where immediate connectivity to municipal servicing is not available for new developments, future connections should be considered during the time of development.

.6 Design infrastructure to be efficient, scaled appropriately, and include suitable sustainable designs and technologies.

.7 Endeavor to eliminate overhead utility lines.

Action Items

- Develop and implement an Asset Management Program.
- Establish a Development Cost Charge Bylaw that addresses strategic planning and financing for servicing needs.

D5.2 Water Network

Goal: Clinton ensures the delivery of clean, safe and reliable drinking water, promotes water conservation, and maintains a sufficient year-round supply to meet community needs and support effective fire protection.

Policies

.1 Reduce and limit the draw on the water supply to lower operational costs, minimize long-term capital investments, protect ecosystems, and ensure the Village can meet both current

and future water demands.

.2 Promote water conservation practices and enforce water use restrictions when necessary to maintain a sustainable supply.

.3 Enhance community awareness of the importance of water conservation to help reduce long-term capital costs and ensure compliance with the Village's licensed water withdrawal limits.

.4 Consider improvements to the existing water system to create a dual zone system that will better manage water pressures and change the alignment and elevation of service areas.

.5 Work toward securing a reliable water source with built-in backup systems to ensure long-term supply and resilience.

Action Items

- Consider programs of voluntary household water metering and rate system that provides cost savings to average water users who participate in the program.
- Explore ways to increase understanding about conserving water during peak demand periods, and best practices in residential indoor and outdoor water use. Examples may include advertising a community high water use advisory index on the Clinton website.
- Monitor the requirements for fire protection services to ensure that they have the appropriate resources.
- The Village can model water conservation on public land and at community buildings and facilities.

D5.3 Sanitary Sewer Network

Goal: Clinton ensures the long-term viability of its sanitary sewer network by proactively planning for future infrastructure needs, supporting efficient development, and accommodating growth through effective asset management.

Policies:

.1 Support the expansion of the existing sewer system where costs to the municipality for any upgrades are minimized.

.2 Assess the current capacity of the wastewater lagoon before approving any new development that could impact system capacity.

D5.4 Stormwater Management

Goal: Clinton implements effective stormwater management to prepare the Village for future challenges, promote sustainable practices, and protect local water sources from contamination.

Policies:

.1 Ensure all development includes adequate on-site stormwater retention to minimize impacts

on adjacent properties and the broader environment.

.2 Encourage the use of low impact development and green infrastructure, such as rain gardens, bioswales and permeable surfaces to reduce runoff and increase on-site retention and infiltration of stormwater.

.3 Identify and implement opportunities to capture, reuse, and redirect stormwater from both new developments and existing buildings.

.4 Manage stormwater to prevent contamination of water sources by promoting natural filtration, reducing pollutant runoff, and implementing best practices in stormwater infrastructure.

D5.5 Solid Waste

Goal: Clinton reduces solid waste by increasing efforts in waste reduction, reuse, and recycling.

Policies

.1 Encourage regional recyclable material services and continue to work with the TNRD on solid waste programs.

.2 Explore innovative strategies to further increase waste diversion and reduce overall waste generation.

Action Items

- Introduce a community waste diversion education initiative and/ or program.
- Work with TNRD to establish long-term, local disposal capacity and enhanced services for hazardous material disposal.
- Consider potential for local or regional recycling services with partners (e.g. enhancing agricultural land with composting).

D6 Environmental protection and emergency preparedness

Protecting the environment is the foundation of having a healthy and thriving community. Unfortunately, not only is the environment struggling but climate change is now also impacting communities in a variety of different ways, many of which are illustrated in the image below.

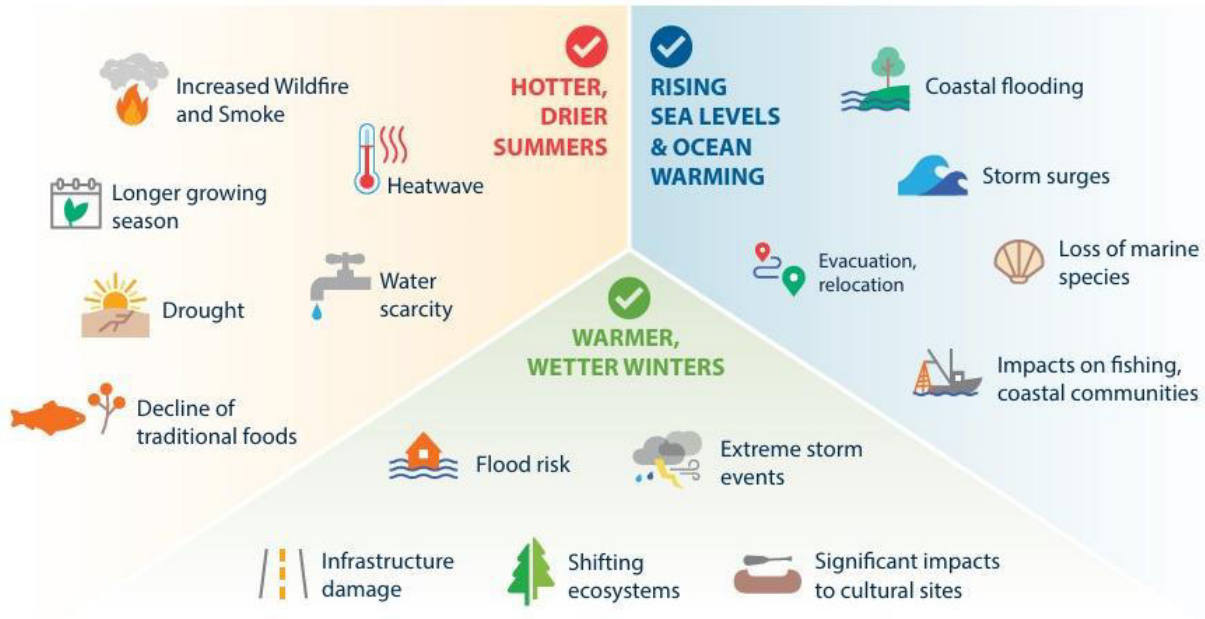


Image 1 Impacts of climate change on communities, economy, health, and well-being.
Source: Clean BC, Climate Preparedness and Adaptation Strategy Actions for 2022-2025

In Clinton, these challenges are experienced through hotter, smokier summers, increasing wildfire and flood risks, and the health impacts of isolation when roads or air quality limit access to services. Seniors and people with chronic illness are especially vulnerable during emergencies.

Increasing the community's resiliency to the impacts of climate change is a multi-faceted issue that requires efforts be taken in a variety of areas including but not limited to protection of the environment, ecosystems, and natural processes through avoidance, thoughtful planning, and remediation; emergency preparedness planning; and introducing adaptation measures that more accurately reflect the existing and forecasted concerns of the future.

Strengthening the natural environment also builds local resilience: trees and green

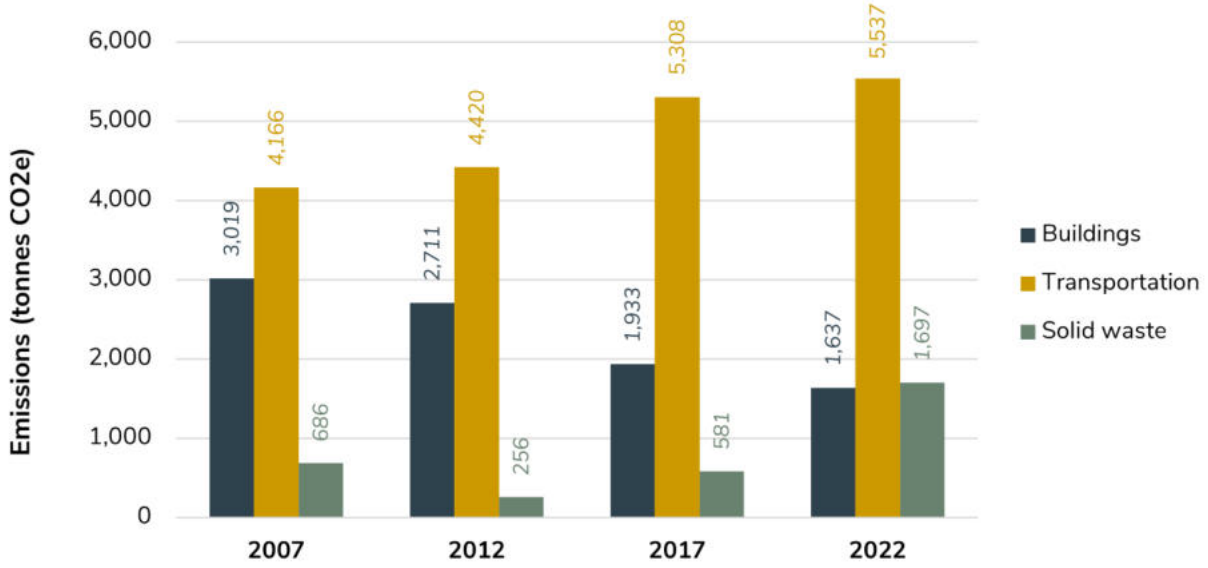
infrastructure reduce extreme heat, local food systems buffer against supply disruptions, and compact, walkable neighbourhoods reduce reliance on personal vehicles. Planning through an environmental and health lens addresses emissions, protects ecosystems, and safeguards residents' well-being.

D6.1 Greenhouse gas emissions

Municipalities are required to include greenhouse gas reduction targets, policies and actions in their OCPs. Although the Village of Clinton does not have jurisdiction to regulate building performance, they can achieve energy and water conservation objectives through regulation of land use and design such as developing the community with a small overall footprint, increasing the amount of services residents can access in the community and without the use of personal vehicles, constructing a well-connected active transportation network, and exploring incentives, programs, and partnerships for energy and waste reduction.

Greenhouse gas emissions are reported annually through the Government of BC's Community Energy and Emissions Inventory. As outlined in Figure 7 Community emissions inventory data, by sector, 2007-2022, emissions related to buildings have been steadily decreasing in Clinton over the past 15 years; however, transportation-related emissions and those associated with solid waste have increased.

Figure 7 Community emissions inventory data, by sector, 2007-2022



Data Source: Government of BC Community Energy and Emissions Inventory.

> ***Target: Recognizing the challenges of reducing GHG emissions in a rural community such as Clinton where residents' access to daily needs such as groceries or employment locations is limited, the Village sets the following community-wide GHG reduction targets:***
>
> - ***5% reduction in buildings emissions, below the 2022 levels, by 2032***
> - ***20% reduction in transportation emissions, below the 2022 levels, by 2032***
> - ***10% reduction in solid waste emissions, below the 2022 levels, by 2032***

Policies

.1 Consider climate change and its impacts when reviewing new development applications, undertaking long-range planning initiatives, and designing municipal infrastructure.

.2 Encourage initiatives or improvements that will lower greenhouse gas emissions wherever possible.

D6.2 Responsible management

Goal: Environmentally sensitive areas, watersheds, and wildlife corridors are protected from potential negative impacts through thoughtful planning and stewardship.

Policies

.1 Protect, restore, and responsibly manage the natural and built environment to support long-term sustainability for current and future generations.

.2 Protect local watersheds, including by improving resilience to drought, wildfire, and extreme precipitation, to maintain a safe and secure municipal water supply.

.3 Require a report conducted by a Qualified Environmental Professional (QEP) for developments in areas with aquifers, drainage courses, or watersheds.

.4 Discourage changes to, or interruption of, natural drainage courses.

.5 Encourage the improved connectivity of habitat corridors.

.6 Encourage the voluntary protection of natural features (e.g. streams, natural habitats) where no other protection measures are in place.

.7 Carefully consider and limit uses that cause environmental contamination, such as gas stations, to areas or on lands that are anticipated to minimize the potential harms.

Action Items

- The Village may work with the relevant agencies to ensure protection and management of areas beyond the municipal boundary.
- Participate with other governmental partners on programs, plans, or initiatives that advance climate change preparedness and adaptation.

D6.3 Energy efficiency

Goal: Clinton strives to promote energy efficiency through sustainable building and operational improvements.

Policies

.1 Encourage the construction of new buildings to incorporate energy efficient and water-conserving appliances.

.2 Support initiatives that improve energy efficiency for existing buildings such as trade-in programs or rebates for swapping out appliances or lighting fixtures.

.3 Identify and explore opportunities to integrate energy efficient practices into Village operations such as through municipal buildings or water and sewer systems.

.4 Encourage low-impact renewable energy generation including solar and geothermal technology.

Action Items

- Complete a Climate Action Plan and Energy Plan to identify effective ways to improve energy efficiency throughout the community.
- Investigate and develop potential incentives to builders, developers, and homeowners who incorporate alternative energy sources.
- Improve efficiency and reduce GHGs in the heating of civic buildings and facilities.
- Work with other levels of government, local energy assessment professionals, local trades people, and local suppliers to develop a program to encourage cost-effective retrofits of existing commercial, residential and institutional.
- Consider offering a Christmas light program to swap out residents' old lights with energy-efficient strings.

D6.4 Emergency preparedness for natural hazards

Goal: Potential negative impacts caused by natural disasters are mitigated through effective emergency management.

Policies

.1 Participate in local and regional emergency management to protect lives, property, the environment, and the economy from potential emergencies.

.2 Collaborate with partners such as Llenllenéy'ten, Pellt'iq't, Interior Health, and TNRD to improve emergency preparedness and disaster response. This is to build upon the work of the emergency management sub-committee co-developed between Llenllenéy'ten and the Village of Clinton.

.3 Practice the procedures outlined in the emergency management plan annually.

.4 Include multi-sector partners such as health, Pellt'iq't, Llenllenéy'ten, and volunteer groups in annual exercises.

.5 Identify and understand natural hazards with the potential to cause emergency disasters.

