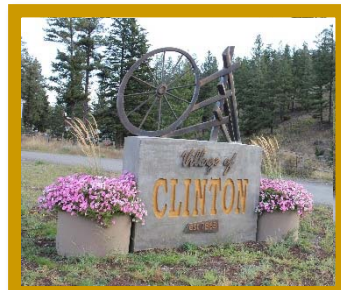


# Village of Clinton Official Community Plan



February 2016

Project No. 675-351

# Table of Contents

<b>1.0</b>	<b>Introduction .....</b>	<b>1</b>
1.1	Legislative and Regulatory Context.....	1
1.2	Acronyms.....	1
1.3	Community Consultation .....	2
1.4	Vision.....	3
1.5	Planning Principles .....	3
1.6	The Sustainability Lens .....	6
1.7	Related Documents and Jurisdictions .....	8
<b>2.0</b>	<b>Plan Context .....</b>	<b>9</b>
2.1	Location .....	9
2.2	Demographics .....	9
2.3	Community Dynamics.....	13
2.3.1	Housing .....	13
2.3.2	First Nations .....	16
2.3.3	Housing Affordability & Supportive Housing Services.....	17
2.3.4	Economic Development .....	18
2.3.5	Servicing Lands for Development .....	18
2.4	Regional Context Statement.....	19
2.4.1	Human Settlement.....	19
2.4.2	Transportation and Energy.....	19
2.4.3	Economic Development .....	19
2.4.4	Environmental Protection .....	20
2.4.5	Open Space and Cultural Heritage .....	20
2.4.6	Cooperation and Process.....	20
<b>3.0</b>	<b>Growth and Development – Land Use .....</b>	<b>21</b>
3.1	Sustainable Growth .....	21
3.2	Land Use Designations .....	24
3.3	General Provisions .....	25
3.4	Residential Policies .....	26

3.5	Commercial Policies .....	28
3.6	Industrial Policies.....	29
3.7	Rural and Agricultural Policies.....	30
<b>4.0</b>	<b>Infrastructure.....</b>	<b>33</b>
4.1	General Infrastructure Policies .....	33
4.2	Water .....	34
4.3	Sewer .....	35
4.4	Transportation .....	35
4.5	Solid Waste Management .....	37
4.6	Energy .....	37
<b>5.0</b>	<b>Social, Cultural, Education and Recreation.....</b>	<b>38</b>
5.1	Community Context .....	38
5.2	Policies and Strategies .....	38
<b>6.0</b>	<b>Economic Development Policies.....</b>	<b>40</b>
<b>7.0</b>	<b>Natural Environment.....</b>	<b>43</b>
7.1	Environmental Protection .....	43
7.2	Energy Conservation .....	44
7.3	Climate Action: Greenhouse Gas Reduction.....	45
<b>8.0</b>	<b>Development Permit Areas .....</b>	<b>48</b>
8.1	Application .....	48
8.2	General Definitions .....	49
8.3	General Exemptions .....	49
8.4	Commercial Development Permit Area .....	51
8.5	Multi-Family Development Permit Area .....	55
8.6	Streamside Development Permit Area .....	57
8.7	Hazard Land Development Permit Area .....	59

Appendix A – Density Bonusing Projects.....	A1
Appendix B – Declaration for Riparian Areas Regulation Exempt Property .....	B1
Appendix C – Wildfire Interface Covenant .....	C1

Schedule A – OCP Bylaw Text Document

Schedule B – Land Use

Schedule C – Streamside & Hazard Land (Steep Slopes) DPA

Schedule D – Road Network Plan

Schedule E – Bicylce & Trail Network Plan

Schedule F – Hazard Land (Wildfire Risk) DPA

Schedule G – Commercial DPA

# 1.0 Introduction

## 1.1 Legislative and Regulatory Context

In accordance with the *Local Government Act*, the Official Community Plan (OCP or the Plan) includes statements and map designations related to the following:

- Statement of housing policies and anticipated housing needs over a period of at least five (5) years;
- Location of commercial, industrial, institutional, agricultural, recreational and public utility uses;
- Location of sand and gravel deposits;
- Recognition of lands with hazardous conditions and/or environmentally sensitive to development;
- Identification of major road, sewer and water systems; and location of public facilities, including schools, parks and waste treatment/disposal sites.

The Plan must also contain housing policies respecting affordable housing, rental housing and special needs housing, and targets, policies and actions for the reduction of greenhouse gas emissions as well as policies related to the maintenance and enhancement of farmland and the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

The OCP includes a Regional Context statement in accordance with the Thompson Nicola District Regional Growth Strategy.

While all bylaws enacted or works undertaken by a Council after the adoption of an OCP must be consistent with the Plan, the Plan is intended to be fluid to respond to changing community circumstances. Council can amend the plan and is not committed to implementing all Plan policies.

## 1.2 Acronyms

The following acronyms are used throughout the report.

ALC	Agricultural Land Commission
ALR	Agricultural Land Reserve
CPTED	Crime Prevention Through Environmental Design
DPA	Development Permit Area
ESA	Environmentally Sensitive Area

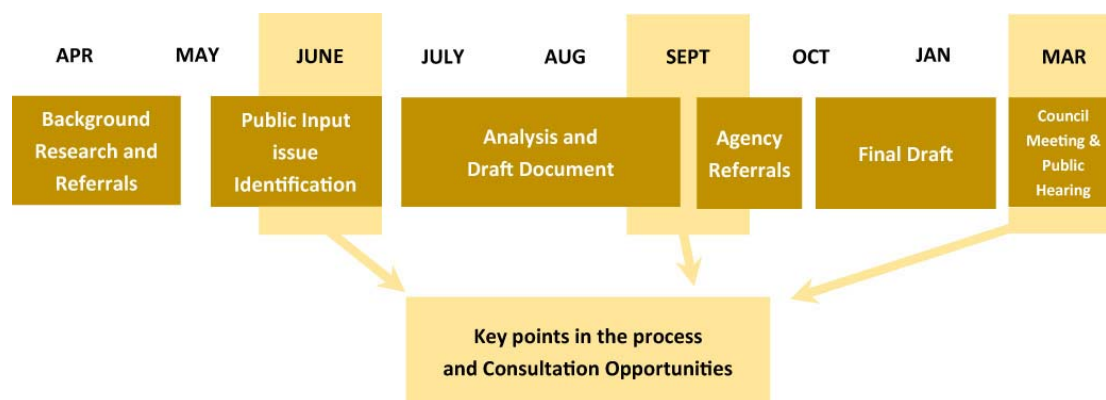
GHG	Greenhouse Gas
IR	Indian Reserve
LEED	Leadership in Energy and Environmental Design
LGA	Local Government Act
LNG	Liquified Natural Gas
MOE	Ministry of Environment
MOTI	Ministry of Transportation and Infrastructure
OCP	Official Community Plan
QEP	Qualified Environmental Professional
RAR	Riparian Areas Regulation
RGS	Regional Growth Strategy
ROW	Right-of-Way
SPEA	Streamside Protection and Enhancement Area
TNRD	Thompson-Nicola Regional District

## 1.3 Community Consultation

Pursuant to Section 879 of the *Local Government Act*, the Official Community Plan process was a consultative exercise with opportunities for public input throughout the planning process. The Village of Clinton (The Village) is committed to open communication and maintained a project webpage that advertised consultation opportunities and hosted various plan drafts and background research documents throughout the planning process.

The consultation strategy included meetings with the advisory group, stakeholders and the public as well as referrals to key agencies. Figure 1.1 illustrates key consultation opportunities in the OCP update planning process.

**Figure 1.1 OCP Update Planning Process**



It is significant that the Village completed a Sustainability Plan in December 2014. The community feedback collected during this planning process has been logically folded into the OCP update research to produce a “sustainable” OCP. A sustainable OCP addresses the scope of an OCP

but integrates the pillars of sustainability. Clinton's pillars of sustainability are listed as: growth and development, infrastructure, social/cultural, economic development, recreation, and education, within the overall framework of the natural environment. As such, this plan considers these aspects of the community and ensures that they are addressed in a comprehensive and integrated way. Sustainable OCP's also take a long term perspective. For the Sustainability plan and the OCP, community visioning and technical analysis looked forward 25+ years. Looking long term enables the community to organize responses to global, regional, and local forces of change such as climate change, local and global economic stability/instability, concerns about resource availability, and population and demographic change. Recognizing that the economy and human society are dependent on healthy, functioning ecosystems, sustainability planning values the environment and guides communities successfully in times of change and uncertainty.

The consultation for the sustainability plan asked many of the same questions that are typically asked in the first phase of the OCP process (Who do we want to be? How are we doing? Where do we want to go?). The Sustainability Plan produced a documented vision statement that is now the foundational vision for the OCP.

## 1.4 Vision

The community vision statement was developed by the community during consultation events for the Clinton Integrated Community Sustainability Plan, 2014 and validated throughout the OCP process. This statement uses positive and inclusive words to describe how residents envision Clinton in the years ahead.

*Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighbouring communities.*

## 1.5 Planning Principles

Planning principles articulate key themes and values of the community. These principles emerge through research and consultation and are the basis of 'who we are', 'what we believe in' and 'where we would like to go' as a community. The planning principles expressed in this section reflect statements carried forward from previous OCPs, the Village of Clinton Strategic Plan and the Village of Clinton Sustainability Plan.



**Figure 1.2 Planning Principles**

Principle 1	Cultivate Partnerships	Seek out and develop and nurture partnerships with federal, provincial and regional government agencies, surrounding communities, Secwepemc (Shuswap Nation), businesses, non-governmental organizations, community associations and others to assist in achieving the shared community vision.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Host community to community meetings.</li> <li>• Support business association development.</li> <li>• Support Thompson-Nicola Regional District Regional Growth Strategy.</li> </ul>
Principle 2	Citizen Engagement & Communication	Commit to providing opportunities for its citizens to engage in meaningful participation in the community decision-making process. The Village will conduct communication activities using the strong corporate leadership values identified in the Strategic Plan (honesty, integrity, professionalism, dedication, transparency, and efficiency).
	Implementation examples:	<ul style="list-style-type: none"> <li>• Use new communication tools (e.g. social media).</li> <li>• Practice transparent local governance.</li> </ul>
Principle 3	Environmental Stewardship	Ensure the protection, restoration and management of the Village's natural and agricultural environments for present and future generations.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Protect park, heritage, and open space resources.</li> <li>• Protect and support agriculture.</li> <li>• Preserve compact urban form.</li> </ul>
Principle 4	Community Leadership	Commit to providing community minded leadership and excellent service through strong corporate values. The Village will adhere to these guiding principles, sustainable land management, the policies contained with the OCP and the implementation of the Strategic Plan.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Manage assets.</li> <li>• Diversify funding sources.</li> <li>• Practice transparent local governance.</li> </ul>
Principle 5	Natural Resource Conservation	Support the wise use of energy and material resources by endorsing sustainable design and land and management practices. Protection of streams, watersheds and agricultural land are key targets for the community. The Village will be good stewards of the land within Village authority.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Support appropriate land use in the ALR.</li> <li>• Designate Streamside Development Permit Area.</li> <li>• Protect watershed for municipal water supply.</li> <li>• Protect all community water sources.</li> <li>• Set energy conservation targets.</li> </ul>