.6 Mitigate negative impacts from flooding, geohazards, and wildlife as best as possible; which may include:

- .a Limiting development in areas prone to flooding to uses that do not pose a risk of life, property, the economy, or the environment; unless proof of appropriate mitigation measures such as dry proofing have been designed by a registered professional and demonstrated to Council through the application process.
- .b Undertaking infrastructure upgrades and other improvements, as outlined in the Flood Mitigation Plan (2025) that will reduce the likelihood of flooding in the community.
- .c Prohibiting development on slopes greater than 30%
- .d Improving access and egress to neighbourhoods in wooded areas

.7 Implement the recommendations of the Clinton Wildfire Protection Plan to help mitigate wildfire risks, including but not limited to:

- .a Requiring new subdivisions to be designed in accordance with the *Community Wildfire Resiliency Plan* (2023) and Wildfire Interface Hazard Development Permit Area guidelines,
- .b Encouraging property owners to modify their landscaping and Fire Smart their properties,
- .c Evaluate and modify municipal properties to enhance compliance with Fire Smart principles,
- .d Requiring more fire-resistant building materials, and
- .e Undertaking community fuel reduction.

.8 Acknowledge the severity that extreme heat and poor air quality can have on vulnerable populations in the community, specifically seniors and children.

.9 Explore opportunities to open public buildings as temporary gathering or overnight sheltering locations for vulnerable populations during extreme weather events, including for those without air conditioning during extreme heat, or those with breathing conditions during poor air quality days.

.10 Ensure vulnerable groups (e.g., seniors, children, low-income, people with chronic illness) are included in all emergency preparedness planning and measures.

Action Items

- Explore strategies to monitor and maintain wildfire hazard reduction over the long term,

including incorporating wildland fire guard setbacks into trail networks.

- Encourage provincial agencies to update and maintain current mapping indicating areas susceptible to wildfire.
- Implement the findings of the *Village of Clinton Flood Mitigation Plan* (2025), to improve municipal drainage, upsizing infrastructure, and prevent flooding wherever possible.
- Consider the development of a Flood Hazard Development Permit Area which references updated mapping, created after municipal improvements to prevent flooding have been undertaken.
- Implement the findings of the *Village of Clinton Community Wildfire Resiliency Plan* (2023).

D7 Governance

The Village of Clinton is committed to a governance and management approach rooted in leadership, collaboration, transparency, and shared decision-making. This includes ongoing cooperation with regional partners, neighbouring governments to build strong partnerships and promote inter-jurisdictional cooperation on planning and governance matters.

D7.1 Responsible and respectful leadership

Goal: The Village provides community minded leadership and excellent service through strong corporate values.

Policies

The Village will:

.1 Carry out its responsibilities as a local government in alignment with the *Act* and other applicable legislation as amended from time to time.
.2 Adhere to the guiding principles, sustainable land management, the policies contained with the OCP and the implementation of Clinton's Strategic Plan.
.3 Increase community awareness about government priorities and projects through effective communications campaigns.
.4 Provide opportunities for citizens to be informed and engaged in meaningful participation in the community decision-making process.
.5 Recognize the interests and rights of First Nations, traditional knowledge, and Indigenous ways of knowing to manage the land and develop Clinton in ways that support all residents.
.6 Manage and maintain its assets efficiently and effectively.
.7 Seek to diversify revenue streams and pursue opportunities for funding partnerships to enhance the Village's financial sustainability where possible.
.8 Recognize the value of its staff and invest in their development.

Action Items

- Develop a community engagement strategy to outline how best to communicate effectively with residents of all ages to encourage ongoing and meaningful participation.

D7.2 Building partnerships

Goal: The Village actively seeks and nurtures partnerships with provincial and regional governments and their agencies, First Nation governments, non-governmental organizations, and community associations to support the achievement of the community vision.

Policies

.1 For developments on First Nation Reserves or owned lands, the Village will support processes to negotiate service agreements for basic services such as water, sewer and roads.

.2 Partner with neighbouring First Nations on joint economic, community and planning projects that provide a mutual benefit to all residents.

.3 The Village will support initiatives to increase presence and understanding of First Nations history and heritage in Clinton.

.4 Support and ensure alignment with the TNRD Regional Growth Strategy.

.5 Seek and support relationships with non-governmental organizations and community-based groups to enhance local capacity and access to resources.

.6 The Village shall work collaboratively with the TNRD, Interior Health and SD74 and other regional agencies to advance priorities and planning initiatives.

.7 Embrace partnerships that promote heritage, arts and culture, education, tourism and agriculture as important industries that promote stable and diverse revenue sources.

.8 Support the economic development initiatives of the Secwépemc Nation and encourage collaboration where possible.

Section E Future Growth

E1 Land Use Context

A sustainable future for the Village of Clinton will continue to be shaped by its commitment to fostering an affordable, vibrant small-town lifestyle. Land use planning will support this vision by maintaining a lower-density residential character while introducing a wider range of medium density housing options. Greater flexibility in land uses will also strengthen the local economy by supporting agriculture, retail, business, and tourism opportunities. To use municipal infrastructure more efficiently and manage land and finances responsibly, Clinton will focus on compact development and the redevelopment of existing properties, such as through infill. These approaches will play a key role in supporting the Village's long-term sustainability.

E2 Land Use Map

.1 The OCP is implemented through a set of generalized land use areas. Schedule B Land Use shows the long-term land use concept for the lands within Clinton's municipal boundary. The land uses identified are based on the predominant type of land use found in an area.

.2 The following characteristics describe intended development within each of the land use designations identified in the OCP.

Table 2: Explanation of Land Use Designations

OCP Land Designation	Development Intent
Agriculture	Represent lands located in the ALR, which are intended for primarily agricultural use and are subject to the regulations of the ALC.
Commercial	Function as the main focal point of the community providing spaces for residents and visitors to conveniently find and access a wide range of services.
General Residential	Accommodate a wide range residential uses, of various densities and housing forms, while also accommodating supportive uses that create a more complete community such as childcare, park spaces, or other service amenities. These areas are intended to be connected to municipal servicing and developed in a relatively compact development pattern.
Manufactured Home Park Residential	Accommodate manufactured homes built to standards applicable in British Columbia and subject to the *Manufactured Home Park Tenancy Act*.
Rural Residential	Accommodate larger lot residential parcels, located outside of the ALR, which are generally characterized by their rural atmosphere and may or may not be connected to municipal servicing.

OCP Land Designation	Development Intent
Industrial	Promote industrial economic opportunities with impacts contained on-site.
Heavy Industrial	Promote industrial economic opportunities with impacts that may extend beyond the site.
Parks and Open Space	The Parks and Open Spaces designation represents the location of large parks, areas of wilderness, or environmentally sensitive corridors. These spaces are intended to be used in various ways to support the health and well-being of the community.
Public Use	Accommodate uses that provide a range of public services and are typically owned by governments, governmental agencies, utility providers, or non-profit organizations. These areas are hubs for the community.
Gravel Deposit	Lands that have been recognized as having existing sand and gravel deposits by MOTT.

.3 It is understood that existing development in these areas may not meet the described intent; however, as development continues, future applications should consider and conform to the vision as outlined.

.4 Application of the Zoning Bylaw on parcels located in each land use designation should be in accordance with the development intent outlined in Table 2: Explanation of Land Use Designations and Table 3: Application of the Zoning Bylaw Districts to Specific Land Use Designation Areas.

Table 3: Application of the Zoning Bylaw Districts to Specific Land Use Designation Areas

	Suitable Zones (Zoning Bylaw)											
OCP Land Designation	A1 - Agriculture	A2 - Rural	C1 – Downtown Commercial	C2 – Highway Service Commercial	I1 – Light Industrial	I2– Heavy Industrial	P1 – Public Use	P2 – Parks and Recreation	R1 – Low Density Residential	R2 – Medium Density Residential	R3 – Manufactured Home Residential	R4 – Country Residential
Agriculture	■						■					
Commercial			■	■								
General Residential							■	■	■	■		

	Suitable Zones (Zoning Bylaw)											
OCP Land Designation	A1 - Agriculture	A2 - Rural	C1 – Downtown Commercial	C2 – Highway Service Commercial	I1 – Light Industrial	I2– Heavy Industrial	P1 – Public Use	P2 – Parks and Recreation	R1 – Low Density Residential	R2 – Medium Density Residential	R3 – Manufactured Home Residential	R4 – Country Residential
Manufactured Home Park Residential							■	■			■	
Rural Residential		■					■	■				■
Industrial					■		■	■				
Heavy Industrial					■	■	■	■				
Parks and Open Space							■	■				
Public Use							■	■				
Gravel Deposit	■	■	■	■	■	■	■	■				

E3 Potential Developable Lands

Given the limited amount of available private land within Clinton, two of the factors limiting potential development of lands are the ALR Lands and the extent and capacity of municipal servicing. These constraints are shown in Figure 8 Extent of municipal servicing.

As the Village plans for future growth into potential developable lands, development should first be directed to areas already served by existing infrastructure through redevelopment of existing lots. This approach preserves natural areas and reduces the need for new infrastructure, lowering operational and maintenance costs to the Village while make better use of existing systems.

While infill development (e.g., the construction of housing on lands that are already serviced) remains a priority, the future expansion of water and sanitary sewer services may be needed to support growth in a greenfield development context (e.g., the construction of housing on undeveloped land that lack existing municipal services).

E3.1 Residential lands

The Village of Clinton is committed to fostering a diverse, inclusive, and affordable housing market through responsible residential planning. As described in Table 1: Housing Needs Assessment, Clinton is projected to require an additional 106 dwelling units in the next 5 years, and 342 dwelling units by 2041. This growth will be supported through a combination of moderate densification, infill, and greenfield development.

Infill development should focus on moderate density increases such as the introduction of additional dwelling units, duplexes, fourplexes, or townhouses, and lower-rise apartment type buildings. These forms of housing will help expand options that are age-friendly, inclusive, and affordable. Greenfield development may also play a role in meeting future demand, with new residential areas designed to more efficiently utilize land and connect to municipal servicing where possible.

As shown on Schedule B Land Use , Clinton has a total of 873.72 ac (353.58 ha) designated as various types of residential land, most of which is undeveloped. Figure 9 Potential residential development opportunities identifies potential residential development opportunities in and around the Village of Clinton, to be used for future reference. Based on a high-level estimate, as outlined in Table 4: Potential residential development opportunities, these areas could accommodate approximately 410 - 645 additional residential dwelling units. Considerations for key potential development opportunities are further described below.

Table 4: Potential residential development opportunities

Location	Description	Estimate of Potential	
		Lots	Dwelling Units
1. Whispering Pines/ Clinton Indian Band IR No. 1	Potential future subdivision, located outside of the Village boundary.	50-100	50-100 *1 du/ lot*
2. Elm Ave, Fir Ave, Spruce Ave Extension	Private property. Potential residential lots, connected to municipal servicing.	50	75 *1.5 du/ lot*
3. Southeast Portion of DL 962 along Highway 97	Crown land. Residential lots, connected to municipal servicing. Requires ALR exclusion, which has received preliminary support from the ALC.	50-100	75-150 *1.5 du/ lot*
4. Lagoon Court Subdivision, outside of the ALR	Private property. Rural residential lots, with on-site servicing.	20-25	15-20 *1 du/ lot*
5. Tingley Subdivision	Private property. Higher density residential dwelling units, connected to municipal servicing.	TBD	90 *30 du/ ha*
6. Infill Development	Private, vacant lots. Vacant lots and redevelopment potential, connected to municipal servicing.	40	60 *1.5 du/ lot*
7. Lot 9	Potential residential lots, connected to municipal servicing.	30-100	45-150 *1.5 du/ lot*
	Total	**240 - 415**	**415 - 650**

Potential Residential Development Opportunity Considerations

1. Whispering Pines/ Clinton Indian Band Subdivision

Potential residential development on the Whispering Pines/ Clinton Indian Band IR No. 1 is shown on Figure 9 Potential residential development opportunities for consideration of future growth locations; however, it is relevant to note that these lands are not under the jurisdiction of the Village of Clinton, and is outside of the municipal boundary.

2. Elm Ave, Fir Ave, Spruce Ave Extension

DL 2399 and Block A of DL 962 Lillooett District are privately held parcels of land located north of Highway 97, currently used for agricultural grazing. Due to its location abutting existing residential development areas, this property should be considered for future subdivision as an extension of the Elm Ave, Fir Ave, and Spruce Ave area.

3. Southeast Portion of DL 962

Located immediately east of the parcels listed above, the southeast portion of DL962, located south of the CN railway, this area is an undeveloped parcel held by the Crown.

It is understood that Llenllenéy'ten has expressed an interest in acquiring this parcel and the ALC has given a General Order of the Commission providing preliminary approval for the exclusion for it to accommodate the development of low density residential lands. To facilitate the eventual development of this property, the Village should undertake the process of having the property excluded from the ALR.

4. Lagoon Court Subdivision, outside of the ALR

In areas of the Lagoon Court that are located outside of the ALR, opportunities exist for further subdivision of properties to create smaller lot residential parcels.

5. Tingley Subdivision

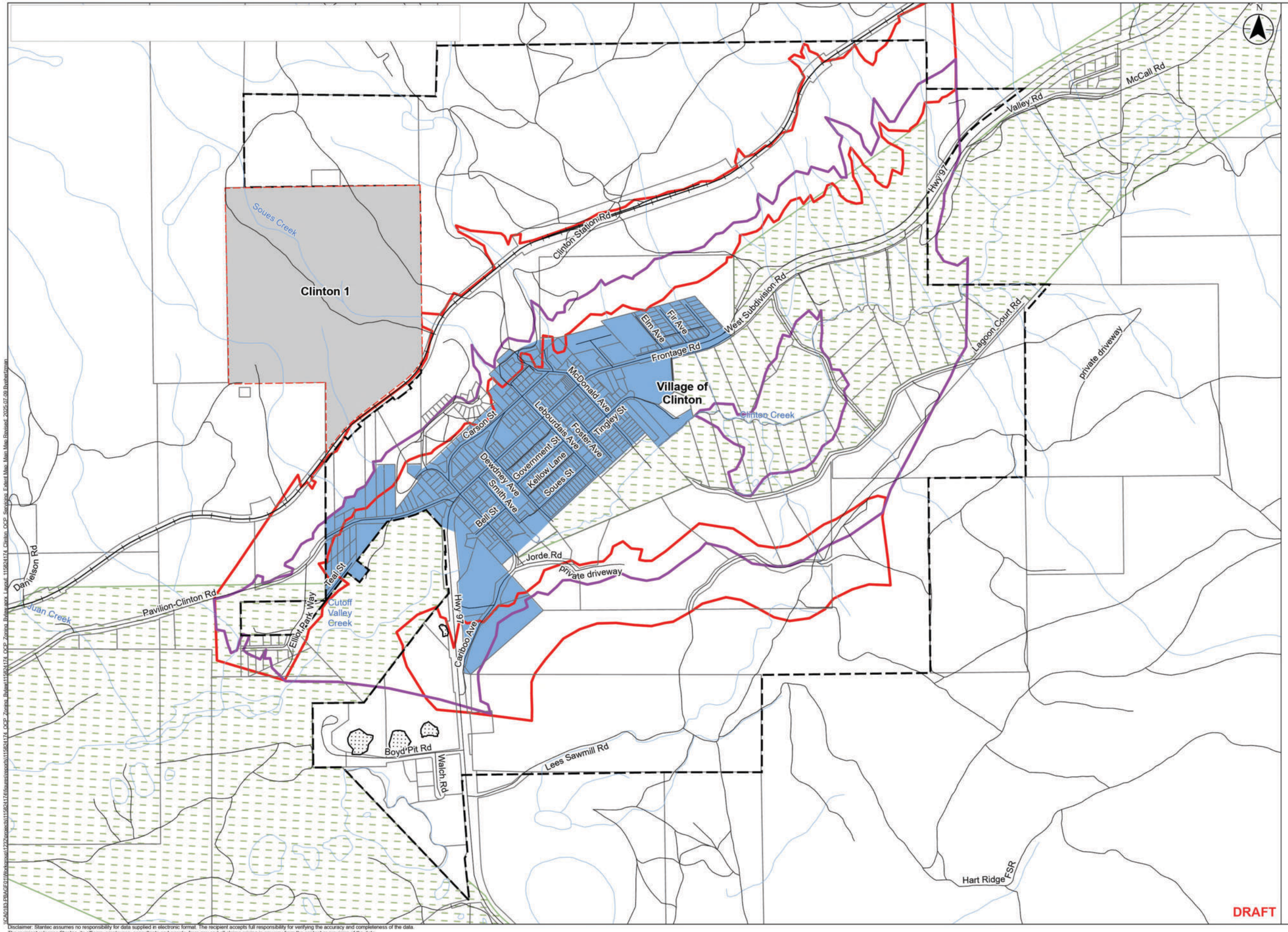
1628 Tingley St (Lot A DL 2 Group 5 Lillooet District) is a 7.46 ac (3 ha) privately held parcel that, due to its location, represents an opportunity for the development of higher-density residential uses.

6. Infill Development

Throughout the community there are several opportunities for infill development due to vacant or under-developed properties.

7. Lot 9

This area has an existing subdivision layout registered; however, to facilitate development in this area, the Village will need to work with the Province to cancel the existing subdivision at the end of Cariboo Road (Plan 16247) and create a new design that will improve road access, lot layout, and servicing connectivity. The Village currently has responsibility for Lot 9 and road dedications.



Legend

- Roads
- Railway Track
- Watercourse
- ALR Lands
- First Nation Reserve Lands
- Parcel
- Municipal Boundary

Servicing Status

- Existing Water & Sewer Distribution
- Potential Dual Zone Water System
- Potential Water Service Area Expansion (Existing System (954PZ) - 926m)

Title

Figure 8:
Extent of Municipal Servicing

0 0.15 0.3 0.45 0.6 km
1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

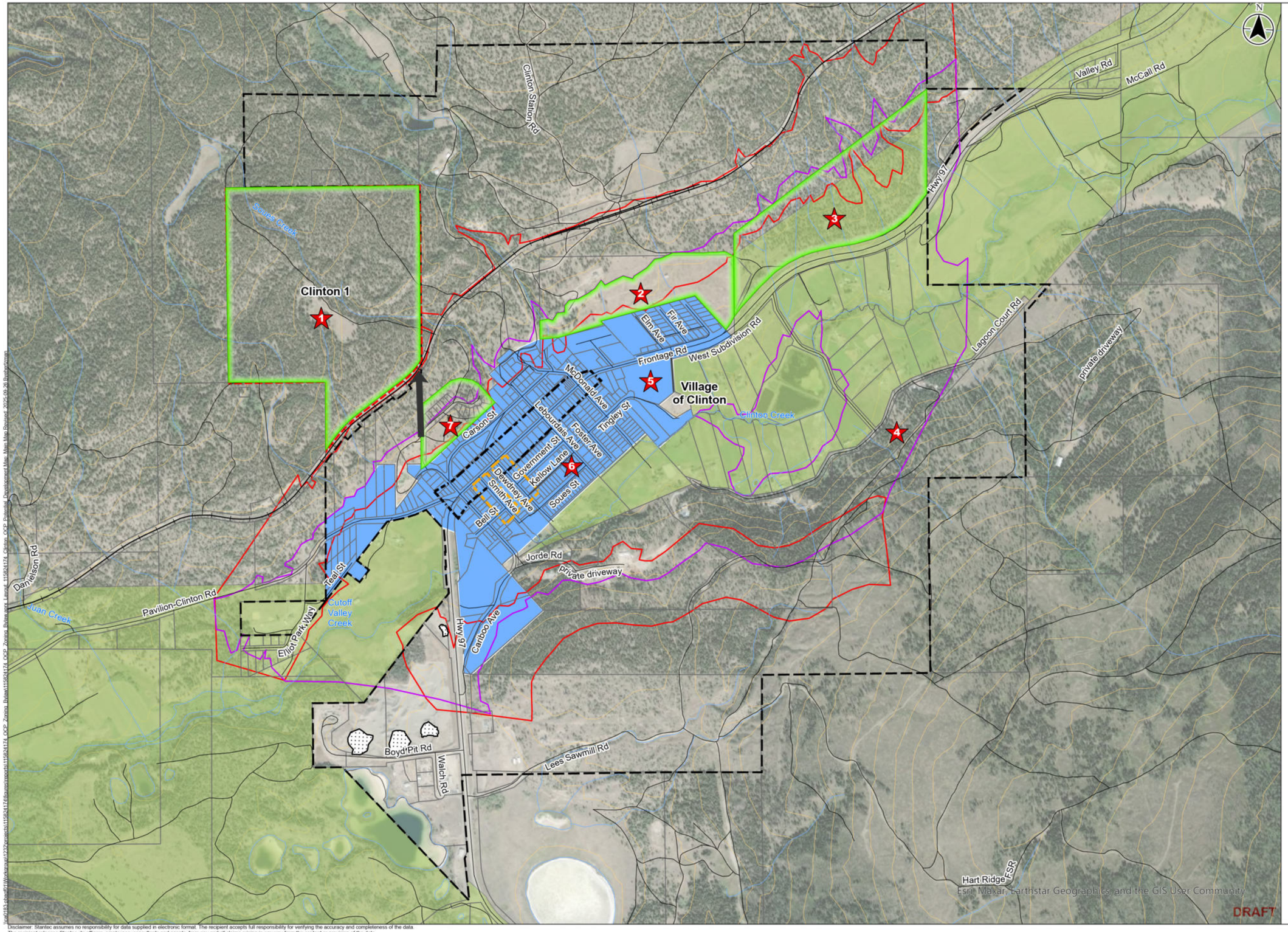
Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.



Legend

- Contours
- Roads
- Railway Track
- Potential Future Road Connection
- Watercourse
- First Nation Reserve Lands
- Parcel
- Municipal Boundary
- Gravel Deposit
- Potential Development
- Existing Downtown
- Possible Development Corridor
- Potential Development

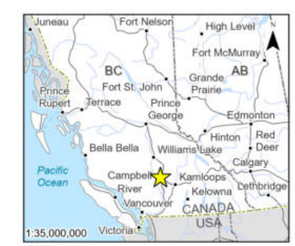
Servicing Status

- Existing Water & Sewer Distribution
- Potential Dual Zone Water System Service Area (1007PZ - 967m)
- Potential Water Service Area Expansion (Existing System (954PZ) - 926m)
- ALR Lands

Title

Figure 9:
Potential Residential Development Opportunities

0 0.15 0.3 0.45 0.6 km
1:15,000 (at original document size of 11x17)



Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

E3.2 Employment lands

E3.2.1 Commercial

As shown on Schedule B Land Use , Clinton has a total of 39.11 ac (15.83 ha) designated as commercial land, primarily along Highway 97 and adjacent blocks. This location offers strong visibility and access for local and regional markets. To maintain these advantageous qualities that support successful businesses, preserving lands along the highway corridor for commercial use is critical. To support the revitalization and beautification of this commercial corridor a Development Permit Area has been designated for the area, as outlined in Section G5 Highway Commercial Development Permit Area.

A 2003 review of commercial land found that the Village had sufficient inventory of vacant commercial land and redevelopment opportunities to meet both short- and long-term needs; however, this assessment is now outdated and may not reflect current business trends for the region. Many existing commercially designated parcels are relatively small and may not be able to accommodate larger-scale commercial development; as a result, lot consolidation would be necessary. While commercial development pressures have been limited to date, future demand may require designating undeveloped land along the highway for commercial use.

Community engagement has highlighted the need for everyday retail services, such as a grocery story, pharmacy and basic household goods (i.e., a dollar store). To expand the range of services that residents have access to and support economic growth, the Village will continue working with business owners to understand their needs and support applications that fill service area gaps.

E3.2.2 Industrial

As shown on Schedule B Land Use , Clinton has two industrial areas, totalling 457.94 ac (185.32 ha) designated as Industrial land, primarily located along the CN railway and Highway 97, with an additional 205.96 ac (83.35 ha) designated as Heavy Industrial, located at the Chasm Mill.

Industrial land use activities are a dominant part of the regional economy, and Clinton supports any opportunity to be more involved in the sector. In addition to having ample amounts of pre-designed industrial lands within the municipal boundary, property tax rates for industrial lands in Clinton are among the lowest in the region, making this an attractive feature of the community. While there are no immediate plans for the development of the industrial property

north of the railway, the Village intends to continue working with the Province and other partners to explore future development opportunities for the land.

To increase the attractiveness of industrial opportunities on these lands, convenient transportation route access, municipal servicing, and telecommunication must be present. During development, it is also important to recognize the impacts of potential industrial uses to those surrounding, by way of traffic increases, noise, odors, etc.

E4 General Development Provisions

The following general development provisions, which apply to all or multiple land use designation areas described in Section E2 Land Use Map, should be reviewed by both applicants and the Village's development authority prior to approval to ensure alignment with community goals, priorities, and regulations.

Application Process and Reviews

.1 Applications for new development (OCP Amendment, Rezoning, Subdivision applications) shall be reviewed in terms of their ability to meet the vision, intent and policies of this OCP.

.2 As applicable, applicants may need to submit a conceptual servicing plan for water, sanitary sewer, and stormwater drainage that investigates and initiates water conservation measures.

.3 At the time of subdivision, 5% parkland dedication of the land to be subdivided is required. Council may consider payment in lieu of parkland dedication at time of subdivision where dedications benefit community overall social, cultural and educational needs.

.4 Applications for ALR land exclusion and/or subdivision, as submitted to the ALC, may be supported by the Village where the application is consistent with the regulations and policies of the ALC, as well as the vision and priorities of this OCP.

.5 Any development within 800 metres of a controlled access highway requires Ministry of Transportation and Transit approval pursuant to Section 52 of the Transportation Act.

.a The Village also acknowledges that under Section 52 of the *Transportation Act*, any Zoning Bylaw under the Local Government Act affecting lands within a radius of 800 m of the intersection of a controlled access highway is required be approved by the minister before its adoption.

.6 Any new subdivision adjacent to a Controlled Access Highway will require approval under Section 80 of the *Land Title Act*. The Provincial Approving Officer is required to sign the Plan.

.7 Subdivision of lots which may create pan handle, flag lots, or irregular shaped parcels are discouraged. Where specific parcel constraints limit subdivision options, the Village may

consider approval if sufficient space is provided to ensure long-term access to the parcels which meets the servicing standards of the Village.

.8 Any development within the ALR, regardless of its consistency with the Village of Clinton and ALR regulations, may be circulated by the Village to the ALC for their review and comment.

.9 Any development of trails, roads, or the expansion or increased intensity of uses for lands in the ALR requires an application to the ALC. This includes further development on Village-owned properties such as Elliot Park or at the lagoon.

.10 Any development involving heritage assets or archaeological sites must comply with the Heritage Conservation Act, ensuring that designated historic buildings, sites, and both recorded and unrecorded archaeological areas are protected and not altered without appropriate permits.

Development Permit Areas

.1 The following Development Permit Areas indicate areas where the Village may require additional information and impose additional guidelines:

.a Areas surrounding environmentally sensitive watercourses, as shown on Schedule C Streamside Development Permit Area.

.b Areas subject to hazardous conditions:

- Steep slopes with grades in excess of 30%,
- Areas subject to high wildfire risk

.c Areas where the form and character of buildings may be of particular interest, as shown on Schedule E Highway Commercial Development Permit Area.