Principle 6	Local Economic Resilience	Encourage economic development as a key to prosperity for the entire community through: the designation of land for employment; supporting diversification of employment; supporting educational opportunities to residents; and supporting practices to maintain the integrity of resource lands used for tourism, agriculture, forestry and mining.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Encourage diversification.</li> <li>• Support existing businesses.</li> <li>• Foster a supportive business climate for new and existing businesses.</li> </ul>
Principle 7	Community Livability	Strive to maintain a high quality of life for residents where it is possible to enjoy a safe and healthy environment. Clinton is a small town with a strong sense of community. Residents will have access to education, jobs, public services, culture, heritage, recreation and the natural environment.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Promote small town atmosphere.</li> <li>• Attract new residents.</li> <li>• Recognize historical, and cultural values.</li> <li>• Support existing amenities and advocate for new ones.</li> <li>• Focus on community safety and health.</li> <li>• Manage visual assets.</li> </ul>
Principle 8	Housing Diversity	Support a wide variety of housing types and tenures so people of all ages, abilities, household types and incomes have housing choices. Consider strategies to preserve existing housing stock and to increase housing supply with affordable units.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Respond to new demands (e.g. seniors housing).</li> <li>• Encourage new housing projects.</li> <li>• Manage compatibility of different housing types.</li> <li>• Maintain housing diversity and affordability.</li> </ul>
Principle 9	Transportation Choice	Transit options are challenging given Clinton's small population but the Village may work with relevant agencies, nearby communities and authorities to encourage new transportation strategies.
	Implementation examples:	<ul style="list-style-type: none"> <li>• Continue to work with neighbouring governments on regional transit programs.</li> <li>• Enhance walking and cycle paths for recreation and alternative transportation.</li> <li>• Support innovative and energy efficient transportation choices such as joining the BC Network for Electric Vehicle charging stations.</li> </ul>

## Responsible Provision of Services

Infrastructure will be efficient, scaled appropriately and include suitable sustainable designs and technologies. Efficient use of services includes the full utilization of systems prior to expansion and ensuring equitable payment for services.

## Implementation examples:

- Plan for the maintenance and replacement of critical infrastructure.
- Ensure new development pays fairly for services (e.g. Development Cost Charges if a Bylaw is adopted).
- Value staff and invest in their development.
- Have a voice with senior government.
- Monitor opportunities for funding partnerships.

## 1.6 The Sustainability Lens

The first goal of the sustainability planning process (Fraser Basin Council, 2014) was to build a plan for the long term well-being of the community, based on the concept of sustainability. The second goal was to provide direction for Clinton's Official Community Plan Update.

The application of a sustainability lens sees a community developed in a manner that is environmentally, fiscally, economically and socially sustainable so that children and grandchildren can satisfy their needs in the future and continue to enjoy the opportunities and amenities that the area has to offer. This commitment requires balancing the protection of the environment with the needs of a changing population and economy. The four (4) strategic priorities that were developed for the sustainability plan are:

- To diversify the local economy through small businesses and tourism.
- To reach a population of 1000 to 1500 people.
- To promote a healthy lifestyle from pre-cradle to grave.
- To embrace historical roots while enhancing community spirit.

Figure 1.3 illustrates the links between the sustainability pillars, the four strategic priorities and the OCP. It is significant that in this diagram Clinton's pillars of sustainability rest equally on the natural environment. The intent is to recognize that any future planning and decision making must start with consideration of the natural environment.

### ***What is Sustainability?***

While there are many definitions, common among them are the belief that economic, social and environmental aspects are equally important to human well-being; that decisions should be based on the long-term; and that future generations' needs must also be considered.

**Sustainability Plan for Clinton.  
Fraser Basin Council, 2014. P. 5.**

**Figure 1.3 Clinton Sustainability Plan Framework**

**Links between Sustainability Pillars, Four Strategic Priorities, and the Updated OCP**



Source: Fraser Basin Council, 2014: p. 13

## 1.7 Related Documents and Jurisdictions

### Related Documents and Data Sources:

Thompson Nicola Regional District (2013) *Regional Growth Strategy Bylaw No. 2409*.

Fraser Basin Council (2014) *Our Community, Clinton the Next 25 Years Epexyêwtes, An Integrated Community Sustainability Plan for Clinton*.

Village of Clinton (2015) *Village of Clinton Strategic Plan, 2015-2018*

*Village of Clinton (year ?) Wildfire Protection Plan*

Census of Canada - <http://www12.statcan.gc.ca>, <http://www.statcan.gc.ca/daily-quotidien/130508/dq130508a-eng.htm>

Olsen-Saunders Consultants. (2015) *Housing Need and Demand Assessment Prepared for the Clinton and District Assisted Living Society*

BC Stats (2015) *British Columbia Population Projections: 2015 – 2041*.

British Columbia 2022 Labour Market Outlook

<http://www.workbc.ca/WorkBC/media/WorkBC/Documents/Docs/BCLMOutlook.pdf>

### Other Jurisdictions:

Where the Village of Clinton does not have jurisdiction, the OCP may only state broad goals related to the topic. The following agencies and regulatory bodies have jurisdiction on certain matters and have been consulted in the OCP process.

- Agricultural Land Commission
- CN Rail
- Department of Fisheries and Oceans Canada
- High Bar First Nation
- Interior Health Authority
- Ministry of Agriculture
- Ministry of Energy and Mines
- Ministry of Environment
- Ministry of Forests, Lands and Natural Resource operations
- Ministry of Health
- Ministry Jobs, Tourism and Skills Training
- Ministry of Transportation and Infrastructure
- Transport Canada
- Thompson-Nicola Regional District
- Whispering Pines First Nation

## 2.0 Plan Context

### 2.1 Location

The Village of Clinton is located on Highway 97, 45 kms north of Cache Creek and 88 kms south of 100 Mile House. A second satellite area of the Village is located north and east of Highway 97 at Chasm. Map 1 illustrates the relative locations of the two components of the community. Geographically, the Village is nestled in an agricultural valley and surrounded by hillsides that are a mixture of grasslands and forest

Clinton was founded on resource opportunity – first gold, then cattle, and then timber. If not directly benefiting from these resources; the Village was able to capitalize on them until the 1960s, as a critical transportation and communication hub. As locally based timber processing facilities diminished through the 1970s the value and diversity of Clinton's economy declined. Today, Clinton's economic base is still being driven by the forest industry with other important employment sectors being the public sector, retail trade and tourism. Clinton frequently welcomes visitors from North America and around the world.

### 2.2 Demographics

Figure 2.1 illustrates the changing population in Clinton over the past 30 years. In 1981 there was strong growth in the Thompson Okanagan region and Clinton's population reached a high of 825 persons. By 1991 the population had declined to 662 persons. This was followed by another period of strong growth in the mid 1990s and by 1996 the population had returned to 729 persons. The 2006 Census indicated that the population had declined to 598 persons, by 2011 there were signs of growth and the population had risen to 636 persons.

Figure 2.1 also illustrates the impacts of three different growth rates. In 15 years (2031), at a growth rate of 1%, Clinton would reach a population of approximately 800 persons. This rate is supported by BC Stats in their prediction of a 1% growth rate for the larger Clinton regional area. With a 2% growth rate, the population in Clinton would increase to over 900 persons during the same period. Public input for the Sustainability Plan process indicated support for a "doubling" of the Clinton population. Figure 2.1 shows that a doubling could happen by 2036 but it would require a 4% annual growth rate over the next 20 years. There is little history of 4% growth rates in the region and, therefore, a doubling of the population is more likely to take longer and will occur at a lower growth rate.