- Commercial areas along Highway 97
- Multi-family residential buildings

.2 All multi-family residential building forms, meaning those constructed with more than three dwelling units in a single structure, are subject to the Multi-family Residential Development Permit Area guidelines

.3 In lieu of the Hazard Land Development Permit Area application required for areas subject to high wildfire risk, development applications can be issued with registration of a Wildfire Interface Covenant (Appendix B).

.4 In lieu of the Streamside Development Permit Area application required for areas surrounding environmentally sensitive watercourses, a Declaration for Riparian Areas Regulation Exempt Property (Appendix A) can be completed and filed with the municipality.

.5 Owners of lands affected by dedication for environmental protection (e.g., Development Permits or Conservation Covenants) may use the original site area in computing density, floor

area ratios, and minimum lot areas for development and subdivision purposes as long as all the other regulations of the Zoning Bylaw are met.

Building restrictions

.1 All buildings must meet the BC Building Code.

.2 Due to limitations of the Village Fire Department equipment, building heights must be restricted to a maximum height of 2 storeys.

Setbacks and Buffering

.1 In accordance with the *Farm Practices Protection Act* (Right to Farm), new development abutting land in the ALR should include means of buffering along its shared perimeter to protect the agricultural lands.

.a Buffering should be designed in accordance with the ALC's publication "Landscape Buffer Specifications" and must include a fence.

.2 Development of lands abutting the CN railway should include means of buffering along its shared perimeter to minimize impacts to non-rail users and protect the continued use of the railway for passenger and freight hauling.

.a Setbacks and buffering should be designed in accordance with the publication "Guidelines for New Development in Proximity to Railway Operations (Guidelines) (2013)" which requires a minimum of 30m setback from new residential development to Main Lines.

E4.2 Sand and Gravel Deposits

.1 Sand and gravel extraction is to be conducted in a manner that limits the impact on neighbouring properties, including control of hours of operation, dust control, screening, access, traffic circulation, and site reclamation.

.2 Current active sand and gravel deposits may continue to operate as resource extraction areas. Upon closure of the quarries the land use for the site shall be in conformance with the OCP land use designation.

Section F Implementation

F1 Implementation Checklist

The implementation plan guides Village initiatives that support the community's goals and key policy areas identified in the Official Community Plan. The table below outlines specific actions that promote responsible development, fulfil requirements of the provincial government, and advances the goals of the OCP. While the table identifies a range of potential initiatives, not all will be undertaken immediately. Each Implementation item is subject to the Village's budget process and council direction.

Table 5 - Implementation Action Items

Key Theme	Supportive Implementation Items
Housing	• Clinton may support the establishment of a Housing Committee to address housing issues in the community. Potential issues for the Committee to address include: ○ Facilitating opportunities for housing rehabilitation ○ Promoting barrier-free and age-friendly housing initiatives ○ Promoting opportunities that diversify the housing inventory • Investigate incentives or disincentives to encourage the redevelopment of vacant residential lots. • The Village may consider Housing Agreements as tools to assist in achieving objectives for the provision of affordable and special needs housing. To help facilitate future non-market housing, the Village may also explore opportunities to acquire land within its boundaries for this purpose.
Economic Development	• Align the ZBL to the regulations of the ALC for all ALR lands. • Develop a contaminated sites map, and maintain a registry to track and manage lands historically used for Schedule 2 purposes. • Regularly review zoning and licensing regulations to ensure they support small and home-based businesses. • Explore legislative tools, such as a Revitalization Strategy or Revitalization Tax Exemption Program, to incentivize commercial development. • Support the creation of business associations through outreach and resource sharing. • Enhance the Façade Improvement Program by simplifying applications and promoting success stories. • Investigate Community Forest opportunities, including partnership opportunities with First Nations and local businesses. • Develop a Clinton Tourism Investment Guide to attract new tourism businesses to the community, including main street retailers, dude ranches, and guided off-road (ORV) tours.
	• Engage with the Gold Rush Trail Management Committee to rejuvenate the tourism region

Key Theme	Supportive Implementation Items
	through branding and product development. • Create and maintain a tourism guide that offers key visitor information. • Evaluate the feasibility of the Museum and Visitor Information Centre opening seven days a week year-round to provide consistent service to visitors. • Create a Clinton Tourism Advisory Group and launch a Clinton Ambassador Program to promote local tourism. • Improve visitor access to key facilities by upgrading directional signage, expanding parking options, and enhancing the existing dog park. • Explore opportunities to develop new amenities such as public sani-stations and rest stops to improve overall visitor experience and support tourism growth. • Identify and evaluate innovative technology to enhance the guest experience in the community.
Social Well-Being and Public Services	• Prioritize the creation of a Master Plan for Reg Conn Park and Elliot Park to guide future redevelopment and improvement opportunities. • Identify source(s) of funding, including grants, fund-raising, corporate sponsorship, municipal support • Develop an Amenities Capital Plan targeting beautification projects that improve the visual appeal of public spaces throughout the community.
Recreation	• Use communication tools (e.g. social media) to ensure residents are aware of the diverse range of activities taking place in the community. • Work with other community organizations to evaluate the feasibility of offering programs/ drop-in activities for youth at non-municipal facilities such as schools or the Legion. • Investigate opportunities for government funding of facilities, potentially in partnership with the TNRD. • Explore opportunities for partnerships with the private sector for funding new capital initiatives or programming subsidies for those with financial barriers. • Identify older buildings that add to the aesthetic quality of the Village of Clinton as historic and worthy of preservation, giving them a historic designation. Additions may include, but not be limited to: the museum, cairn, Pioneer Cemetery, and the Whispering Pines Community Indian Band Cemetery. • Seek to expand the cultural diversity represented on Village committees and boards to increase the range of opinions being considered. • Celebrate Seniors Week at the start of June. • Partner with Cache Creek and Ashcroft to have community programming that aligns with the public bus schedule as it passes through these communities. • Advocate for the library to extend its hours of service.
	• Ensure all municipal buildings align with the *Accessible BC Act.*

Key Theme	Supportive Implementation Items
	• Improve ongoing engagement with older adults and vulnerable people in the community about Village activities and decisions, • Advocate for mobile pharmacy services and access to physicians in Clinton. • Implement a Smoke-Free Bylaw for Public Places.

Transportation and Mobility	• Seek supports or partnership from other levels of government and future developers to construct and improve the trails identified in Figure 5 Community Amenities and Trails Plan.
	• Sidewalk coverage can be strategically increased as financial resources permit and in association with new development.
	• Replace any sidewalks that are not barrier-free with more accessible designs as funding becomes available.
	• Advocate that MOTT install additional crosswalks across Highway 97.
	• Encourage MOTT to:
	  ○ develop sidewalk bump outs at key locations.
	  ○ manage sign clutter to improve highway speed control sign visibility.

Servicing Infrastructure	• Develop and implement an Asset Management Program. • Establish a Development Cost Charge Bylaw that addresses strategic planning and financing for servicing needs. • Consider programs of voluntary household water metering and rate system that provides cost savings to average water users who participate in the program. • Explore ways to increase understanding about conserving water during peak demand periods, and best practices in residential indoor and outdoor water use. Examples may include advertising a community high water use advisory index on the Clinton website. • Monitor the requirements for fire protection services to ensure that they have the appropriate resources. • The Village can model water conservation on public land and at community buildings and facilities. • Introduce a community waste diversion education initiative and/ or program. • Work with TNRD to establish long-term, local disposal capacity and enhanced services for hazardous material disposal. • Consider potential for local or regional recycling services with partners (e.g. enhancing agricultural land with composting).
Emergency Protection and Emergency Preparedness	• The Village may work with the relevant agencies to ensure protection and management of areas beyond the municipal boundary. • Participate with other governmental partners on programs, plans, or initiatives that advance climate change preparedness and adaptation.
	• Complete a Climate Action Plan and Energy Plan to identify effective ways to improve energy efficiency throughout the community.

Key Theme	Supportive Implementation Items
	• Investigate and develop potential incentives to builders, developers, and homeowners who incorporate alternative energy sources. • Improve efficiency and reduce GHGs in the heating of civic buildings and facilities. • Work with other levels of government, local energy assessment professionals, local trades people, and local suppliers to develop a program to encourage cost-effective retrofits of existing commercial, residential and institutional. • Consider offering a Christmas light program to swap out residents' old lights with energy-efficient strings. • Explore strategies to monitor and maintain wildfire hazard reduction over the long term, including incorporating wildland fire guard setbacks into trail networks. • Encourage provincial agencies to update and maintain current mapping indicating areas susceptible to wildfire. • Implement the findings of the Village of Clinton Flood Mitigation Plan (2025), to improve municipal drainage, upsizing infrastructure, and prevent flooding wherever possible. • Consider the development of a Flood Hazard Development Permit Area which references updated mapping, created after municipal improvements to prevent flooding have been undertaken. • Implement the findings of the Village of Clinton Community Wildfire Resiliency Plan (2023). • Explore strategies to monitor and maintain wildfire hazard reduction over the long term, including incorporating wildland fire guard setbacks into trail networks. • Encourage provincial agencies to update and maintain current mapping indicating areas susceptible to wildfire.
Governance	• Develop a community engagement strategy to outline how best to communicate effectively with residents of all ages to encourage ongoing and meaningful participation.

F2 Accommodating Projected Housing Needs

As legislated by the Government of BC, local governments are required to identify how their OCP and zoning bylaw can accommodate the projected housing demands outlined in their Housing Needs Report. Although the findings of the Housing Needs Assessment does not necessarily align with the anticipated demands of residents and Council, based on the past population trends experienced in the community, Table 6: Accommodation of Projected Housing Demands confirms the Village's ability to meet the Assessment's projected housing needs over the next 5 to 20 years. As shown, a gentle increase of density in existing General and Rural Residential areas by the introduction of secondary suites and accessory dwelling units, increasing dwelling units per lot from 1 to 2, could accommodate the required 106 additional dwelling units in the next 10 years; and the potential residential development opportunities outlined in Table 4: Potential residential development opportunities could accommodate the required 342 additional dwelling units in the next 20 years.

Table 6: Accommodation of Projected Housing Demands

Category	Approx. Dwelling Units		Density Assumptions
	Existing	Potential	
Gentle increase of density in existing General and Rural Residential areas	284	397	Increase from 1 du/ lot to 2 du/ lot, for 20% of existing lots
Existing Manufactured Home Park Residential areas	26	26	No increase
Potential residential development opportunity areas	0	360-545[1]	See Table 4: Potential residential development opportunities
Total	**310**	**783-968**	

[1] Does not include potential development on Whispering Pines/ Clinton Indian Band IR No 1.

Section G Development Permit Area Guidelines

Development Permit Areas (DPA) are designated where community objectives have been established to enhance and/or protect resources. Within these areas more detailed information is required before development proceeds. The Official Community Plan designates five DPAs.

Table 7 Development Permit Area Summary

Development Permit Area	Local Government Act Section 488 (1)	Purpose
Streamside	a	Protection of the natural environment, its ecosystems, and biological diversity.
Slope Hazard Land	b	Protection of development (e.g., life, property, the economy, and the environment) from hazardous conditions.
Wildfire Hazard Land	b	Protection of development (e.g., life, property, the economy, and the environment) from hazardous conditions.
Highway Commercial	f	Establish objective for the form and character of commercial development along the Highway 97 corridor by promoting a high standard of design using a "Western Heritage" theme for building architecture.
Multi-family	f	Establish objective for the form and character of multi-family residential development to sensitively integrate new multi-family development into existing residential areas.

G1 Application

.1 In accordance with Section 489 of the *Local Government Act*, the following activities are prohibited for lands designated as DPAs, as shown on the Schedules attached to this bylaw or as described in this section, without a Development Permit:

- .a Subdivision of land
- .b Construction, additions, or alterations to a building or structure
- .c Alteration of land, if the land is located within the Streamside or Hazard Land DPA
- .d Alteration of land, buildings, and/ or structures, if the land is located within the Highway Commercial DPA

.2 Any lands that are designated with more than one DPA within the OCP must follow all the

guidelines of each DPA.

.a If there are guidelines in conflict with one another, the designation of the Streamside or Hazard Land DPA shall prevail.

.b If further guidance is needed, appropriate federal or provincial agencies shall be consulted.

G1.2 General Exemptions

The following activities occurring in a DPA shall be exempt from the Development Permit application process:

.1 Any interior building alterations

.2 Actions undertaken during an emergency

.a Actions and activities are necessary to prevent immediate threats to life or property.

.b Any activity conducted under the Provincial Emergency Program.

.c All actions used to resolve emergency situations must be reported to the Village and the appropriate Federal/ Professional authorities immediately prior to removal or disturbance.

.3 Public Works and Services

.a The construction, repair and maintenance of public works and services by the Village or its authorized agents and contractors are exempt from the formal DPA approval process, but the works must be completed in accordance with the assessments and recommendation of a QEP in accordance with the Riparian Areas Regulation Assessment methodology and other applicable environmental and Building Code regulations where required.

.4 Farming

.a Activities related to normal farm practices, located in the ALR, in accordance with the *Farm Practices Protection Act*.

.5 Minimal changes

.a Change of doors, windows, building trim, roofs, or the exterior building colour of a building or structure, provided it adheres to the applicable DPA guidelines.

.b Addition of canopies or decorative building features adhering to the applicable DPA guidelines.

.c Balconies, decks, or patios less than 20m² and adhering to the applicable DPA guidelines.

.6 Identical replacement in Form and Character DPAs
Replacement of a building in a Form and Character DPA that has been destroyed by natural causes where the replacement building is identical to the original in both size, form, character, and placement.

.7 Vegetation management
Removal of plants, as recommended by a qualified environmental professional, provided they are:

- .a Deemed hazardous and pose an immediate threat to buildings, life, or safety;
- .b Removed for the purpose of FireSmarting, in accordance with provincial FireSmart standards; or
- .c Invasive species.

.8 Implementation of a habitat restoration plan prepared by Qualified Professional (Registered Professional Biologist or Landscape Architect).

.9 A technical subdivision for lot consolidation or road widening.

G2 Streamside Development Permit Area

G2.1 Purpose

.1 The purpose of this Development Permit Area designation is to establish guidelines to protect the natural environment, its ecosystems, and biological diversity; in particular, fish, fish habitat, and riparian areas.

G2.2 Objectives

.1 The intention of this DPA is to preserve natural features, ecosystem functions, and conditions that support fish habitat by:

- .a Reducing or eliminating erosion
- .b Maintaining the tree canopy and ground level vegetation
- .c Protecting ground and surface water from contamination

G2.3 Area

.1 A Streamside Development Permit shall be required for all development that is:

- .a Residential, Commercial, or Industrial in nature, and
- .b Proposed to occur in a riparian assessment area (i.e., is located within 30m of a mapped watercourse as shown on Schedule C Streamside Development Permit Area).

G2.4 Exemptions

.1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Streamside Development Permit is not required for the following:

- .a Any development that:
  - i. Has already been issued a permit, has gained Provincial or Federal approval, or has a covenant that addresses riparian area protection to the satisfaction of the Village
  - ii. Is located on a property which has a submitted a completed Declaration for Riparian Areas Protection Regulation exemption
  - iii. Is limited to repairs or other non-structural alterations or additions to a building or other structure, if the structure:
    - .1 Will remain on its existing foundation and within its existing footprint, and
    - .2 Has not been damaged or destroyed to the extent described in Section 532(1) of the Local Government Act [repair or reconstruction if damage or destruction is greater to or equal 75% of value above foundation]

.a Maintenance of an area of human disturbance, other than a building or other structure, if the area is no extended and the type of disturbance is not changed (e.g., trail maintenance)

.b Forest management activities that are:

i. On lands subject to the Forest Act or Private Managed Forest Land Act and
ii. Assessed as Forest Lands under the *BC Assessment Act*

.c Procedures required to prevent, control, or reduce erosion or other immediate threats to life and property. This may include emergency flood protection works, and any emergency works to be undertaken in accordance with the *Provincial Water Sustainability Act* and *Wildlife Act*, and the *Federal Fisheries Act*. Does not include preventative measures that have not been reviewed or approved.

G2.5 General Definitions

The following definitions are taken from the Riparian Areas Protection Regulation and are intended to enhance understanding of the following guidelines.

Qualified Environmental Professional (QEP) An individual may serve as a Qualified Environmental Professional for the purposes of carrying out part of an assessment under the RAPP if:

.a the individual is registered under the Professional Governance Act as any of the following professionals:

i. an agrologist;
ii. an applied science technologist or certified technician;
iii. a registered professional biologist or registered biology technologist;
iv. a professional engineer or professional licensee engineering;
v. a professional forester or registered forest technologist;
vi. a professional geoscientist or professional licensee geoscience,

.b the individual is in good standing with the regulatory body under that Act for the individual's profession, and

.c when carrying out that part of the assessment, the individual is acting

i. within the individual's area of expertise,
ii. within the scope of professional practice for the individual's profession, and
iii. under the code of ethics of the regulatory body referred to in paragraph (b) and is subject to disciplinary action by that regulatory body.

Riparian Assessment Area consists of a 30 m strip on each side of the stream, measured from

the stream boundary.

.d If a stream is in a ravine, the riparian assessment area for the stream consists of the following areas, as applicable:

i. if the ravine is less than 60 m wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 30 m beyond the top of the ravine bank;
ii. if the ravine is 60 or more metres wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 10 m beyond the top of the ravine bank.

Stream means

.e a watercourse or body of water, whether or not usually containing water, and

.f any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph (a):

i. a ditch, whether or not usually containing water;
ii. a spring, whether or not usually containing water;
iii. a wetland;

Streamside Protection and Enhancement Area (SPEA) for a stream is the portion of the riparian assessment area for the stream that:

.g includes the land, adjacent to the stream boundary, that

i. links aquatic to terrestrial ecosystems, and
ii. is capable of supporting streamside vegetation, and

.h in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the area referred to in paragraph (a) that support the life processes of protected fish.

Without limiting subsection (a) (ii), an area of human disturbance must be considered to be capable of supporting streamside vegetation if the area would be capable of supporting streamside vegetation were the area in a natural condition.

G2.6 Guidelines

.1 A Qualified Environmental Professional (QEP) must be retained at the expense of the applicant for the purpose of determining if the proposed development falls within the provincially-regulated Riparian Assessment Area.

.2 If the proposed development does not fall within the Riparian Area Regulation Assessment Area, the QEP shall prepare a letter certifying that further assessment is not required.

.3 If the development falls within the assessment area, the QEP shall prepare a report on the riparian area pursuant to the RAR Assessment Methodology Guidebook and submit it to the relevant federal ministry and the Village of Clinton.

.a Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to the federal Fisheries Act and/or other applicable federal regulations, the Development Permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada.

.b In order to apply for a HADD, the Village must express support in principle for the HADD and identify the context as identified by the QEP report.

.4 Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the Development Permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the Development Permit, such as:

.a dedication back to the Crown, the Province, or the Village of Clinton

.b gifting to a nature protection organization such as a conservation authority

.c the registration of a restrictive covenant over the SPEA to secure it as a riparian buffer to remain free of development

.5 Where the QEP report describes an area as suitable for development with mitigating measures, the Development Permit shall allow the development if it is in strict compliance with the measures described in the report. Monitoring and regular reporting by professionals retained by the applicant may be required, as specified in the Development Permit.

.a In accordance with Section 920 (7) (d) of the Local Government Act, the Village of Clinton may require the provision of works, including fencing, to be constructed at the boundary of the SPEA, to preserve and protect it without risk of encroachment.

.b Variances to the Zoning Bylaw may be granted in compliance with the QEP report.

.6 If the nature of a proposed project in a riparian assessment area changes, the QEP will be required to re-assess the proposal with respect to the Streamside Protection and Enhancement Area.

.7 New landscaping covering 100 m^2 or more in total site area will require landscape plans prepared by a registered landscape architect.

.8 SPEA areas may not be donated in lieu of the 5% parkland requirement.

G3 Slopeside Hazard Development Permit Area

G3.1 Purpose

Steep slopes, those identified at 30% of over, are at higher risk of erosion and slope failure; as such, development in these areas presents several challenges related to construction, landscaping, and drainage.

The purpose of the Slopeside Hazard Development Permit Area is to identify the area in the community that is subject to slope hazards and establish guidelines for development in that area which can protect lives and property from potential failures.

This Development Permit Area is designated under Section 919.1(1)(b) of the Local Government Act for the protection of development from hazardous conditions.

G3.2 Objectives

The objectives of requiring Hazardous Condition Development Permits for Slopeside areas are to:

- Identify areas in the community that may be subject to slopeside failure
- Mitigate the risk to people and property from slopeside failure by requiring development modifications
- Increase awareness for property owners about other steps they can take to reduce the potential slopeside failures on their properties.

G3.3 Area

The Slopeside Hazard Development Permit Area applies to all properties in Clinton which include slopes greater than 30%, as illustrated on Schedule D Slopeside Hazard Development Permit Area.

G3.4 Exemptions

.1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Slopeside Hazards development permit is not required for the following:

.a Any development that:

i. Has already been issued a permit, has gained Provincial or Federal approval, or has

a covenant that addresses slope protection to the satisfaction of the Village

ii. Is limited to repairs or other non-structural alterations or additions to a building or other structure, if the structure:

.1 Will remain on its existing foundation and within its existing footprint, and

.2 Has not been damaged or destroyed to the extent described in Section 532(1) of the Location Government Act [repair or reconstruction if damage or destruction is greater to or equal 75% of value above foundation]

i. Is an accessory buildings and structures

ii. Specific land alterations

.b Maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed (e.g., trail maintenance)

.c Forest management activities that are:

i. On lands subject to the Forest Act or Private Managed Forest Land Act and

ii. Assessed as Forest Lands under the *BC Assessment Act*

.d Procedures required to prevent, control, or reduce erosion or other immediate threats to life and property. This may include emergency flood protection works, and any emergency works to be undertaken in accordance with the *Provincial Water Sustainability Act* and *Wildlife Act*, and the *Federal Fisheries Act*. Does not include preventative measures that have not been reviewed or approved.

G3.5 Guidelines

.1 All development in the slope hazard development permit area shall be required to submit a geotechnical report prepared by a qualified professional engineer, outlining required mitigations for the development to follow.

.2 Development approvals should require certificates of approval on all construction works under the direct supervision of a qualified professional. Restrictive covenants may also be required to notify property owners of any specific conditions or concerns related to the geotechnical issues of the project or property.

.3 Areas with natural slopes of 30% or more should be preserved as natural open space.

G4 Wildfire Hazard Development Permit Area

G4.1 Purpose

Due to its location within a well-forested surrounding area, Clinton has a relatively high proportion of Wildland-Urban Interface (WUI). While the surrounding forested landscape provides a unique lifestyle and opportunities that many British Columbians are drawn to in rural areas, it also delivers an inherent risk of wildfire. In 2017, the Elephant Hill fire, which burned over 192,000 hectares, came within 1km of the village and required an emergency evacuation. Many of the communities around Clinton have only one road in and out of the community, greatly prohibiting emergency evacuation and assistance in the event of a wildfire.

The purpose of the Wildfire Hazard Development Permit Area is to identify the area in the community that is subject to wildfire hazard and establish guidelines for development in that area which can protect lives and property during an emergency event.

This Development Permit Area is designated under Section 919.1(1)(b) of the *Act* for the protection of development from hazardous conditions.

G4.2 Objectives

The objectives of requiring the Wildfire Hazard Development Permit Area are to:

- Increase awareness for property owners about the hazards associated with wildfires.
- Mitigate the risk to people and property from wildfire hazards by requiring development modifications , as guided by FireSmart.
- Increase awareness for property owners about other steps they can take to reduce the potential wildfire risks on their properties.

G4.3 Area

In accordance with the *Clinton Community Wildifre Resiliency Plan* (2023), which identifies the areas of interest and risk levels for the community, the Wildfire Hazard Development Permit Area applies to all properties in Clinton.

G4.3.1 Exemptions

.1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Wildfire Hazard Development Permit will not be required if the development consists of:

.a Subdivisions where no additional lots are created;
.b A development with a restrictive covenant in place which effectively mitigates the hazardous condition(s) and harm to the Village of Clinton;
.c Construction, addition, or alteration not exceeding 30m^2 (323 ft^2) where no variance(s) of the Zoning Bylaw is (are) required.
.d Construction, addition, or alterations not requiring a Building Permit.
.e Minor landscaping works.

.2 For the Village to determine whether the proposed development qualifies for an exemption, applicants are encouraged to meet with the Village's FireSmart Coordinator.

G4.4 Alternatives

.1 Where a Registered Professional Forester, Registered Forest Technician or Registered Professional Engineer qualified by training or experience in wildland fire protection, has undertaken an assessment and determined the fire hazard to be low provided specific conditions are met, the requirements noted in Section 4.5 may be relaxed. Any relaxation of guidelines requires that provisions are in place to ensure that development is carried out in accordance with the conditions noted in the professional's assessment.
.2 Proposed deviations from the guidelines outlined can be submitted to the Village as an alternative solution and will be considered if the applicant can verify that the expected level of performance meets or exceeds the level of fire safety conferred by the below measures.

G4.5 Guidelines

Design

Design and construct subdivisions, multi-family residential, commercial, industrial, and public use developments in accordance with the following key objectives and guidelines.

.1 Provide access in areas of the community that are considered isolated and that have inadequate developed access for evacuation and fire control.
.2 Where wildland areas abut new subdivisions, consider placing roadways and/or trails adjacent to the wildland areas. These roads and or trails improve access to the interface for emergency vehicles and provide a fuel break between the wildland and the subdivision;
.3 Design subdivisions so building sites are located on the flattest areas of the property. Avoid gullies or draws that accumulate fuel and funnel winds.
.4 For wildland areas to be transferred to the Village, mitigate fire hazards, through wildfire fuel modification, to a level deemed acceptable by a qualified professional in a wildfire

hazard assessment prior to the transfer.

.5 If deemed necessary by the qualified professional for the purpose of reducing wildfire risk, create a defensible space of at least 10 metres between development and the top of ridgelines, cliffs, ravines or slopes, with the goal of reducing risks from approaching wildfire.

.6 Reduce wildfire hazards in a way that restores the natural environment. Typical methods include thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches to a minimum height of 2.5 meters.

.7 Register a restrictive covenant for areas that have been identified as hazardous when required.

Buildings

.1 New development shall follow prescribed fire-resistant design requirements as defined in the Building Code and utilize the following building materials on, at a minimum, all occupied buildings:

.a Roofing

Roof coverings should conform to Class A or B fire resistance as defined in the BCBC or materials meeting CAN/ULC-S114, "test for determination of non combustibility in building materials"

.b Chimneys

Construct chimneys for wood burning fire appliances with spark arrestors made of 12 gauge (or better) welded or woven wire mesh, with openings not exceeding 12 mm.

.c Gutters

Gutters should be constructed out of non-combustible material and either screened or closed to prevent the accumulation of leaves or needles.

.d Vents

All vents should be screened with corrosion resistant, minimum 3millimetre non-combustible wire mesh (excluding dryer vents).

.e Eaves

All eaves should be enclosed with properly fitted soffits and fascia. Soffits should be non-combustible.

.f Building siding

Any material used for exterior wall finishes should be non-combustible such as stucco, metal siding, brick, cement shingles, or non-combustible cladding.