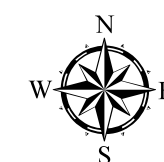
# OFFICIAL COMMUNITY PLAN

MAP 1

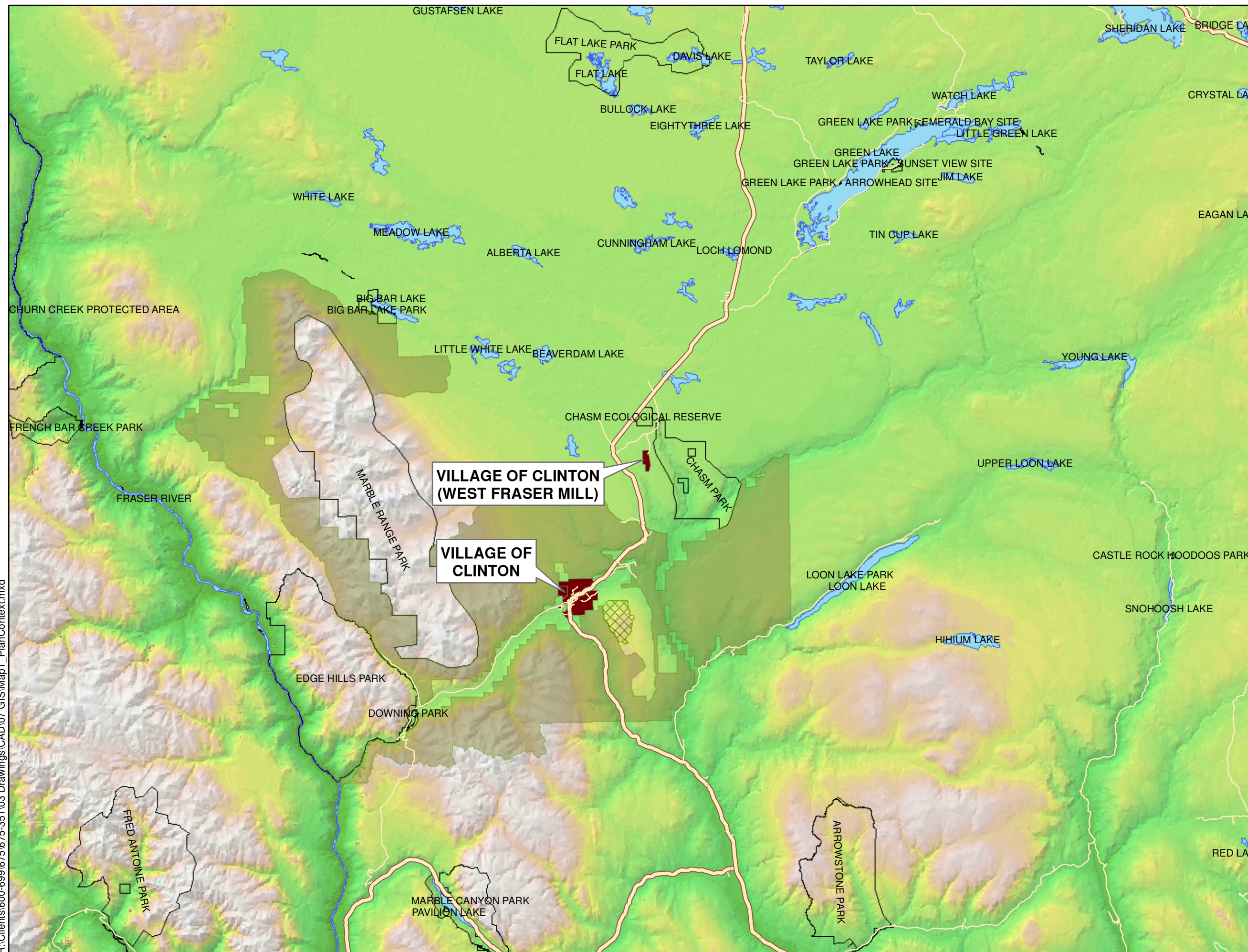
PLAN CONTEXT

## Legend

-  Community Forest
-  Woodlot



SCALE 1:300,000





**Figure 2.1 Population and Projected Growth Trends**

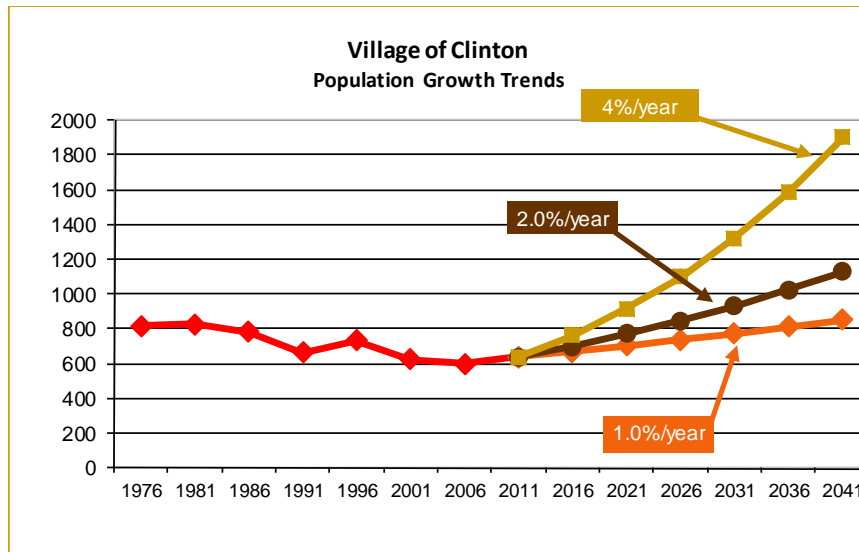


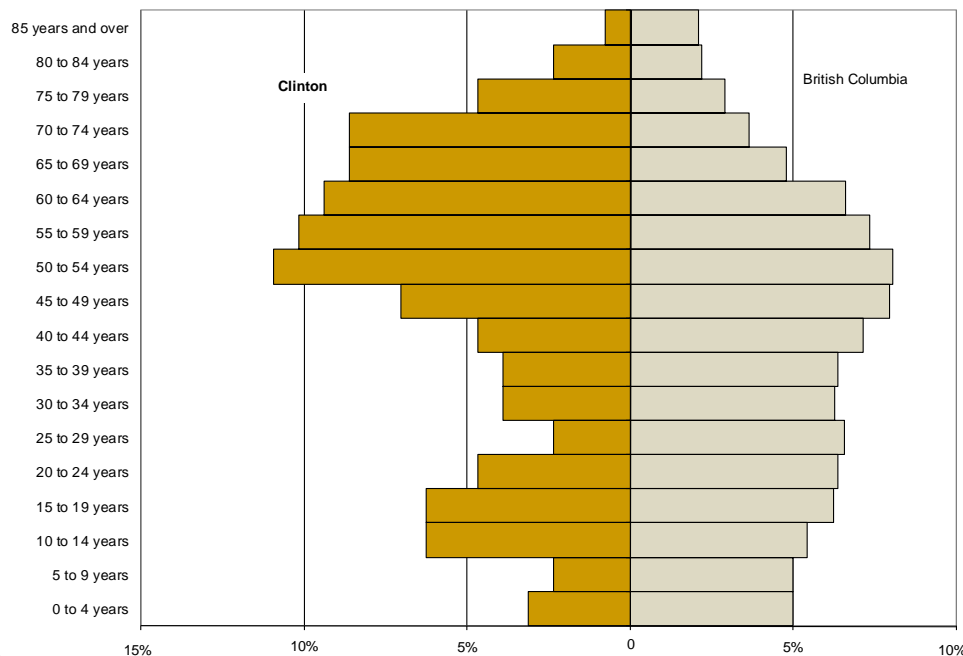
Figure 2.2 compares the age profile of Clinton residents to the profile of residents of British Columbia as a whole. A comparison of the two profiles indicates that Clinton has:

- A lower percentage of older seniors (> 80 years)
- A lower percentage of young children (< 10 years)
- A lower percentage of people in the middle stages of their life/career (30-44 years)
- A higher percentage of people who are in the late stages of their career or they are 'young' seniors (50-64 years)
- A higher percentage of new seniors (65-75 years)





**Figure 2.2 Population Profile**



Source: Stats Canada, 2011

In the larger region around Clinton and in British Columbia as a whole, population and economic growth has been generally on the rise and projections are for this trend to continue (BC 2015). Statistics

Stats,

Canada predicts that the older population is projected to more than double over the next 25 years with all areas of the province seeing dramatic increases. In the Clinton and the Thompson – Nicola E (Bonaparte Plateau) Area, Stats Canada is predicting a further 20 to 25 percent increase (1%/year), a rate that is only surpassed by the Kootenay Region and the lower end of Vancouver Island.

Clinton and area can benefit from the growing population of seniors because it offers an attractive, relaxed setting and lifestyle with affordable housing prices. With all the amenities of a sustainable community, including education, healthcare, emergency services and recreation Clinton can be an appealing location for new retirees. These same attributes also make Clinton an ideal location to settle and raise families. OCP policies encourage growth and development of a diverse population that is well represented throughout all stages of the lifecycle.

Some of the challenges facing Clinton are:

- establishing a growing and diverse inventory of housing opportunities
- developing and supporting a resilient economy with a strong employment sector
- maintenance of services (e.g. education and recreation) to support a population represented in all lifecycle stages
- marketing Clinton to new residents

## 2.3 Community Dynamics

### 2.3.1 Housing

Over the years Clinton has recognized the need to plan for a more diverse range of housing opportunities. A housing inventory was conducted as part of the 2003 OCP review process and at that time it was noted that some additional:

“housing demand can be accommodated on vacant lots or in existing housing, however, demand will quickly exceed supply, particularly if residents are seeking newer housing stock”(Clinton OCP, 2003:2)

Recognizing this situation Clinton has worked with various groups to plan for new development opportunities. Unfortunately, there have been no significant new housing developments in Clinton since the last plan update and it is believed that a shortage of housing opportunities continues to be a barrier to community growth. As noted in a recent housing report:

“without access to affordable, appropriate and adequate housing options, individuals and families are discouraged or even restricted from settling into a community regardless of opportunities available to them. Employment and career options in Clinton and the Thompson – Nicola E (Bonaparte Plateau) RDA are hampered by a limited supply and variety of housing stock.”(Olsen & Saunders Consultants, 2015:14)

Figure 2.3 provides an estimate of the demand for new housing at a 1% growth rate over 25 years. These projections show a demand for approximately 100 housing units. A portion of this development can be accommodated as infill development.

The plan supports infill development, recognizing the social, cultural, environmental and economic benefits of redevelopment that densifies serviced lands and makes efficient use of land and infrastructure. Clinton will also need to extend development onto new greenfield sites to fully meet the projected demand for new housing. New development areas should be compact, fully serviced and a logical extension of the urban area, thereby avoiding the negative effects of urban sprawl.

**Figure 2.3 Housing (Lot) Demand Projections**

Year	Population	Growth	Prs/Unit	New Units/Lots
2011	636		2	
2026	736	100	2.2	45
2041	852	116	2.2	53
			<b>Total</b>	<b>98</b>

Figure 2.4 and Map 2 illustrate potential development areas in the Clinton area. These properties provide an estimated development opportunity for 245 – 425 lots, including the estimated 50 – 100 lots proposed for the Whispering Pines IR adjacent to the municipality. While the IR lands are outside the jurisdiction of the municipality, opportunities for partnerships and collaboration between the two communities are supported.

**Figure 2.4: Potential Development Opportunities**

	Location	Description	Potential Lots	Pers./Lot	Persons
1	Whispering Pines IR	<b>Future subdivision planning</b>	50 -100	3	150-300
2	Elm, Fir, Spruce Subdivision Expansion	Potential development on private property	50	2	100
3	DL 962 (Crown)	ALC supports ALR Exclusion	50 – 100	2	100-200
4	Lagoon Court - Non ALR (Lot 29)	Potential Large lots with approved on-site servicing	15 - 20	2	30 - 40
5	Tingley Subdivision	Residential Lot Development	10 - 25	2	20 - 50
6	Infill Development	Vacant Lot and re-development potential	40	2	80
7	Cariboo Cres extension	Crown Land. Requires new subdivision	30 - 100	2	60 - 200
		<b>TOTAL</b>	<b>245 - 425</b>		<b>610 - 1040</b>










# OFFICIAL COMMUNITY PLAN

MAP 2

## POTENTIAL DEVELOPMENT OPPORTUNITIES

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



SCALE 1:15,000

		Potential			
Location	Description	Lots	Pers./Lot	Persons	
1	Whispering Pines IR	Future subdivision planning	50 -100	3	150-300
2	Elm, Fir, Spruce Subdivision Expansion	Potential development on private property	50	2	100
3	DL 962 (Crown)	ALC supports ALR Exclusion	50 - 100	2	100-200
4	Lagoon Court	Potential Large lots with approved on-site servicing	15 - 20	2	30 - 40
5	Tingley Subdivision	Residential Lot Development	10 - 25	2	20 - 50
6	Infill Development	Vacant Lot and re-development potential	75	2	150
7	Cariboo Cres extension	Crown Land. Requires new subdivision	30 - 100	2	60 - 200
TOTAL			280 - 470		610 - 1040



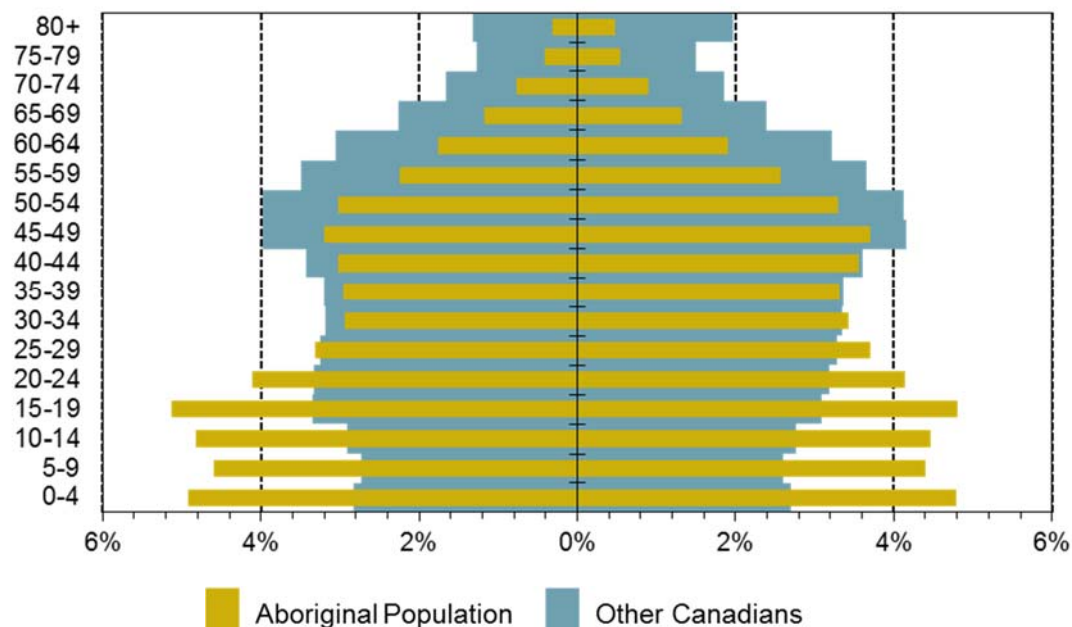
### 2.3.2 First Nations

Clinton lies within the traditional lands of the Secwepemc (Shuswap Nation). Whispering Pines has an unoccupied reserve adjacent to the municipal boundary and the High Bar First Nation owns lands within the Village. Both Bands plan to develop a larger local resident population. Figure 2.5 compares the population pyramid for Canada as a whole to the Canadian Aboriginal population. In Canada, the Aboriginal population is:

- Younger than the non-Aboriginal population. Aboriginal youth aged 15 to 24 comprised 18.2% of the Aboriginal population, compared with 12.9% of the non-Aboriginal population.
- Children aged 14 and under accounted for more than one-quarter (28.0%) of the Aboriginal population, compared with 16.5% among the non-Aboriginal population.
- Seniors aged 65 and over represented about 6% of the Aboriginal population, less than half of the proportion of 14.2% in the non-Aboriginal population.
- The median age of the Aboriginal population was 28 years in 2011, compared with 41 for the non-Aboriginal population. (The median is the age where exactly one-half of the population is older and the other half is younger.)