.g Exterior Windows and Doors

Use double paned or tempered exterior windows and glazing, and use exterior doors and garage doors constructed of non-combustible materials.

.h Deck and Porch

Decks should be constructed of non-combustible, Class A or B fire-rated materials.

.i Unenclosed Spaces

Open areas under decks, porches, and manufactured homes should be skirted with a fire-resistant material.

.j Overhanging Projections

Use heavy timber construction as defined in the BC Building Code for structural components (post & beam) of decks, balconies and porches. Alternatively, clad the structural components with fire resistant material.

.k Fencing

Fencing within 1.5 metres of a structure should be constructed with non-combustible material.

.l Building Separation

Where possible, outbuildings should be located 10 meters or more away from residential buildings or primary structures.

Landscaping

.1 Vegetation around the home shall utilize the following guidelines as much as possible:

.a Immediate Zone (0 – 1.5 metres)

A 1.5 metre non combustible surface should extend around the structure and any attachments such as decks. Vegetation and other flammable materials should not be present in this zone.

.b Intermediate Zone (1.2 – 10 metres)

Coniferous trees can be present in this zone provided they are limbed up to two metres from branch to ground, there are no shrubs or heavy accumulation of vegetation below the drip line, and the siding of the home is non-combustible. If this cannot be accomplished, coniferous trees should not be present in this zone.

.c Extended Zone (10 – 30 metres)

Coniferous trees can be present in this zone provided there is pruned to 2 metres, and crown spacing is greater than 3 metres (where ecologically appropriate).

.2 Spacing and Slope Setback and Other Items should utilize the following guidelines as much as possible:

.a Outbuildings and Sheds

Build outbuildings and sheds to the guidelines outlined in Section "c" or build outside the Intermediate and Immediate zone. (0-10 metres)

.b Juniper and Cedar Hedges

Juniper and cedar hedges should not be planted in any of the 3 zones.

.c Bark Mulch

Bark mulch should be avoided and at minimum should not be present in the immediate and intermediate zone.

.d Slope Position

Construction of homes or decks and attachments should not be directly abutting slopes greater than 10 degrees. The immediate and intermediate zone distances should be doubled if abutting a slope greater than 10 degrees.

G5 Highway Commercial Development Permit Area

G5.1 Purpose

The purpose of this Development Permit Area designation is to establish objectives and provide guidelines for the form and character of commercial development along the Highway 97 corridor. These guidelines encourage new development to occur in a manner that incorporates western-themed building aesthetics and considers site designs that promote tourism.

G5.2 Objectives

The Highway Commercial Development Permit Area Guidelines are intended to promote commercial development that:

- Enhances aesthetics along the highway
- Encourages members of the travelling public to stop and visit the community
- Showcases Clinton's Gold Rush heritage
- Reflects small town, rural character

G5.3 Area

The area is defined as properties abutting Highway 97 or within the same block as properties facing Highway 97 as shown on Schedule E Highway Commercial Development Permit Area.

G5.4 Exemptions

.1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Highway Commercial development permit is not required for the following:

.a An addition or alteration to an existing principal building that will not be visible from a Highway 97, secondary public roadways, or other commonly used public spaces such as parks.

G5.5 Guidelines

Site Design

.1 All elements/ processes associated with the uses undertaken in this area should be self-contained on-site including circulation, storage, parking, materials handling, and processing.

.2 Sites should be designed to accommodate parking without blocking the visibility of the commercial building from the Highway.
.3 Sites and buildings should consider access by people of all ages and abilities.
.4 Pedestrian paths should provide safe and direct access to commercial businesses from municipal sidewalks and on-site parking areas.
.5 Where possible, building setbacks should be consistent with surrounding sites to create a cohesive and visually unified streetscape.
.6 The Village is working toward eliminating overhead utility lines; as such, all new service connections should be installed underground. When pole replacement is necessary, services should still be placed underground, and sidewalk areas should be designed to accommodate any remaining poles safely and efficiently.

Parking

.1 Parking lots and loading areas must be professionally designed to consider traffic flows and reduce the potential for traffic congestion on Highway 97.
.2 Where possible, parking should be located at the rear of the building to enhance visibility from the front street and reduce traffic congestion on the highway.
.3 All parking stalls should be delineated in some way to increase user efficiency.
.4 To support the development of new commercial uses along the highway corridor, reduced parking requirements or payment in lieu or parking may be considered.
.5 Shared access points with adjacent properties are encouraged, where viable. Reciprocal parking agreements may be required between adjoining lots to better facilitate on-site circulation.
.6 Stalls reserved for those with reduced mobility must be identified by signage.
.7 Short-term bicycle parking racks should be covered and located near the principal entrance of a commercial building.
.8 Drive-thru facilities should be located at the side or rear of the building, except where such siting will conflict with adjacent residential uses, in which case alternate orientations may be considered. Drive-thru areas should include an adequate number of queuing spaces to avoid congestion of circulation aisles and streets.

Storage Areas

.1 Outdoor sales and display areas should be architecturally integrated with the building and landscape design of the property.
.2 Outdoor storage areas, garbage bins, or loading/unloading areas should be oriented away from adjacent residential areas and streets.
.3 No outdoor storage materials, except for those directly for immediate sale by patrons, should

be visible from Highway 97.

.4 All storage areas should be fully enclosed and screened by durable materials and permanent landscaping, designed to match the heritage aesthetics of this DPA.

Building Form

False fronts add visual interest and help define the character of the commercial corridor. The strategic use of awnings can further enhance the pedestrian experience by providing covered walkways and shelter from the elements.

.1 Buildings should reflect Clinton's Gold Rush heritage by preserving or recreating historic buildings, such as the municipal office and museum, or by incorporating a "Western Heritage" theme with features such as siding made to look like wood and false fronts.

.2 A cohesive design approach should be used that considers all aspects of the building including structural elements, mechanical systems, lighting, and landscaping.

.3 Buildings should be designed and oriented to interface with the pedestrian realm along the highway.

.4 The high standard established along the highway frontage should continue on all visible building faces.

.5 Blank walls, particularly along public frontages are discouraged.

.6 Buildings should consider and complement the scale, mass, materials and colours found in nearby heritage and commercial buildings, while avoiding direct replication.

.7 Incorporate architectural features that enhance visual interest, reduce the perceived massing of buildings, and promote interaction with the public. Elements such as decks, balconies, porches, windows, roof features, awnings, and shutters contribute to a more engaging streetscape.

.8 Create visual interest along the streetscape by varying individual unit designs and maximizing the number of units oriented toward the street. This can be achieved through side-by-side, vertically stacked, or staggered configurations that enhance street presence and contribute to an engaging public realm.

.9 Rooftop mechanical equipment should be screened from view by parapets or other architectural roof design features.

.10 Building designs that incorporate a mix of commercial and residential uses are encouraged.

- .a Façade treatments between connected commercial and residential properties should have continuity to visually connect building components.
- .b Commercial uses should be the primary visual focus, featuring highly visible ground floor storefronts, while residential units can be located on upper floors.
- .c Building form should reflect the different functions, such as balconies for residential floors and large display windows for commercial spaces, while maintaining a consistent overall architectural character.

Front setbacks can provide space for interpretive displays and add visual interest to the pedestrian environment in all seasons.

The streetscape is enhanced when historic buildings are repurposed in ways that preserve their unique character.

Detail, Material, and Colour

.1 Durable building materials should be used to contribute to the appearance of quality construction that evokes a sense of permanence and reduces the likelihood that buildings

fall into a state of visual disrepair.

.2 To assist with public wayfinding, business entrances should be well defined through signage, architectural design features (e.g., awnings, building articulation, use of detailed building materials), lighting, and landscape.

.3 The building's colour palette should use colours that complement the natural environment and are reflective of those used during the pioneer days.

- .a Brighter colours may be used as accents on features such as doors, window frames, and signage, but should not dominate the overall colour palette.
- .b Coordinated colour palettes featuring warm, earth shades of blue, brown, and green reflect and compliment the western heritage aesthetic.

Coordinated colour palettes that include warm, natural tones are encouraged to reflect and complement the western heritage aesthetic,

.4 Where possible, use exterior materials that are durable, appropriate for the local climate, and reflective of the community's heritage character. Preferred materials include stone, wood, brick, glass, and high-quality manufactured products that resemble natural materials.

.5 Exterior building materials that are discouraged include: corrugated metal, unfinished cement, plywood, plain concrete block, vinyl siding, particle board, fabrics and synthetic materials such as cultured stone.

.6 Mirrored or dark-tinted windows are not appropriate on a public-facing façade.

.7 Roofing materials should be FireSmart and incorporate principles to reduce wildfire risk and enhance community safety.

Streetscape Improvements and Landscaping

.1 All areas not covered by buildings, structures, and parking will be landscaped.

.2 Landscaping should be water-efficient and resilient, designed to withstand damage from snow clearing activities and drought.

.3 Consider front yard setbacks that increase public space along the highway frontage.

- .a Increased setback areas can be used for wider sidewalks, seating areas and the installation of interpretive displays of historical settlement artifacts.
- .b Setback improvements should have four-season appeal and provide protection from elements (e.g., wind, rain, snow, sun).

.4 Gas stations shall be buffered from adjacent uses and streets by a minimum 3m wide soft-landscape buffer to help mitigate vehicle headlights, sounds, and general appearance. Buffers should feature a combination of trees, shrubs, and dense low-hedge plants.

.5 Lighting and light standards in all public areas, including parking lots, should relate to the pedestrian and should be directed toward the ground to avoid light pollution on neighbouring properties.

.6 The preferred design for lighting within front yards is with ground-mounted units that are located discreetly within landscaped areas.

.7 Decorative hanging lights are encouraged to enhance heritage character.

Signage

.1 Placement of signs shall not obstruct pedestrian movement, vehicular traffic, or sightlines.

.2 All free-standing signs should feature landscaping around their base.

.3 Wall-mounted signage should complement a building's design.

.4 Mounting supports should reflect the materials and design character of the corresponding commercial building.

.5 Illuminated signs should not direct glare off site.

G6 Multi-Family Development Permit Area

G6.1 Purpose

The Multi-Family Development Area is designated under Section 919.1(1)(f) of the Local Government Act, establishment of objectives for the form and character of commercial, industrial or **multi-family residential development**.

G6.2 Objectives

The Multi-Family Development Permit Area Guidelines are intended to promote the development that:

- Sensitively integrates increased density into existing residential areas
- Enhances the community's character through visually appealing multi-unit housing forms
- Thoughtfully incorporates functional resident amenity spaces
- Provides privacy for occupants and the surrounding properties
- Is accessible for current and future residents

G6.3 Area

The guidelines of the Multi-Family Development Permit Area apply to the entire Village of Clinton, for all properties proposing more than 2 dwelling units. This applies to all multi-unit dwellings (2+ dwellings arranged in any configuration) including row houses, 3 and 4-plexes (free hold or strata) and apartment buildings. Does not apply to duplexes, secondary suite, or accessory dwelling units.

G6.4 Exemptions

.1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Multi-Family development permit is not required for the following:

.a Accessory buildings or structures that are:

i. Under 50m² gross floor area

G6.5 Guidelines

Site Design

.1 Incorporate all-season design principles by considering solar exposure in both public and

private spaces by providing shade in summer and maximizing sunlight in the winter.

.2 Position building and open space placement to define and enhance the street edge. Design should include visible, accessible entrances from the street to contribute to an enjoyable and safe pedestrian experience.

.3 Provide a strong visual and physical relationship to pedestrian walkways and public spaces. Design should promote natural surveillance and encourage "eyes on the street".

.4 All exterior utility infrastructure should be screened and oriented away from adjacent residential areas and streets.

.5 A designated snow storage and drainage area is required on site to accommodate efficient snow removal.

.6 Ensure building entrances are barrier free and accessible.

Parking

.1 Where possible, parking should be located at the rear of the building to enhance visibility from the front street and reduce traffic congestion on the highway.

.2 All parking stalls should be delineated in some way to increase user efficiency.

.3 Stalls reserved for those with reduced mobility must be identified by signage and located close to building entrances.

Storage Areas

.1 Outdoor storage areas, garbage bins, or loading/unloading areas should be oriented away from adjacent residential areas and streets.

.2 Garbage and recycling receptacles, and dumpsters should be provided and located within a lockable building or structure in such a way as to be inaccessible to wildlife.

.3 All storage areas should be fully enclosed and screened by durable materials and permanent landscaping, designed to match the heritage aesthetics of this DPA.

Building Form

.1 A cohesive design approach should be used that considers all aspects of the building including structural elements, mechanical systems, lighting, and landscaping.

.2 Building design should be sensitive to the scale, massing, materials and colours of adjacent buildings, particularly when located next to residential properties that may be impacted by shadowing.

.3 Enhance privacy for residential units by incorporating recessed balconies, decks, patios and appropriate screening elements.

.4 Buildings should be designed and oriented to interface with adjacent pedestrian corridors, with preference to the Highway if applicable.

.5 Blank walls, particularly along public frontages are discouraged.

.6 Incorporate architectural features that enhance visual interest, reduce the perceived massing of buildings, and promote interaction with the public. Elements such as decks, balconies, porches, windows, roof features, awnings, and shutters contribute to a more engaging streetscape.

.7 Create visual interest along the streetscape by varying individual unit designs and maximizing the number of units oriented toward the street. This can be achieved through side-by-side, vertically stacked, or staggered configurations that enhance street presence and contribute to an engaging public realm.

.8 Rooftop mechanical equipment should be screened from view by parapets or other architectural roof design features.

.9 Design rooflines and pitches to complement those of neighbouring buildings.

.10 Ensure that building design and site layout are reviewed with consideration for Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security.

Construction Materials

.1 Use exterior materials that are durable, appropriate for the local climate, and reflective of the community's heritage character. Preferred materials include stone, wood, brick, glass, and high-quality manufactured products that resemble natural materials.