Source: <http://www.statcan.gc.ca/daily-quotidien/130508/dq130508a-eng.htm>

**Figure 2.5 Age Pyramid Comparison – Canadian and Aboriginal Populations, 2011**



Source: Statistics Canada, 2011 National Household Survey, AANDC tabulations

The High Bar and Whispering Pines First Nations indicated as part of the consultation process that they support initiatives that would see more of their members living and working in the Clinton area. This outcome would create a more balanced demographic profile in the Clinton area and would result in social/cultural, environmental and, economic benefits for the area.

The Village of Clinton continues to practise governance and management styles that exhibit a commitment to shared planning and governance. For developments on First Nation Reserves or owned lands, the Village is supportive of processes to negotiate service agreements for basic services such as water, sewer and roads and the Village is committed to ongoing, integrated and inter-jurisdictional cooperation on planning and governance issues.

### 2.3.3 Housing Affordability & Supportive Housing Services

House prices in Clinton are lower than they are in larger municipalities in BC but the community still has housing affordability challenges. In 2015, the Clinton & District Assisted Living Society contracted Olsen-Saunders Consultants to provide a Housing Need and Demand Assessment as part of their efforts to guide appropriate community development and address challenges related to supportive housing. The report provides valuable background information on housing market conditions for the OCP and suggests areas for policy development. Conclusions from the report include:

- Clinton and Area is ideally located to receive the benefits of a strong and growing resource sector, a healthy agricultural economy and the renewed sense of optimism for the future from surrounding communities.
- The high demand for labour in the region is driving the population expansion, which in turn attracts business, investors and the need for affordable housing.
- Clinton and Area's population reports a higher than average number of households (44.3%) spending more than 30% on income and shelter costs.
- 30% of the population is over the age of retirement.
- Clinton has no supportive housing facilities.
- The prime market for supportive housing is non-family owner households over the age of 75, most of whom are women (owners because their incomes are higher than renters' incomes).
- The Village of Clinton and Area could benefit immediately from 10 - 15 supportive housing units.
- Half the population working in Clinton and Area needs access to smaller, entry-level houses, townhomes and condominiums in order to build their capacity and savings to move up the housing continuum.
- Sufficient and adequate housing must be provided to secure the population growth required to drive the economic expansion and retain a work force in the highly competitive provincial market.

#### 2.3.4 Economic Development

The British Columbia 2022 Labour Market Outlook identifies trends for the province as whole that have significance for the future economy of Clinton:

- Over one million total job openings are expected in B.C. to 2022, including 985,000 from economic activity already confirmed or planned, as well as up to 100,000 jobs from the expected LNG activity
- Overall, labour demand is expected to grow faster than labour supply in B.C.
- Tight labour market conditions, where the demand for workers surpasses the supply of workers, are expected in the later part of the outlook period, starting in 2019.
- Over the ten-year outlook period to 2022, the demand for workers is expected to out-grow the labour force by 42,250 workers.

The three occupation groups with the most expected job openings are:

- Sales and Service Occupations (187,000 openings). It is significant that health care is the number one field in the TNRD for job openings.
- Business, Finance and Administration Occupations (167,000 openings)
- Trades, Transport and Equipment Operators and Related Occupations (160,000 openings)

These three occupation groups account for 52% of total projected job openings in B.C. over the ten-year projection period to 2022. The Village has vacant commercial and industrial lands that can accommodate future economic and employment opportunities and is supportive of development in a variety of economic sectors (e.g. tourism, transportation, resource). DL 962, for example, offers substantial land for growth and expansion but requires detailed planning prior to development. Site planning for DL 962 should consider that the TNRD closed their landfill site (shown on page 15) and this area is unavailable for development. On a smaller scale, the Village has potential development opportunity within DL 962 in the form of Lot 9 (Map 2, Site 7). The Village has a number of significant economic development initiatives to consider and will explore a variety of avenues to accomplish its vision of a growing community (Section 6.0; Economic Development Policies).

#### 2.3.5 Servicing Lands for Development

The vision for a sustainable future pictures compact, infill development but land constraints require the community to service new development lands. In 2006, the Village concluded a boundary expansion project that has significantly increased the geographic size of the community. There is support for development of new lands, however, the Village plans to develop lands adjacent to service areas first to ensure a sustainable efficient delivery of service, in terms of water and sanitary sewer servicing.



Section 4.0; Infrastructure, presents sustainable strategies to service new lands and diversify development opportunities. Developments should cater to a variety of markets to ensure a diverse and growing community.

## 2.4 Regional Context Statement

The 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 (TNRD) Regional Growth Strategy. The following describes how the Clinton OCP relates to the TNRD's six (6) key growth management policies:

### 2.4.1 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.

### 2.4.2 Transportation and Energy

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.

### 2.4.3 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.

#### 2.4.4 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.

#### 2.4.5 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.

#### 2.4.6 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.



## 3.0 Growth and Development – Land Use

### 3.1 Sustainable Growth

The Integrated Community Sustainability Plan highlights four strategic priorities:

- Embrace historical roots
- Promote a healthy lifestyle
- Reach a population of 1500
- Diversify the local economy

These priorities will be realized through planning that incorporates the following principles, as articulated in Section 1.5:

- cultivate partnerships
- encourage citizen engagement and communication
- support environmental stewardship and natural resource conservation
- demonstrate community leadership
- foster economic resilience
- ensure community livability
- foster housing diversity and transportation choices
- ensure the responsible provision of services

A sustainable growth strategy prioritizes development within existing service areas. Map 2 (page 15) shows development opportunities in relation to the existing water and sanitary sewer service areas and it is evident that the majority of the future development opportunities are located outside of the existing service areas. Clinton growth strategies support infill development within the serviced areas but attention will also need to be directed towards expansion of the water and sanitary sewer service area. The OCP provides a checklist (3.3.2) to ensure a comprehensive review of proposals to expand the developed and/or serviced areas. The checklist will be used for OCP Amendment, rezoning or subdivision application reviews.

A sustainable Clinton will continue to support an affordable small town lifestyle. The community will maintain a low density focus with detached homes and duplexes, modular and mobile homes, small apartment buildings, townhomes and cluster housing. The Village of Clinton supports a diverse housing market that is accessible and affordable and the Village is committed to working with developers and non-profit housing providers. Housing is to be in a variety of settings and on both large and small lots while making efficient use of servicing infrastructure. Residential uses are also supported in mixed-use buildings as upper floor residential units. The Village recognizes that modular homes provide an appropriate and affordable housing choice throughout the community. Secondary suites are also recognized as an affordable housing option and widely

supported. The redevelopment of older housing stock is supported as a sustainable development strategy that maximizes the use of available serviced residential land.

Clinton will continue to work toward improving infrastructure in residential areas. Actions will include the exploration of opportunities for providing improved road conditions, sidewalks and street lighting to ensure citizen safety in Clinton.

Clinton will also continue to support agriculture and large lot rural residential areas beyond the serviced area. Some of these areas are within the ALR as shown on Schedule B. Lands within the ALR include the Lagoon Court subdivision, portions of DL 962, Elliot Park and valley lands off MacDonald and Lebourdais Avenues. The Village of Clinton acknowledges that lands within the ALR are subject to the provision of the Agricultural Land Commission Act and regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted. The Village of Clinton supports advancing applications for exclusion to the ALC where the application is consistent with the regulations and policies of the ALC. Similarly, Clinton supports subdivisions within the ALR that are consistent with ALC policies and regulations. A general order of the Commission has provided preliminary approval for the exclusion of a portion of DL 962 at the north end of the community on the west side of Highway 97 (Map 2, Site 3). Clinton supports plans to finalize this exclusion to facilitate development on the property.

The Village's plans and regulations will permit those farm uses and related uses as permitted in the ALR under the Agricultural Land Commission Act.

Currently there is limited agricultural production in Clinton but there is interest in protecting agricultural character, promoting local food and encouraging the diversification of local agriculture. This is consistent with Cities around the world that are recognizing, creating and capitalizing on the fundamental benefits of local sustainable food and agriculture systems as they are now understood to be an integral part of planning practise. Whether it be: the development of a "foodie" reputation that draws visitors to sample artisan food products; the peace of mind that a more resilient, self-sufficient food system can bring in the face of crisis; or the significant economic effect of food and farming, planning for the success of the food and agriculture sectors is key to securing a resilient, sustainable future. Food production increases jobs in the field but it also can also generate jobs in the food processing of "value-added" products. Concerns about climate change and energy consumption also make local sustainable food systems more desirable with the presentation of a "lighter footprint".

Commercial land use in the Village of Clinton is designated along Highway 97 and in the neighbouring blocks. A highway focus allows businesses to service regional, tourist and local markets. Commercial policies support and enhance this focus and a Development Permit Area designation aims to encourage revitalization and beautification of the commercial area. Commercial uses are also supported as small home based businesses in residential zones.

In 2003 a review of the commercial land use designations indicated that there was a sufficient inventory of vacant commercial land and commercial redevelopment opportunities to meet short

and long-term needs. Commercially designated lands are generally smaller sized parcels in the developed and serviced area and lot consolidation may be required to accommodate contemporary large scale developments.

The Village of Clinton is committed to supporting the continued growth of the designated commercial area and would also support new commercial land use designations if proposals can successfully address items on the development checklist (3.3.2). New commercial development is recognized to have many benefits for the community including: offering enhanced services and stimulating employment and economic growth.



*“If you’re looking for a place to invest, Clinton offers many opportunities. Be it taking advantage of the, by your doorstep, traffic on Highway 97 , the tourist trade resulting from the numerous outdoor activities or taking advantage of the low cost real estate and services required by manufacturing, warehousing, etc., or the pro-economic development council.”*

Jim Rivett, Mayor

Village of Clinton and Area, Investment Ready Profile

Industrial land use designations in Clinton include a heavy industrial site for the Chasm saw mill and industrial areas on Highway 97 at the southern gateway to Clinton and a portion of the crown land north of the railway right-of-way. Industrial areas (not including the Heavy Industry designation) have been designated as a Development Permit Area to ensure a high standard of development and to ensure that environmental issues are addressed prior to any future development. There are no immediate plans for the development of the property north of the BC railway right-of-way, however, Clinton supports working with the province and other partners to explore future development opportunities for this land. Industrial land use activities continue to dominate the economy of the area and Clinton would welcome the opportunity to work with new and existing business owners to foster new industrial economic and employment initiatives.

Public and institutional uses and parks and open space uses are discussed in Sections 5.0 and 7.0.

## 3.2 Land Use Designations

The following land use descriptions (delineated on Schedule B - Land Use) reflect the OCP directions, policies and strategies.

**Figure 3.1 Land Use Designations**

Land Use Designations	Land Use	Overview
	Sand and Gravel Deposits	Lands that have been recognized as having existing sand and gravel deposits by MOTI.
	Agricultural Land Reserve	General representation of parcels in the ALR.
	Low Density Residential	Predominantly detached single family residential development at a maximum density of 20 units per hectare.
	General Residential	Supports a mix of residential types (single family and low density Multi-family) at a maximum density of 30 units per hectare.
	Rural and Agricultural	Lands for agricultural use as directed by ALR designation and large lot rural development subject to the availability of municipal servicing.
	Mobile Home Park Residential	Single and double wide mobile homes at a maximum density of 25 units per hectare as a mobile home park.
	Commercial	Supports commercial and a mixture of residential uses that combine into the main business and meeting area of Clinton.
	Industrial	Lands that support local employment and offer general and light industrial services, warehouses, transportation facilities and their ancillary uses.
	Heavy Industrial	Business that provide large regional employment opportunities in processing and manufacturing sectors.
	Public and Institutional	Services related to education, health and welfare, worship and government functions (municipal offices, parks, utilities)
	Parks and Open Space	Lands for community parks, recreation and trails.



### 3.3 General Provisions

1. Development should be sensitively integrated with a compatible built form.
2. Applications for new development (OCP Amendment, Rezoning, Subdivision applications) shall be reviewed in terms of their ability to meet the following checklist criteria.

**Figure 3.2 Criteria Checklist for New Development**

Checklist for New Development and Expansion of the Developed Urban Area	1	Positively addresses the OCP planning principles.
	2	Generates new economic development opportunities for Clinton area.
	3	Provides a range of housing options for residents.
	4	Protects and, if appropriate, restores significant environmental, cultural and historically significant sites.
	5	Provides parks and open spaces that serve the new development and the overall community.
	6	Integrates trail connections to the Village and includes trails within the new development.
	7	Enhances agricultural activities.
	8	Resolves any hazardous conditions, notably steep and unstable slopes and flooding.
	9	Addresses concerns with regard to fire risk assessment and fuels management.
	10	Investigates and pursues renewable and/or off grid energy generation.
	11	Investigates and pursues green building and design initiatives to reduce energy consumption within the development.
	12	Provides alternatives for active transportation, notably increasing the walkability of Clinton.
	13	Submits a conceptual servicing plan for water, sanitary sewer, and stormwater drainage. The plan investigates and initiates water conservation measures, does not require major capital investment from the community, and provides a logical extension of existing service area and considers capacity of existing infrastructure.
	14	Identifies and incorporates the provision of community amenities.
	15	Provides a comprehensive consultation program for area residents and stakeholders.

3. New development (developers) should promote healthy living and an inclusive community.
4. Infill and redevelopment of existing areas is encouraged.
5. New development (developers) will design sidewalks, trails and parks in compliance with Crime Prevention Through Environmental Design (CPTED) standards.



6. New development (developers) should work with Secwepemc (Shuswap) First Nations to foster a cooperative relationship, working on matters of mutual interest for example employment, servicing, planning and development.
7. New development (developers) is encouraged to provide community incentives and partnerships that increase local economic opportunities and efficiencies.
8. Building heights will be restricted to a maximum height of 2 stories owing to the limited servicing capacity of the Fire Department's equipment.
9. Any development within 800 metres of a controlled access highway requires MOTI approval pursuant to Section 52 of the Transportation Act.

## 3.4 Residential Policies

1. Lands for residential use are designated on Schedule B as follows.
  - a. General Residential
  - b. Low Density Residential
  - c. Mobile Home Park Residential
  - d. Rural and Agricultural as discussed in Section 3.7
2. A mix of residential form and density will be permitted on lands designated for General Residential Use. A maximum net density of 30 units/ha shall be permitted through zoning designation.
3. Single family detached residential is the dominant building form in the Low Density Residential area. The maximum net density is 20 units/ha.
4. On lands designated for Mobile Home Park Residential the maximum density is 25 units/ha subject to zoning regulations.
5. Manufactured housing with a minimum width of 4.2m is permitted in Low Density and General Residential areas.
6. Multi-family residential development is subject to the Multi-family Residential Development Permit Area guidelines.
7. Multi-family residential development is permitted in the General Residential Areas subject to zoning regulations.
8. Council may consider applications for increased density for proposed residential developments with 4 or greater units where:
  - a. South-facing indoor amenity space is provided (minimum of 3 m<sup>2</sup>/unit).
  - b. A green roof is proposed.

- c. Landscape enhancements are proposed that will increase the aesthetic and usability of proposed open space.
  - d. Gardening plots are planned.
  - e. There is inclusion of no-step entries and accessible design for at least 25% of the building.
  - f. Amenities are provided consistent with an approved Amenity Zoning Bonusing policy, as approved by the Council.
9. The Village may adopt an Amenity Bonusing Policy. Potential bonusing items are listed in Appendix A.
10. Clinton may support the establishment of a Housing Committee to address housing issues in the community. Potential issues for the Committee to address include:
  - a. Facilitating opportunities for housing rehabilitation
  - b. Promoting barrier-free and age-friendly housing initiatives
  - c. Promoting opportunities that diversify the housing inventory
11. Secondary suites are supported in residential areas with single family units.
12. In accordance with the Farm Practices Protection Act (Right to Farm), all development abutting land in the ALR must be required to provide a buffer along shared parcel lines. New development should be effectively buffered from the impacts of farming and a solid wood or chain link fence is required adjacent to ALR boundaries.
13. The Village may consider Housing Agreements as tools to assist in achieving objectives for the provision of affordable and special needs housing.
14. Home-based businesses are permitted in all residential areas subject to the terms and conditions outlined in the Zoning By-law.
15. Special needs housing is supported in all residential areas. Special needs housing includes uses defined by provincial licensing agencies such as:
  - group homes;
  - extended care facilities;
  - retirement homes providing intermediate or extended care services;
  - community care housing; and
  - supportive housing.
16. The Village can work with the Province to cancel the existing subdivision at the end of Cariboo Road (Plan 16247) to facilitate a redesign of the residential subdivision (Map 2, Site 7). The Village has responsibility for Lot 9 and road dedications. A new subdivision design is required to improve road access, lot layout and servicing.
17. Country Residential use, as regulated by the Zoning Bylaw, shall be supported in areas designated for Rural Residential use where development:
  - a. Does not impact existing or potential use of adjacent parcels

- b. development is supported by the ALC;
  - c. is serviced by the Village's water system;
  - d. is serviced by the Village's sanitary sewer system; and
  - e. provides for the logical expansion of the municipality.
18. 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.
19. Schedule B, Land Use, designates lands abutting the railway corridor for residential use. Residential use in this area is a long term vision and further detailed planning is required. Buffering and other strategies to limit adverse effects and/or impacts between residential and railway uses should be considered as part of further planning processes (e.g. noise and ground borne vibration studies). In particular, Clinton will consider CN's Principal Branch Line Criteria for sensitive use projects in proximity to the railway corridor.

## 3.5 Commercial Policies

1. Land intended for Commercial use is designated on Schedule B - Land Use B.
2. New commercial development proposals will be considered based on their ability to meet development checklist criteria (Section 3.3.2).
3. New and/or revitalized commercial development is supported along the Highway 97 corridor. This area is to continue functioning as the focal point of the community. Future retail, office, institutional, cultural, tourism and related commercial facilities will be encouraged to locate in this area. Appropriate uses would include, but are not necessarily limited to, restaurants, hotels, financial institutions, office buildings, retail outlets, personal services, government services and tourism businesses. Independent residential units are not supported with the new development.
4. Revitalization and beautification of the commercial area is encouraged through the application of the Commercial Development Permit Area designation.
5. Home Based businesses are supported in residential and mixed use developments as a sustainability strategy that enhances economic and employment opportunities.
6. Home Based Businesses in all residential developments shall conform to the zoning regulations for home-based businesses that strive to minimize impact on neighbouring properties.
7. The Village may consider legislative opportunities (e.g. Revitalization Strategy) to provide incentives for commercial development.

8. Existing residential uses in commercial areas are supported, particularly with home based businesses, however the long-term vision is for continuous corridor of commercial use along Highway 97. Buildings could be solely for commercial use or they could be mixed use buildings with commercial use on the ground floor and residential and office uses on the upper floors. Ground floor businesses are encouraged to have entrances directed to the highway frontages to create a strong commercial presence for highway traffic.
9. The Village supports the Secwepemc (Shuswap) Nation economic development initiatives.
10. Continue to engage local business stakeholders in local land use decisions.
11. Recognize that the Village is a partner in enhancing the vitality of the local economy.
12. Support business development endeavors by individual committees or societies to pursue new business and commercial development opportunities.

## 3.6 Industrial Policies

1. Land intended for industrial development is designated on Schedule B - Land Use as:
  - a. Industrial; or
  - b. Heavy Industrial
2. Enable industrial lands to have the flexibility to capture a range of functions that support and encourage sustained economic opportunities for the community.
3. Industrially designated lands should:
  - a. effectively address checklist criteria (Section 3.3.2),
  - b. be accessible to major transportation routes, and
  - c. be capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the health, safety and welfare of those occupiers.
4. Industrial uses may be oriented towards warehousing, storage, gravel extraction, equipment storage and repair, value added mill, distribution, and light manufacturing and wholesaling. Activities should be non-polluting and generally contained within a building or designated storage area.
5. Heavy Industrial uses shall be oriented towards extensive manufacturing activities including the storage and processing of raw materials such as logs and wood products. These activities require large sites and should have a minimum area of 25 ha.
6. Lands within the Industrial Land Use area (Schedule B) are designated as the Industrial Development Permit area. Guidelines address conditions to protect the natural

environment and to sensitively integrate industrial uses through appropriate landscaping and screening from residential uses, public uses, natural areas and public thoroughfares.

7. The Village supports the development of heavy industrial areas within the Village boundaries but may require buffering (setbacks and landscaping) between heavy industrial uses and neighbouring properties. Heavy industrial uses also potentially have an impact on the environment and the Village may require environmental assessments or other appropriate mechanisms or studies with development applications.
8. Industrial activities shall comply with all relevant Federal and Provincial regulations and standards.
9. Industrial areas should not compete with designated commercial areas. Retail uses must be related to the primary industrial activity and can occupy a maximum 20% of the building area.
10. The Village may consider legislative opportunities to provide incentives for new industrial development in Industrial areas.
11. Sand and gravel deposits in the Village of Clinton are shown on Schedule B as identified by MOTI. Current active areas may continue to operate as resource extraction areas. Upon closure of the quarries the land use shall be in conformance with the Official Community Plan land use designation.
12. Industrial land uses may include agricultural services and processing that supports the growth and diversification of the agricultural sector.
13. Schedule B, Land Use, designates land abutting the railway corridor for Industrial Use. While industrial uses are generally considered compatible with railway corridors, further planning should involve CN Rail to identify and address potential adverse effects.

### 3.7 Rural and Agricultural Policies

1. Lands within the Agricultural Land Reserve (ALR) are recognized as being subject to the Agricultural Land Commission Act. Clinton objectives that are consistent with ALR objectives are:
  - to preserve and enhance viable, productive farmland,
  - to support a wide range of agricultural practices and preserve land to build local food production capacity, and
  - to promote local food production and sales.
2. The ALC supports the low density residential designation of lands in DL 962 (as shown on Schedule B – Land Use Map) and the Village intends to support preparation of an

exclusion application to remove the land from the ALR to facilitate residential development.