.2 The building's colour palette should use colours that complement the natural environment and are reflective of those used during the pioneer days.

- .a Brighter colours may be used as accents on features such as doors, window frames, and signage, but should not dominate the overall colour palette.
- .b Coordinated colour palettes featuring warm, earth shades of blue, brown, and green reflect and compliment the western heritage aesthetic.
- .c Brightly coloured roofs are discouraged.

Coordinated colour palettes that include warm, natural tones are encouraged to reflect and complement the western heritage aesthetic,

.3 Where possible, use exterior materials that are durable, appropriate for the local climate, and reflective of the community's heritage character. Preferred materials include stone, wood, brick, glass, and high-quality manufactured products that resemble natural materials.

.4 Exterior building materials that are discouraged include: corrugated metal, unfinished

cement, plywood, plain concrete block, vinyl siding, particle board, fabrics and synthetic materials such as cultured stone.

.5 Designs that support ecological health and promote energy efficiency are encouraged.

Streetscape Improvements and Landscaping

.1 Landscaping should be water-efficient and resilient, designed to withstand damage from snow clearing activities and drought.

.2 Consider front yard setbacks that increase public space along the street frontage.

- .a Increased setback areas can be used for wider sidewalk and seating areas.
- .b Setback improvements should have four-season appeal and provide protection from elements (e.g., wind, rain, snow, sun).

.3 Landscaped areas should include outdoor amenity spaces such seating areas, garden plots and playgrounds.

.4 Edible plants that do not attract wildlife are encouraged in landscaping plans to enhance local food security.

.5 Lighting and light standards in all public areas of the site, including parking lots, should relate to the pedestrian and should be directed toward the ground so as to avoid light pollution on neighbouring properties

Appendix A Declaration for Riparian Areas Regulation Exempt Property

Sworn Declaration

DECLARATION FOR RIPARIAN AREAS REGULATION EXEMPT PROPERTY

Subject Property Civic Address: _____

Legal Description: _____

Declaration

As the registered owner(s) of the above described property, I(we) solemnly affirm that the development proposed for the subject property neither is nor will be located within a **"riparian assessment area,"** as defined by the *B.C. Riparian Areas Regulation (the "Regulation")* as appended to the Fish Protection Act*;*

And moreover,

I (we) understand that under the *Regulation* "**development**" means any of the following activities associated with TNRD regulation/approval of residential, commercial or industrial activities to the extent that they are subject to local government authority under the *Local Government Act*:

a. removal, alteration, disruption or destruction of vegetation;
b. disturbance of soils;
c. construction or erection of buildings and structures;
d. creation of non-structural impervious or semi-impervious surfaces;
e. flood protection works;
f. construction of roads, trails, docks, wharves, and bridges;
g. provision and maintenance of sewer and water services;
h. development of drainage systems;
i. development of utility corridors; or
j. subdivision as defined in Section 872 of the Local Government Act.

I (we) understand that a "**riparian assessment area**" is defined by the *Regulation as* follows:

a. for a stream, 30 metres on both sides of the stream, measured from the high water mark;
b. for a "**ravine**" (a narrow, steep sided valley commonly eroded by running water with a slope greater than 3:1) less than 60 metres wide, a strip on both sides measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and

c. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point 10 metres beyond the top of the ravine bank.

I (we) understand that a **"stream"** that provides fish habitat is defined under the *Regulation* as any of the following:

a. a watercourse, whether it usually contains water or not;
b. a pond, lake, river, creek or brook; or
c. a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph a) or b).

Appendix B Wildfire Interface Covenant

TERMS OF INSTRUMENT – PART 2

SECTION 219 COVENANT WILDFIRE INTERFACE COVENANT

WHEREAS:

A. The Transferor is the registered owner of the land and premises situate in the Village of Clinton as shown in paragraph 2 of the Form C (hereinafter called the "Land");
B. The consent of the Approving Officer for the Village of Clinton is first required with respect to the Transferor's proposed subdivision of the Land and, as a condition of such consent, a Covenant is required to be charged against the Land in priority to any financial charges pursuant to Section 219 of the Land Title Act, Chapter 250, R.S.B.C. 1996, which covenant is for the purpose of preventing any use of the lands unless certain conditions have been complied with and to ensure potential purchasers are made aware of potential wildfire issues and the ongoing role that property owners must assume to protect their property investment.
C. The Land is located in an area where the Transferor acknowledges and accepts that the risk of wildfires is evident and that efforts should be undertaken to reduce and/or mitigate this potential hazard.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of TWO ($2.00) DOLLARS of lawful money of Canada and other good and valuable consideration paid by the Transferee to the Transferor, the receipt of which is hereby acknowledged, the Transferor does hereby covenant and agree with the Transferee, in accordance with section 219 of the *Land Title Act*, as follows:

1. The Transferor shall establish and maintain a minimum 10 metre fuel-reduced defensible buffer around all buildings and structures on the Land by:
   (a) removing any accumulation of debris, needles, dead twigs and branches, and other combustible materials such as woodpiles;
   (b) removing mature coniferous trees, or where retained;
      (i) ensuring that all limbs are pruned at least 2 metres above the ground;
      (ii) ensuring that all such trees are thinned to at least 3 metres between crowns (tips of branches of adjacent trees); and
      (iii) ensuring that there are no limbs within 3 metres of buildings or structures, including balconies, decks, eaves or other projections, and
   (c) utilizing non-combustible landscape materials, such as deciduous shrubs,

perennials and annuals, mowed lawns, gravel or paved driveways, and open space.

2. The Transferor shall ensure that all new buildings and structures constructed on the Lands shall comply with the following construction guidelines:
   (a) Roofing – Shall conform to Class A, B or C fire resistance rating as defined in the BC Building Code;
   (b) Exterior Wall Finish – Siding materials should maximize the use of fire resistant material such as stucco, metal siding, brick, cement shingle, concrete block, poured concrete logs or heavy timber and minimize the use of wood siding products;
   (c) Eaves, Attics, Vents and Openings – All eaves, attic, vents, and underfloor openings shall be screened with non-combustible wire mesh to prevent the accumulation of combustible materials and the entry of burning embers;
   (d) Windows and Glazing – Windows shall be double paned or tempered; and
   (e) Wood burning Appliances shall be installed with spark arrestors.
3. The Transferor shall ensure that all authorities having jurisdiction have unrestricted access to the Land for the purposes of fighting, suppressing, controlling and preventing fires.
4. The Transferor shall register this Covenant as a charge on the Land in priority to all financial charges, charges, liens and encumbrances registered, or the registration of which is pending, at the time of application for registration of this Covenant.
5. The Transferor does remise, release and forever discharge the Transferee and its officers, employees, servants or agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or its heirs, executors, administrators, successors and assigns may have against the Transferee and its officers, employees, servants or agents from and by reason of any damage suffered personally or in connection with any building, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Land.
6. The Transferor, on behalf of himself and his heirs, executors, administrators, successors and assigns, hereby indemnifies and saves harmless the Transferee and its employees, servants and agents from all loss, damage, costs, actions, suits, debts, accounts, claims and demands which the Transferor or the Transferee or any of their employees, servants or agents, may suffer or incur or be put to arising out of or in connection with any breach of any covenant or agreement on the part of the Transferor or his heirs, executors, administrators, successors and assigns contained in this agreement or arising out of or in connection with any personal injury, death or loss or damage to the Land, or to any building, modular home, mobile home or unit, improvement, chattel or other structure, including the contents of any of them, built, constructed or placed on the Land which is caused by any matter or thing addressed in the preceding paragraphs as the subject- matter of this restrictive covenant.

The Transferor's covenants contained in this agreement shall burden and run with the Land and shall ensure to the benefit and be binding upon the Transferor, his or her heirs, executors,

administrators, successors and assigns and the Transferee and its assigns.

No term, condition, covenant or other provision of this agreement will be considered to have been waived by the Transferee unless the waiver is expressed in writing by the Transferee. Any waiver by the Transferee of any term, condition, covenant or other provision of this agreement or any waiver by the Transferee of any breach, violation or non-performance of any term, condition, covenant or other provision of this agreement does not constitute and will not be construed as a waiver of any further or other term, condition, covenant or other provision of this agreement or any further or other breach, violation or non-performance of any term, condition, covenant or other provision of this agreement.

Nothing in this agreement shall prejudice or affect the rights, powers and remedies of the Transferee in relation to the Transferor, including his or her heirs, executors, administrators, successors and assigns, or the Land under any law, bylaw, order or regulation or in equity, all of which rights, powers and remedies may be fully and effectively exercised by the Transferee as if this agreement had not been made by the parties.

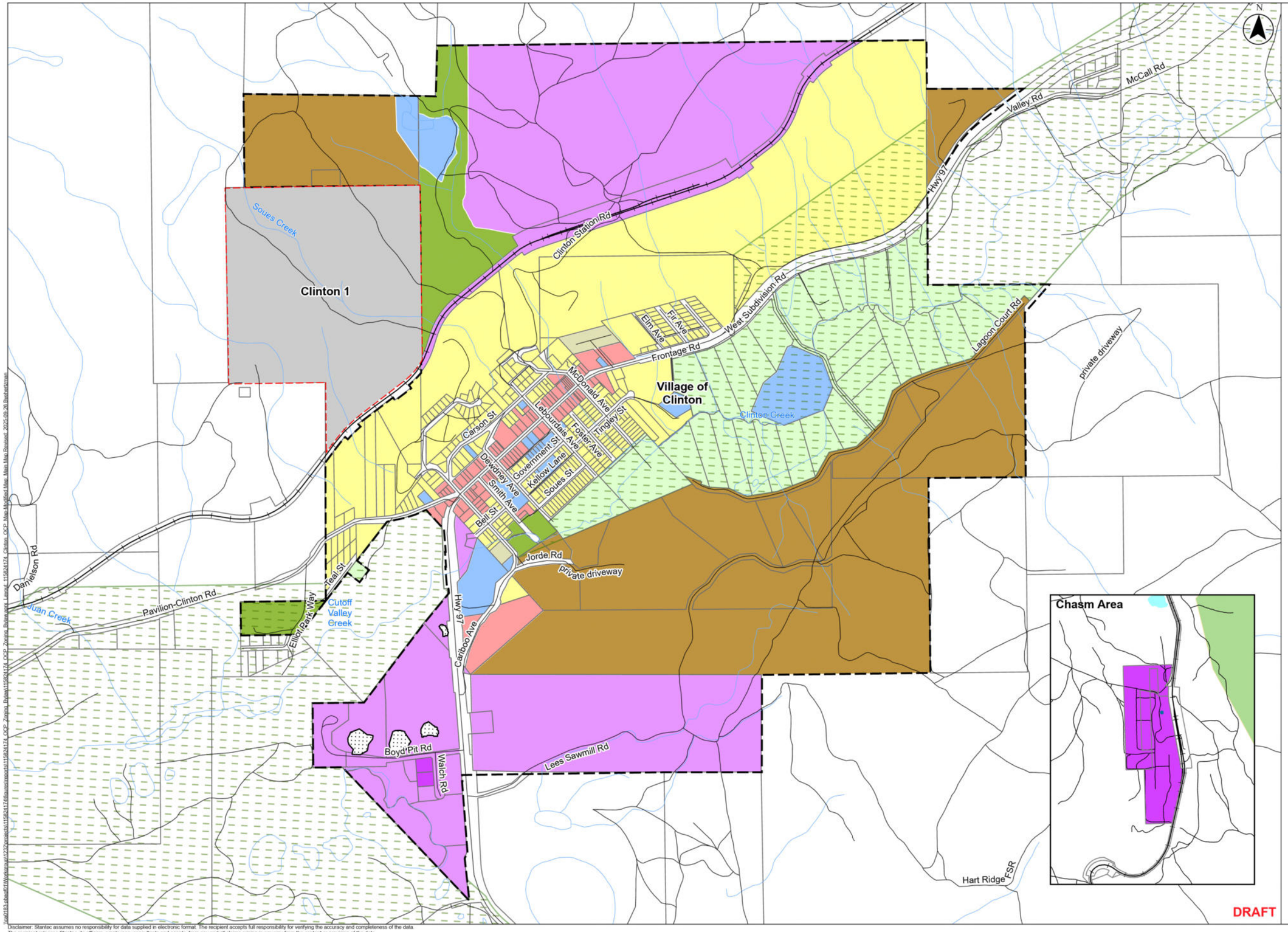
7. The parties agree that this Agreement shall not be modified or discharged except in accordance with the provisions of section 219(9) of the *Land Title Act*.
8. The Transferor or any of his heirs, executors, administrators and assigns, as the case may be, shall give written notice of this agreement to any person to whom he proposes to dispose of the Land or any part thereof, which notice shall be received by that person prior to such disposition. For the purposes of this paragraph, the word "dispose" shall have the meaning given to it under Section 29 of the *Interpretation Act*.
9. Whenever the singular or masculine or neuter is used herein, the same shall be construed as including the plural, feminine, body corporate or politic unless the context requires otherwise.
10. This agreement will be interpreted according to the laws of the Province of British Columbia. If any section or any part of this agreement is found to be illegal or unenforceable, then such sections or parts shall be considered to be separate and severable from this agreement and the remaining sections or parts of this agreement, as the case may be, shall be unaffected thereby and shall remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this agreement.
11. Where there is a reference to an enactment of the Province of British Columbia in this agreement, that reference shall include a reference to any subsequent enactment of the Province of British Columbia of like effect, and unless the context otherwise requires, all statutes referred to herein are enactments of the Province of British Columbia.
12. The Transferor shall do or cause to be done all things and execute or cause to be executed all documents and give such further and other assurances which may be

reasonably necessary to give proper effect to the intent of this agreement.

13. The parties agree that the Transferee is not responsible to inspect the Land or to otherwise ensure compliance with this agreement, nor is the Transferee required to remedy a default of this agreement and a failure to enforce this agreement by the Transferee shall not constitute a waiver of its rights hereunder.

END OF DOCUMENT

Schedule B
Land Use Designation Map



Legend

- Roads
- Railway Track
- Watercourse
- ALR Lands
- First Nation Reserve Lands
- Parcel
- Municipal Boundary

OCP Designations

- Agriculture
- Commercial
- General Residential
- Mobile Home Park Residential
- Rural Residential
- Industrial
- Heavy Industrial
- Parks And Open Space
- Public Use
- Gravel Deposit

Title

Schedule B Land Use Map: Clinton OCP

0 0.15 0.3 0.45 0.6 km

1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

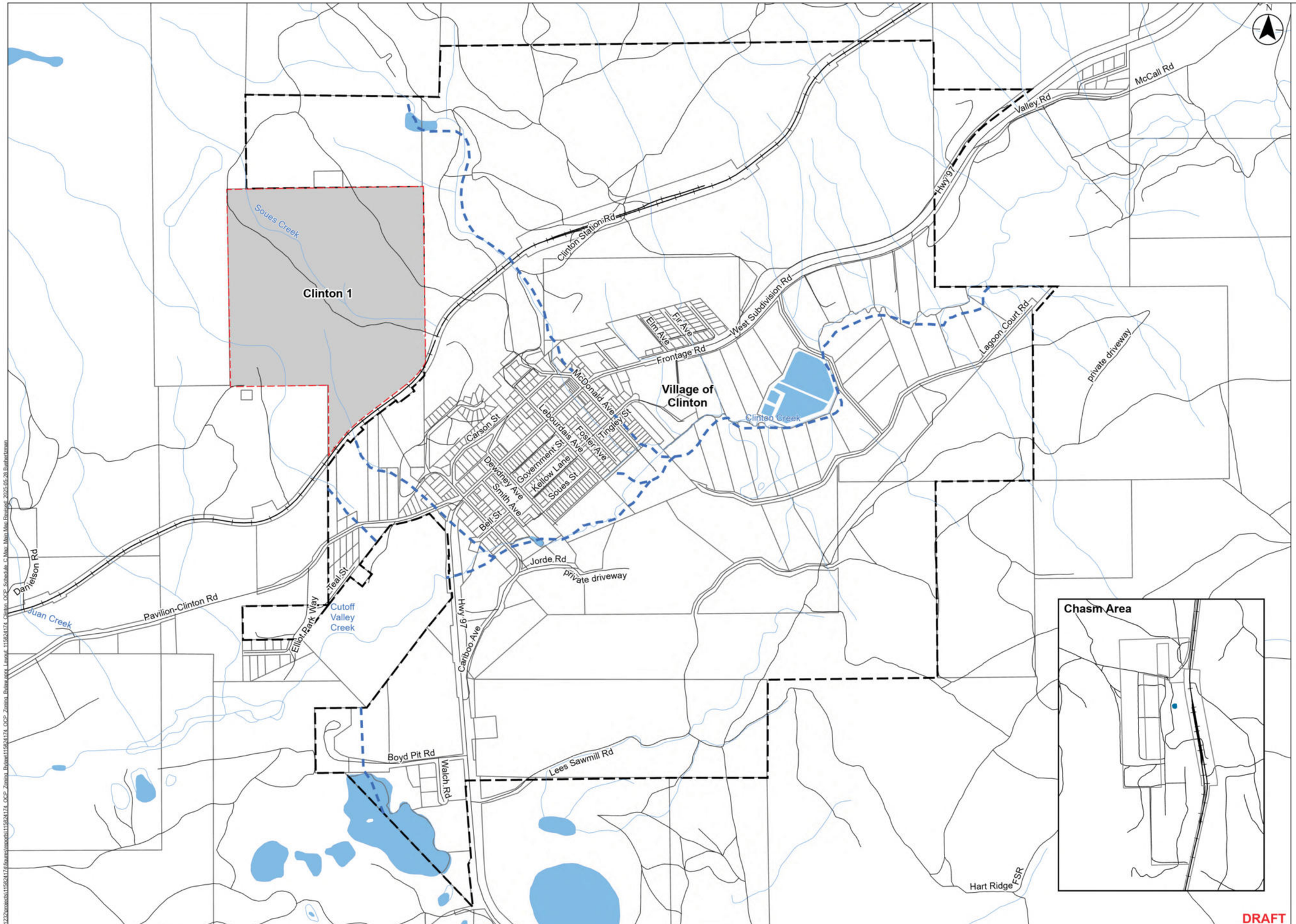
Project Number: 115824174
Requested by AH 20250130
Prepared by EGH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Schedule C
Streamside Development Permit Area



Legend

- Streamside Development Permit Area
- Roads
- Railway Track
- Watercourse
- First Nation Reserve Lands
- Parcel
- Municipal Boundary
- Waterbodies

Title

Schedule C
Streamside Development Permit Area

0 0.15 0.3 0.45 0.6 km
1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

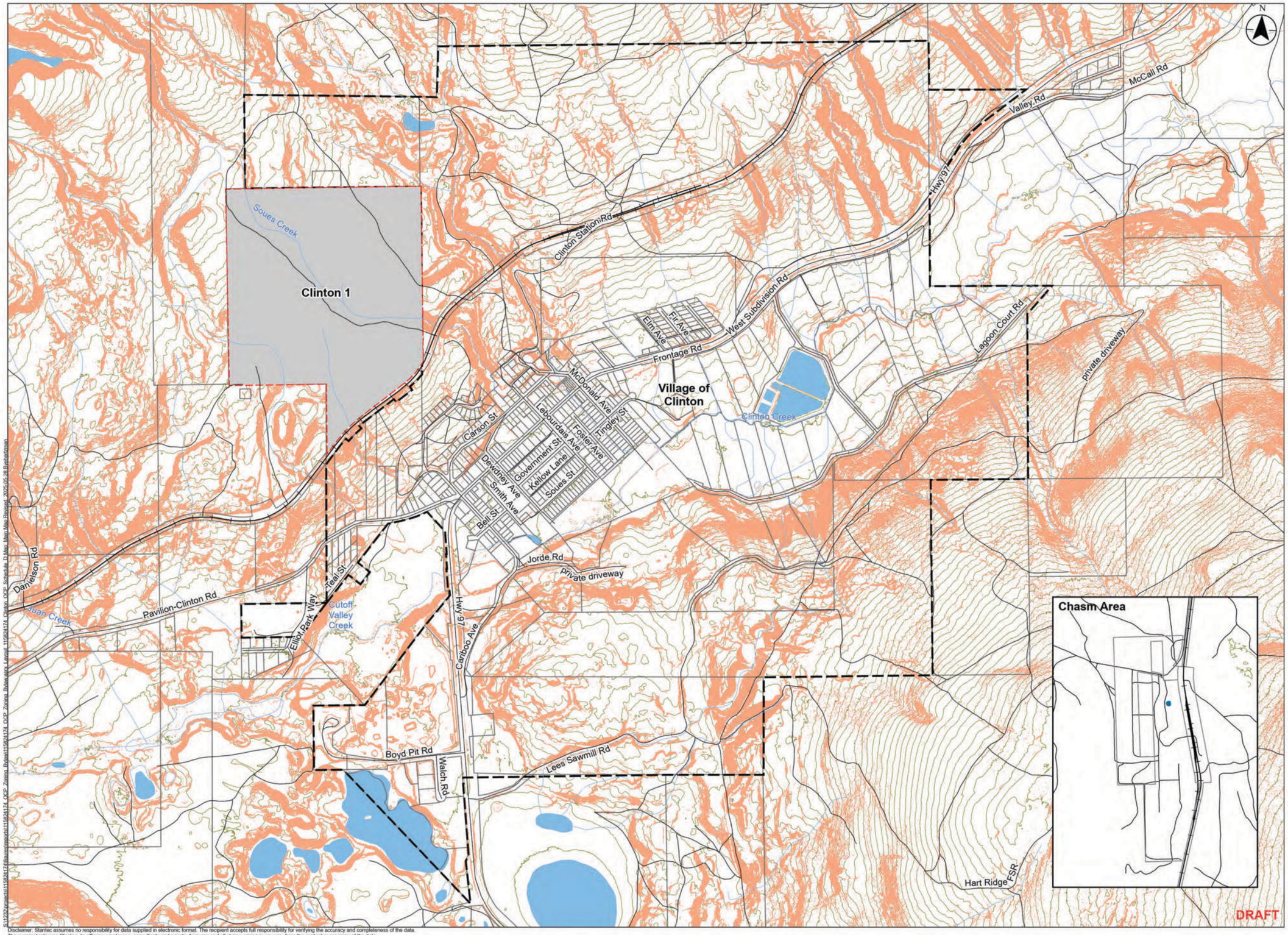
Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

DRAFT

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data.
The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Schedule D
Slopeside Hazard Development Permit Area



Legend
- Roads
- Railway Track
- Watercourse
- First Nation Reserve Lands
- Parcel
- Municipal Boundary
- Waterbodies
- Slopes in Excess of 30%

Title

Schedule D:
Slopeside Hazard
Development Permit Area

0 0.15 0.3 0.45 0.6 km
1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

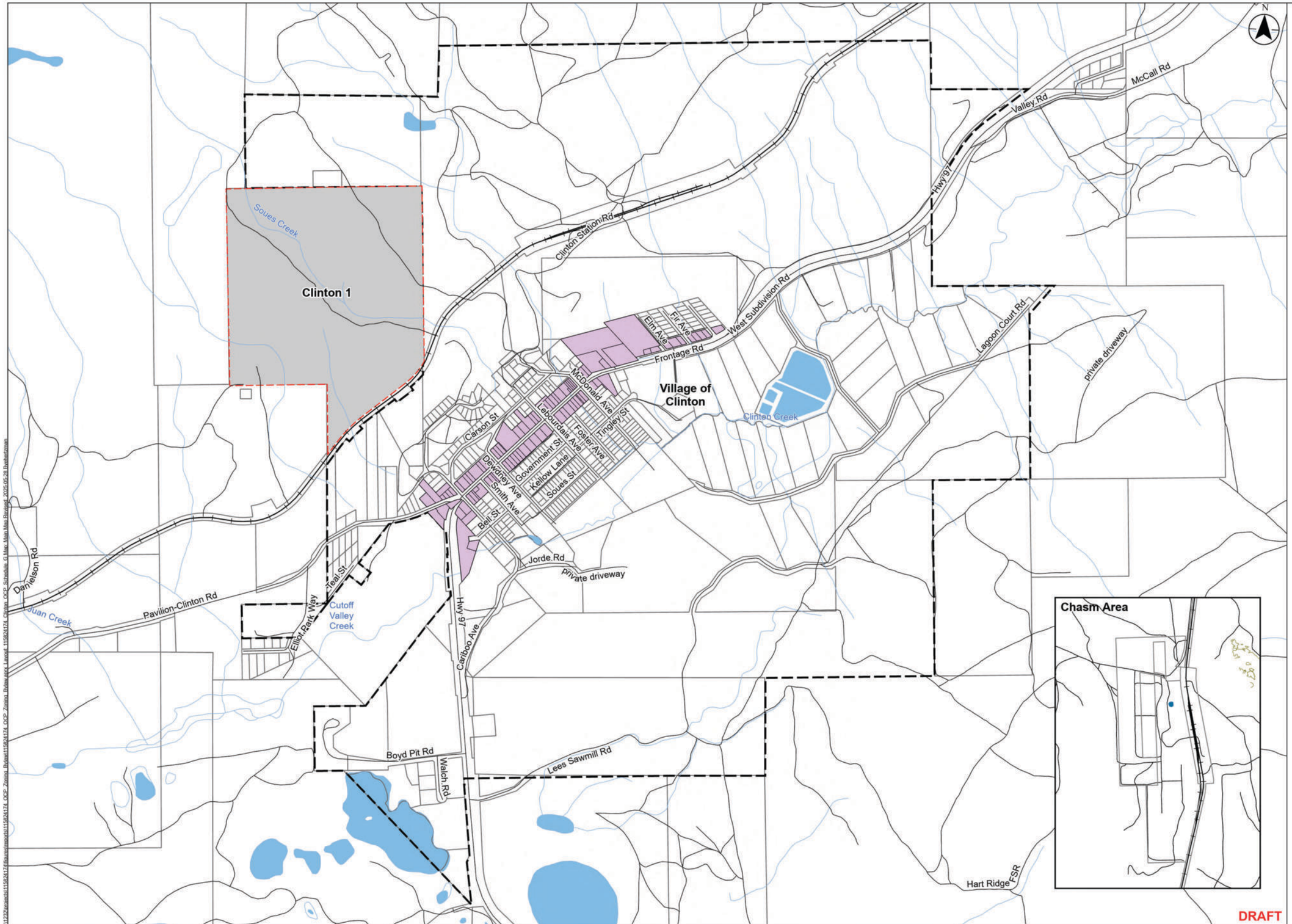
Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data.
The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Schedule E
Highway Commercial Development Permit Area Map



Legend
- Roads
- Railway Track
- Watercourse
- First Nation Reserve Lands
- Parcel
- Municipal Boundary
- Commercial Development Permit Area

Title

Schedule E:
Highway Commercial Development Permit Area

0 0.15 0.3 0.45 0.6 km
1:15,000 (at original document size of 11x17)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada, Thompson-Nicola Regional District, Village of Clinton

CLINTON Where History MEETS ADVENTURE

Project Location:
Village of Clinton,
Thompson - Nicola
Regional District, BC

Project Number: 115824174
Requested by AH 20250130
Prepared by ECH 20250203

Client/Project/Report

Village of Clinton
OCP and Zoning Bylaw Review

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data.
The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.