3. A buffer area will be encouraged for development on lands adjoining the ALR (Section 3.4.12) consistent with the ALC's publication "Landscape Buffer Specifications".
4. Support community agriculture, which may include community gardens and greenhouses, to encourage residents to grow their own food.
5. Recognize the potential diversification of agricultural activity as an economic growth opportunity.
6. Continue to support the current Farmers Market business model.
7. Review the zoning regulations to ensure consistency with the Agricultural Land Reserve Use and Subdivision and Procedure Regulation to support and encourage more farm uses in Clinton.
8. Large rural lots (greater than 4.0 ha), as regulated by the Zoning Bylaw, are permitted in areas designated for Rural and Agricultural use where they meet the following development criteria:
  - a. occur within or adjacent to existing rural residential subdivisions as identified in the plan;
  - b. be approved by the appropriate agency having authority if within the Agricultural Land Reserve, if appropriate;
  - c. have minimal impact on existing adjacent uses, and in particular, agricultural and industrial uses;
  - d. an adequate supply of potable water as specified in relevant regulations must be proven for each new lot created by subdivision;
  - e. prior to subdivision approval, it must be demonstrated, that where required through regulation, withdrawal of groundwater for new lots should not adversely affect the supply to existing and potential future water users;
  - f. be adequately serviced based on the availability of water, the soil's ability to remove nutrients, the parcel density or such other factors affecting the development; and
  - g. provide trail connections as required for trail network planning (Schedule D).
9. Country Residential use, as regulated by the Zoning Bylaw, shall be supported in areas designated for Rural Residential use where development:
  - a. does not impact existing or potential use of adjacent parcels;
  - b. the property is not located within the Agricultural Land Reserve;
  - c. is serviced by the Village's water system;
  - d. is serviced by the Village's sanitary sewer system; and
  - e. provides for the logical expansion of the municipality.





## 4.0 Infrastructure

Clinton residents enjoy a high level of municipal servicing, including a newly upgraded water treatment facility. The Village continuously maintains, plans and expands their infrastructure to meet the community's needs. Development and implementation of an asset management program is key to the community's effective delivery of municipal services and for future infrastructure planning.

### 4.1 General Infrastructure Policies

1. Consider the establishment of a Development Cost Charge Bylaw that addresses strategic planning for servicing needs.
2. Develop and implement an asset management program.
3. Continue to implement the Clinton Wildfire Protection Plan.
4. Continue to work with the TNRD on programs for the reduction of waste and the operation of an efficient, effective and convenient solid waste system.
5. Develop communications infrastructure guidelines for the providers of communications systems.
6. Investigate the ability to work with the providers of communications systems in their location and expansion of service in the area. Communication services are recognized as important infrastructure to sustain economic growth in the community.
7. Continue to monitor the requirements for fire protection services to ensure that they have the appropriate resources.
8. Continue to support existing and new emergency service facilities seeking to locate in Clinton.
9. Investigate initiatives that will decrease the energy use and/or increase local electricity generation opportunities. Clinton does not have the resources to independently pursue local energy projects but is interested in developing a strategy with other partners to reduce the community's reliance on "on the grid" power.

## 4.2 Water

1. Maintain a high drinking water standard with service delivery that addresses the following objectives:
  - a. Capita consumption is at or below the Canadian average.
  - b. The community is aware of the need to conserve water to reduce long-term capital costs and stay within the licensed withdraw.
  - c. Peak demand is reduced and fire protection is maintained at all times of the year.
  - d. Village infrastructure's energy consumption, associated greenhouse gas emissions, and energy costs for water system pumping and treatment, may be reduced, supporting the BC Climate Action Charter.
  - e. The Village can lead by example by conserving water on public land and at community buildings and facilities.
  - f. Water and sewer infrastructure is managed effectively.
  - g. Pursue a secure water source with appropriate redundancy.
  - h. Protect the watershed to maintain water availability and water quality
2. Reduce and limit the required draw from the water supply, reducing treatment and supply operational costs, long-term capital costs, and impacts on ecosystems and the risk of not meeting demand.
  - a. Consider programs of voluntary household water metering and rate system that provides cost savings to average water users who participate in the program.
  - b. Explore ways to increase awareness and understanding on the need to conserve water, specifically in peak demand periods, and best practices in residential indoor and outdoor water use can be fostered through, education and awareness. A community high water use advisory index, for example, may be advertised on the Clinton web-site.
  - c. Reduce operating costs for pumping and water treatment, supporting Carbon Neutral Local Government commitments.
  - d. Infill and compact development can be prioritized over greenfield development to reduce pressure on existing water, and the need to develop new water and wastewater infrastructure.
3. New development should be connected to the existing municipal water system where services are available
4. Improvements to the water system may be considered to create a dual zone system. The dual zone system will better manage water pressures and change the alignment and elevation of service areas as shown on Map 2.
5. Support the protection of the community watershed as shown on Schedule C.
6. Groundwater aquifers are managed through the Provincial Government with referrals to the Village.

## 4.3 Sewer

1. Maintain a high wastewater collection and treatment standard with service that addresses the following objectives:
  - a. Village infrastructure's energy consumption, associated greenhouse gas emissions, and energy costs for wastewater treatment will be reduced, supporting the BC Climate Action Charter.
  - b. Sanitary sewer and wastewater treatment infrastructure is managed effectively.
2. Reduce wastewater treatment operational costs, long-term capital costs, and impacts on the ecosystems and the risk of not meeting treatment requirements.
  - a. Reduce operating costs for wastewater treatment, supporting Carbon Neutral Local Government commitments.
  - b. Infill and compact development will be prioritized over greenfield development to reduce need for expansion of the sanitary sewer collection system.
3. Continue to implement an asset management program that effectively plans for the future of the sewer system assets.
4. Support the expansion of the sewer system where costs to the municipality for any upgrades are minimized.
5. The wastewater lagoon capacity should be evaluated prior to the approval of new commercial or industrial development as applicable.

## 4.4 Transportation

1. The Road Network Plan is provided as Schedule D.
2. MOTI is encouraged 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. New highway alignments or highway by-passes within Clinton are discouraged.
3. Intensified development of land adjacent to Highway 97 is encouraged between Cariboo Avenue and Elm Avenue.
4. Council can work cooperatively with the MOTI to ensure that the viability of the existing Highway 97 alignment as a provincial highway is maintained.
5. Council can continue to work with the MOTI to enhance pedestrian safety on Highway 97. Some of the current initiatives include:

- a. Development of sidewalk bump outs at key locations.
  - b. Enhancing parking stall line painting as a strategy to improve traffic calming (Village).
  - c. Management of sign clutter to improve highway speed control sign visibility.
6. New residential subdivisions may include connections to the existing local street network, not the provincial highways.
7. An extension of McDonald Ave., including upgrading of the existing gravel road, is likely to be required to support development of DL 962.
8. Clinton supports active transportation through the Bicycle and Trail Network Plan, Schedule E.
9. The Village acknowledges Section 52 of the Transportation Act that requires a Zoning By-law under the Local Government Act affecting lands within a radius of 800 m of the intersection of a controlled access highway to be approved by the minister before its adoption.
10. Clinton may prioritize strategies to improve the walkability of Clinton. Steps may include:
  - a. Sidewalk coverage can be strategically increased as financial resources permit and in association with new development.
  - b. Enhanced pedestrian treatments can be incorporated into new developments within the Commercial Development Permit Area. Enhanced pedestrian treatments include improved crossings, accessibility and amenities such as signage and wayfinding, landscaping, benches and lighting.
  - c. The development and improvement of trails (Schedule E) can be supported by the Village and through partnerships with senior levels of government and developers.
  - d. Include utilization of underground utilities or laneways for utilities.
11. Clinton may prioritize strategies to develop and improve opportunities for the use of bicycles. Potential strategies include:
  - a. Road upgrades and/or new roads can consider bicycle networks.
  - b. When developing or updating the road network plan there should be consideration of enhancing the use of alternate transportation modes.
  - c. The bicycle is supported as an alternative mode of transportation.
12. The Village may work with partners and local organizations to distribute information for the purposes of educating and raising public awareness about transit options.

13. Clinton has a major rail line that runs through the community. Clinton continues to support opportunities for improved access to rail service (e.g. local passenger service or rail sidings). The rail corridor is also a challenge to vehicular and pedestrian movement. Clinton may continue to work with the rail company to address crossings.

## 4.5 Solid Waste Management

1. Objectives for solid waste management include:
  - a. Work with the Regional District to establish long-term, local disposal capacity and enhanced services for hazardous material disposal.
  - b. Encourage regional recyclable material services.
  - c. Consider potential for local or regional recycling services with partners (e.g. enhancing agricultural land with composting).



## 4.6 Energy

1. The Village recognizes that with small scale infrastructure there is limited capacity to implement alternative energy strategies. Despite this context the Village is open to new energy saving strategies.
2. Energy conservation policies are covered in Section 7.2 and GHG targets and strategies are discussed in Section 7.3.
3. Energy considerations are listed in the checklist criteria (Figure 3.2, page 25) for new development and expansion of the developed urban area.

## 5.0 Social, Cultural, Education and Recreation

### 5.1 Community Context

The Village of Clinton takes pride in having facilities and areas for recreation, protection of open space, education, health services, emergency services, religious services and sites of historic and archaeological significance that cater to a wide variety of resident's and visitor's needs and interests. The Village is committed to ensuring the continued improvement of its facilities and services.

Reg Conn Park and Elliott Park (the community baseball field) are the Village's two major developed park/recreational areas. Schedule B designates an extensive area as Parks and Open Space north of the railway and south of the reservoir. This area is intended to provide undeveloped, passive open space for the public's use and enjoyment. There is also undeveloped crown land south of the community that is used for open space recreation (e.g. former ski hill area). While these lands are designated for Rural and Agricultural Use, they also support recreational values.

Lands designated for public and institutional use include school sites, church sites, recreation centre, community hall, cemeteries and Village hall. The largest parcel designated for public and institutional use is in DL 962 and contains the Village's water reservoir and associated utility corridors.

### 5.2 Policies and Strategies

1. Public use lands are designated on Schedule B as:
  - a. Parks and Open Space; and
  - b. Public and Institutional
2. Government offices are encouraged to locate on lands designated for commercial use.
3. Work with the School District and developers to ensure adequate lands are designated for future school requirements.
4. Continue to liaise with the School District to maintain local school services.
5. Continue to liaise with the School District to identify a long term plan for vacant or underutilized lands and facilities.
6. Require parkland dedication of 5% of the land to be subdivided at the time of subdivision. Council may consider payment in lieu of parkland dedication at time of subdivision where dedications benefit community overall social, cultural and educational needs.

7. Use new communication tools (e.g. social media) to ensure residents are aware of the diverse range of activities taking place in the community.
8. Churches and other religious or spiritual institutions, along with related facilities, may be located in residential or commercial areas.
9. Community care and health care facilities may be located throughout Clinton.
10. Older buildings that add to the aesthetic quality of the Village of Clinton should be recognized as historic and worthy of preservation. Historic designations in addition to the museum and cairn may be pursued including the Pioneer Cemetery and the Whispering Pines Community Indian Band Cemetery.
11. Improve existing parks and recreational facilities to a level that will serve the needs of the community and visitors adequately. In addition, it is Council's intention to continue to improve the Recreation Centre as funding allows and public interest dictates.
12. While climate change may have locally affected long term viability of recreation activities (e.g. ski hill), the Village will continue to support exploration of alternative recreation opportunities. The Village, for example, may work with the province to explore future land use and development opportunities for the old ski hill site, including addressing access issues.
13. The Village may research partnerships and opportunities for an area recreation study, recognizing that recreation opportunities can support improved lifestyle values and tourism opportunities that can contribute to economic growth.
14. Work with the province to formalize public use (trails) on crown lands north and south of the community. Agreements may include assigning trail responsibilities to local trail associations.
15. Develop partnerships that respect diversity. Examples could include ethnic representation on Village committees and boards and continuation of the co-ordinated Community-to-Community meetings.
16. Promote opportunities to educate and raise awareness of diversity at community festivals (e.g. promoting ethnically diverse foods at local food-related events).
17. Embrace partnerships to promote heritage, arts and culture as important industries that provide stable and diverse revenue sources.
18. Work to expand the educational opportunities in the Clinton area that benefit and are integrated with the community's economic and social well-being.



19. Clinton supports working with the Healthy Built Environment Team (HBE) at Interior Health to promote HBE principles in future long range planning projects. Examples of projects that would benefit from HBE involvement include:

- transportation planning
- servicing studies
- age-friendly initiatives
- food security policy

HBE involvement can include:

- presentation of HBE principles
- providing letters of support for HBC initiatives
- participation in planning/stakeholder workshops
- reviewing policy documents, development applications and servicing upgrades

20. Clinton supports the concept of food security and the ability of our citizens to access nutritious and safe food. Strategies to support food security may include:

- protecting viable farmland for future food production
- recognizing that small parcels of land can be successfully farmed, as evidenced by Small Plot Intensive farming (SPIN farming)
- recognizing that traditional food gathering and the use of medicinal plants are an important aspect of Aboriginal health and culture and may also have a role in future economic development and agri-tourism.

## 6.0 Economic Development Policies

1. Clinton recognizes that the economy is an important priority for the sustainability and vibrancy of the community and may ensure that there is an appropriate supply of designated/zoned lands available for new economic development where the designated land use is consistent with community planning principles.
2. Engage local business stakeholders in local land use decisions.
3. Recognize that the Village is a partner in enhancing the vitality of the local economy.
4. Embrace partnerships that promote heritage, arts and culture, education, tourism and agriculture as important industries that promote stable and diverse revenue sources.
5. Promote an expanding commercial sector that meets community needs.

6. Review zoning and business licensing regulations for small businesses, including home based businesses, to ensure that opportunities match the current realities of their business climate.
7. Support expansion of the educational opportunities in the Clinton area that benefit and are integrated with the community's economic and social well-being.
8. Recognize the interests of First Nations in managing their resources and lands for the growth and benefit of their communities.
9. Follow provincial protocol with regards to First Nation land use issues.
10. Recognize the potential for economic development associated with the diversification and development of sustainable agriculture.
11. The following local strategies could potentially improve the economic contribution from agriculture:
  - a. Support development of urban agriculture and community gardens as "hands on" learning that increases interest in local production and increases the availability of local food.
  - b. Review the Zoning By-law to ensure agriculture on suitable lands is permitted and supported consistent with ALR regulations and provincial legislation (e.g. allowing farm gate sales).
  - c. Support regional initiatives to develop agriculture. This could include participation in regional planning projects having the objective of supporting and improving conditions for agriculture or working with Regional Agrologists and Ministry of Agriculture staff to identify potential investment, educational or other resource opportunities.
  - d. Promote opportunities for education in cooperation with agencies such as the Ministry of Agriculture, BC Institute of Agrologists or post-secondary institutions.
12. Recognize the social and cultural value of continuing longstanding community events (e.g. Clinton Ball).
13. Encourage grass root development and operation of key community activities (e.g. Farmers' Market).
14. Recognize Clinton as an age-friendly community with a place for everyone from cradle to grave. As an age-friendly community Clinton values:
  - the wide range of capacities and resources among older people.
  - the need to respect decisions and life-style choices of older adults.
  - opportunities for the engagement of older adults in all aspects of community life.
  - strategies to support older adults who are the most vulnerable.

15. Clinton is an active community that promotes health and active lifestyles at all ages.
16. Clinton is developed as a compact community with high walkability values. A bicycle and pedestrian trail network (Schedule E) is a key component of the community and can be implemented as new development proceeds and in partnership with key stakeholders (e.g. province).
17. There is currently one recorded archaeology site in Clinton. Archaeology sites, both recorded and unrecorded, are protected under the Heritage Conservation Act and must not be altered without a permit from the Archaeology Branch.



## 7.0 Natural Environment

### 7.1 Environmental Protection

1. The natural environment is recognized as a pillar of environmental sustainability that is necessary for growth and development, infrastructure, community social and cultural values, economic development, recreation and education.
2. The Village of Clinton recognizes the importance of protecting water quality in local streams and aquifers. New development should not interfere with the natural processes of natural drainage courses. The Village may require a report conducted by a QEP for developments in areas with aquifers, drainage courses or watersheds.
3. Clinton is committed to ensuring the protection of people and property from development in areas where natural hazards could pose a threat. Local creeks are subject to occasional flooding although no provincial flood plain mapping is available for Clinton. Wherever possible, in areas prone to flooding development should be limited to park, open space, recreation or agricultural use unless proof of appropriate preventative measures is demonstrated by a registered professional to Council and approved by appropriate government agencies
4. Natural environments located outside of the municipal boundary, and therefore beyond municipal jurisdiction, are important to the community's economy and lifestyle as they provide an attractive natural setting that is enjoyed by visitors and residents and they support a wide range of outdoor recreation activities (cross country skiing, downhill skiing, hiking and horseback riding). The village may work with the relevant agencies to ensure protection and management of these areas.
5. Steep slopes with grades in excess of 30% are designated as a Hazard Land (Steep Slopes) Development Permit Area as shown on Schedule C and are subject to the guidelines of this designation.
6. Areas subject to wildfire risk are designated on Schedule F as the Hazard Land (Wildfire Risk) Development Permit Area.
7. It is important to the community to have natural areas linked as habitat corridors and trail and recreation networks (if potential environmental impacts can be mitigated).
8. Change to, or interruption of, natural drainage courses are discouraged.
9. Environmentally sensitive watercourses are designated as the Streamside Development Permit Area as identified on Schedule C. In lieu of the Streamside Development Permit



Area application, a Declaration for Riparian Areas Regulation exempt Property (Appendix B) can be completed and filed with the municipality.

10. Voluntary protection of natural features (e.g. streams, natural habitats) is encouraged where no other protection measures are in place. To encourage voluntary placement of Conservation Covenants, the Village may give consideration to allowing increased density on the land, trading land, purchasing land or offering grants-in-aid.
11. 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.
12. High risk or buffer areas designated on Schedule F are within the Hazard Land (Wildfire Risk) Area and subject to the Development Permit Area guidelines. In lieu of the Development Permit Area Application, development applications can be issued with registration of a Wildfire Interface Covenant (Appendix C).
13. Encourage provincial agencies to update and maintain current mapping indicating areas susceptible to wildfire.
14. Support implementation of the Clinton Community Wildfire Protection Plan.
15. Support a variety of wildfire hazard reduction methods, including education, through the development application review process.
16. Explore strategies to monitor and maintain wildfire hazard reduction works over the long term, including incorporating wildland fire guard setbacks into trail networks.

## 7.2 Energy Conservation

Municipalities are required through Bill 27 to include targets, policies and actions in OCPs to reduce greenhouse gas emissions. Although local governments do not have jurisdiction to regulate building performance, they can achieve energy and water conservation objectives through regulation of land use and design. Incentives, programs and partnerships are other ways in which local governments can encourage the development of high performance buildings, (buildings that have lower energy consumption). Clinton has a number of older buildings where there could be energy savings and lower greenhouse gas emissions if upgrades and retrofits were undertaken.

1. Consider utilizing incentives, programs and partnerships to encourage the development of green, energy efficient buildings.

2. Land use policies and regulations that encourage smaller homes, multi-family and mixed-use buildings, secondary suites, and live-work buildings may be maintained and supported.
3. Density bonusing may be provided in areas where water use will be below standard due to water re-use, low-flow technology, xeriscaping, greywater cisterns and rainwater capture. Projects eligible for density bonusing are provided in Appendix A.
4. Development permit area guidelines on Highway 97 support consideration of street orientation, solar access, vegetation, grey water reclamation and other solar and wind exposure measures as strategies to reduce energy consumption.
5. The Village supports efforts to retrofit buildings to be more energy efficient and may communicate with the community as energy saving retro-fit programs become available and encourage the local use of these programs.
6. The Village may assess opportunities to work with senior 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.
7. Explore opportunities for Clinton to have an electric car charging station, and adding Clinton to the BC network of Electric Vehicle Charging Stations.
8. The Village will take advantage of opportunities to introduce new energy efficient programs into their operational protocols for their water and sewer systems.

## 7.3 Climate Action: Greenhouse Gas Reduction

Climate protection and energy sustainability are major drivers behind most sustainability projects. The reduction of community greenhouse gas (GHG) emissions will depend on actions taken to achieve other sustainability priorities such as increasing local food self-sufficiency, improving individual health, improving ecosystem integrity, increasing local employment and reducing waste. As such, and as per the BC Climate Action Accord and the Province's Bill 27, the community has set GHG reduction targets, policies and actions to direct municipal activities.

In the Community Energy and Emissions Inventory report prepared by the Province for Clinton in 2007 the community's CO<sub>2</sub> emissions consisted of:

- 67% from transportation (4330t)
- 30% from buildings (1914t)
- 3% from solid waste (211t)

With respect to the residential buildings that were inventoried 91% of them were heated with natural gas generating approximately 93% of the total CO<sub>2</sub> allocated to residential buildings. Regarding transportation, light trucks, cars, sport utility vehicles and commercial vehicles generated approximately 75% of transportation related CO<sub>2</sub>. The solid waste component pertains to community generated waste only.

1. The Village will strive to achieve community-wide GHG reductions of:
  - 15% below the 2007 levels by the year 2020 on buildings and transportation, and
  - 20% below the 2007 levels by the year 2050 on buildings and transportation
2. Commercial and Multi-Family Development Permit areas will continue to encourage energy conservation.
3. Energy conservation is included as a criteria supporting density bonusing.
4. Clinton will endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.
5. The Village can encourage corporate strategic planning directions, corresponding plans, infrastructure development and capital projects that consider climate change adaptation measures.
6. Planning strategies that support GHG reductions include:
  - a. Promoting pedestrian and cycling facilities and routes as alternative transportation options.
  - b. Encouraging home-based businesses, thereby eliminating energy requirements for the journey to work.
  - c. Supporting provincial and federal programs to encourage energy retrofits.
  - d. Supporting expansion of the agricultural sector in ways that manage and recover energy.
  - e. Encouraging the reduction of landfill waste.
  - f. Support local food security through increases in local food production and processing and by encouraging community gardens and farmers markets to create more food independence.
  - g. Supporting Smart Growth planning principles as applicable to rural areas.
  - h. Protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water, with no net loss of forest land.
  - i. The Village may complete a Climate Action Plan and Energy Plan.
  - j. Continue to support the creation of a compact community and discourage urban sprawl.
  - k. Continue to support increases to the inventory of multi-family housing stock.
  - l. Supporting secondary suites within single family dwellings.

- m. Continue to support the expansion of the industrial land base, creating jobs within the community and avoiding the need to commute outside the community.
- n. Continue to direct development away from land within the Agricultural Land Reserve that is suitable for agriculture in order to protect and support local agricultural production.





## 8.0 Development Permit Areas

### 8.1 Application

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 Development Permit Areas.

**Figure 8.1 Development Permit Area Summary**

Development Permit Areas	Objective
Commercial Development Permit Area	To promote a high standard of site design using a “Western Heritage” theme for building architecture in a commercial section of the Highway 97 corridor.
Multi-family Development Permit Area	To sensitively integrate new multi-family development into existing residential areas.
Streamside Development Permit Area	To protect environmentally sensitive watercourses.
Hazard Land Development Permit Area	To minimize risks to people and property by implementing standards for safety and protection.

All lands designated as DPAs as shown on the Schedules attached to this bylaw or as described in this section must be issued a Development Permit by the Village before any of the following activities related to the corresponding property proceed:

- subdivision of land,
- construction additions or alterations to a building or structure,
- altering of land where the designation is for the protection of riparian hazardous conditions,
- alteration of land, buildings and/or structures where the DPA is for the revitalization of a commercial area.

Any lands that are designated with more than one DPA within the OCP are subject to all other DPAs. In the event that there are guidelines in conflict with one another, the designation of the streamside or hazard land DPA shall prevail (where they conflict the appropriate federal or provincial agencies shall be consulted).

## 8.2 General Definitions

**Ditch:** means the same as defined under the Riparian Areas Regulation.

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

**Qualified Environmental Professional (QEP):** means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

1. the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an act, acting under the association's code of ethics and subject to disciplinary action by that association;
2. the individual is acting within that individual's area of expertise;
3. and the individual is acceptable to the Village of Clinton.
  - a. for Streamside Development Permit Areas: the individual's area of expertise is recognized in the Riparian Areas Regulation assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal;
  - b. for Hazards Lands Assessments: a professional engineer with experience in geotechnical and slope stability engineering, or in flood protection design as the project may warrant.

**Residential, Multi-Family:** means a development where the building or buildings on the lot are used for three or more dwellings.

**Stream:** means the same as defined under the Riparian Areas Regulation.

**Streamside Protection Enhancement Area (SPEA):** means an area on either side of a stream that provides fish habitat in which development is regulated.

## 8.3 General Exemptions

The following activities occurring in a DPA shall be exempt from the development permit application process:

1. **Emergencies:** Procedures to prevent, control or reduce flooding, erosion or other immediate threats to life, public or private property, do not require a development permit, as outlined below.

- a. emergency actions for flood protection, erosion protection, and clearing of obstructions;
- b. emergency works to prevent, repair or replace public utilities;
- c. clearing of an obstruction from a bridge, culvert or drainage flow;
- d. repairs to bridges or safety fences;
- e. removal of dead, terminally diseased, damaged or trees that present a danger to the safety of persons or are likely to damage public or private property;
- f. Any activity conducted under the Provincial Emergency Program.

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.

2. 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.
3. Recreational Trails: new recreational trails in a Streamside or Hazard Land Development Permit areas are generally not encouraged. However, trails could be supported with a report completed by a QEP or demonstration of best practices to the satisfaction of the Village.
4. Removal of invasive non-native vegetation or restoration of an environmental setback area by planting vegetation does not require a Streamside or Hazard Land Development Permit provided that a plan is submitted to the Village, prepared by a QEP to a standard acceptable to the Village. This plan should include any disposal, safety considerations, replanting, erosion and sediment control and follow-up monitoring requirements.
5. Any activity or construction within the stream channel that has or may have an impact on a stream requires compliance with Provincial and Federal legislation. Where Provincial and Federal approval has been gained, the applicant shall notify the Village which shall determine whether the information and approval supplied is sufficient for exemption from a Streamside Development Permit.
6. Any farm as defined under the Agricultural Land Commission Act for lands within the ALR and regulated by the Farm Practice Protection (Right to Farm) Act.
7. Accessory buildings or structures under 50m<sup>2</sup> gross floor area and not in a Streamside or Hazard Land DPA.
8. Interior building alterations.

9. Replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both location and use.
10. Reconstruction, repair or renovation of a permanent structure on its existing foundation in accordance with a Building Permit issued by the Village.
11. Change of the exterior building colour of a building or structure, provided it adheres to the applicable DPA guidelines.
12. Residential development of less than three (3) dwelling units and not in a Streamside or Hazard Land DPA.
13. Addition of canopies or decorative building features adhering to the applicable DPA guidelines.
14. Balconies, decks or patios less than 20m<sup>2</sup> and adhering to the applicable DPA guidelines.
15. Signs, including interpretive or way finding signs.

## 8.4 Commercial Development Permit Area

1. The Commercial Development Permit 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 and Section 919.1(1)(d), revitalization of an area in which a commercial use is permitted.

### Area

2. The area is defined as properties abutting Highway No. 97 or within the same block as properties facing Highway 97 as shown on Schedule G.

### Justification

3. The Village designates the Commercial Development Permit Area to ensure that new development and redevelopment of lands in the Village's highly visible highway commercial area, enhances the visual quality of the community by creating a consistent and appealing identify that is valued by the community, visitors, developers and business persons. Buildings should be consistent with small town rural character with abundant use of natural materials in strong, simple and functional structures.



## Guidelines

### 4. Building Form

- a. The heritage character of the municipal office building and the museum should be preserved.
- b. Buildings should be sympathetic to the scale, mass, materials and colours found in nearby heritage and commercial buildings, without being exact replicas.
- c. Wherever possible, local materials should be encouraged. Local materials would include stone, wood, brick, glass and products developed to look like natural materials (cement fibre board) and present heritage character. Exterior building materials that are discouraged include: corrugated metal, plain or unfinished cement, plywood, plain concrete block, vinyl siding, particle board, fabrics and synthetic materials such as cultured stone.
- d. Buildings should promote a “Western Heritage” theme with frequent use of wood siding and false fronts.
- e. Design buildings to present positively to the highway interface and sidewalks.
- f. Provide a cohesive design program for the entire building (i.e. structural, mechanical, lighting and landscaping).
- g. The high standard set for the highway frontage should continue onto other building faces.
- h. Blank walls are to be avoided.
- i. Encourage decks, balconies and porches to provide interest and useable outdoor spaces.
- j. Encourage the frequent use of windows and building articulation to increase interest and to reduce the massing effect.
- k. Consider side by side, up and down or staggered unit configuration to maximize the number of units facing the street.
- l. Where new commercial development is connected to an existing residential unit, façade treatment should have continuity to visually connect building components.



False fronts create visual variety and define business spaces with their unique character. The pedestrian experience is enhanced with covered walkways.

- m. Architectural interest can be enhanced with the addition of roof features such as chimneys, cupolas, towers and venting.
- n. Roof top equipment should be screened.
- o. Provide barrier free access. Building and landscaping design should be inherently accessible to old and young people, people without disabilities and people with disabilities.
- p. Building designs accommodating a mix of commercial and residential uses are supported, particularly where commercial uses are in highly visible ground floor storefronts and residential is on the upper floors. Building form should reflect the different functions, e.g. balconies for residential floors and large windows for commercial uses but should share a common overall design character.



Architectural detail on windows and eaves adds character to structural designs and can be replicated on other buildings. Setbacks are valued outdoor space for restaurant seating or heritage artifacts.

## 5. Construction Materials

- a. Apply building colours that complement nature's spectrum, from the hues of earth, foliage and sky. Brighter colours might be appropriate as accents for doors, window frames and signs but should not be the dominant colour.



The streetscape is enhanced when building colours are co-ordinated. Warm earthy hues of blue, brown and green are appropriate to the "western heritage" context.

- b. Roofing materials should be fire smart and natural colours.



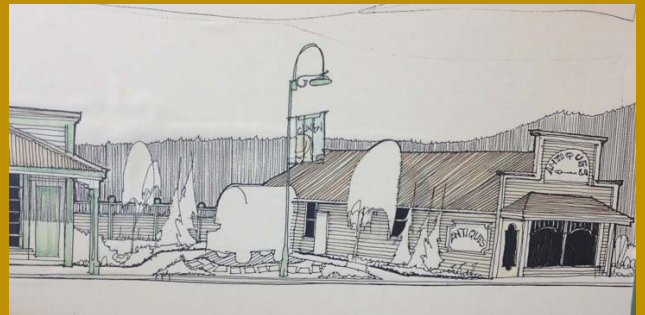
Historical mill grinding wheels provide an interpretive display that is integrated into the landscaping.



The streetscape is enhanced when historic buildings are repurposed while retaining their original character. Chimneys, cupolas, towers and venting can help to provide visual interest to the roof structure.

## 6. Streetscape Improvements and Landscaping

- a. Landscaping should be water smart and durable so as not be harmed by snow clearing.
- b. Consider front yard setbacks that increase public space along the highway frontage. Increased setback areas can be used for wider sidewalks, seating areas and the installation of interpretive displays of historical settlement artifacts. Setback improvements should have 4 season appeal.
- c. Parking and storage areas should be located behind buildings and screened with landscaping.
- d. Landscaping and building lighting should improve safety and should enhance visibility of pedestrian areas and building entrances and should not shine on adjoining properties.
- e. Decorative hanging lights should enhance heritage character.
- f. The Village is working towards “no aerial [hydro] lines”. Services to properties should be underground. If pole replacement is required, services should be underground and sidewalk areas “pole-friendly”.



Encourage the use of open space between buildings or setback areas for the installation of interpretive displays of historical settlement artifacts.

## 8.5 Multi-Family Development Permit Area

1. 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.

### Area

2. The entire Village of Clinton is designated as the Multi-family Development Permit Area.

### Justification

3. Residential areas in Clinton contain a variety of housing types with a mixture of densities. The Village continues to support this density mix and recognizes that future development trends suggest that there will be an increased demand for multi-family housing (e.g. seniors housing projects). The Village supports new multi-family throughout the community and Development Permit Area regulations can ensure that new development is sensitively integrated with existing housing, contributes to a sense of neighbourhood and is attractive and functional for future residents.

### Guidelines

4. **Siting**
  - a. Design for solar exposure to public and private spaces (summer shade and winter sun) and define and enhance the street edge in the placement and design of buildings and open spaces.
  - b. Provide a strong visual and physical relationship to pedestrian walkways and public spaces and provide opportunities for natural surveillance (eyes on the streets, public and open spaces).
  - c. Achieve privacy for residential units through inset balconies, decks and patios, and screening.
  - d. Provide barrier free access.
5. **Building Form**
  - a. Building heights cannot exceed 2 stories due to servicing limitations of firefighting equipment.
  - b. Building form should reflect heritage character, following guidelines presented for the Commercial DPA.
  - c. Buildings should be sympathetic to the scale, mass, materials and colours found in adjoining buildings, particularly when the neighbouring buildings are residential buildings that can be impacted by shadowing.
  - d. Design buildings to present positively to the street and sidewalks.

- e. Provide a cohesive design program for the entire building (i.e. structural, mechanical, lighting and landscaping).
- f. Blank walls are to be avoided.
- g. Encourage decks, balconies and porches to provide sunny and useable outdoor spaces.
- h. Encourage the frequent use of windows and building articulation to increase interest and to reduce the massing effect.
- i. Provide visual variety along the streetscape by carrying individual unit designs, side by side, up and down or staggered unit configuration to maximize the number of units facing the street.
- j. Architectural interest can be enhanced with addition of roof features such as chimneys, cupolas, towers and venting.
- k. Roof top equipment should be screened.
- l. Provide barrier free access.
- m. Review the building design and site layout to ensure that CPTED principles have been considered.

## 6. **Construction Materials**

- a. Use exterior materials that have been traditionally applied and/or are durable for the area including stone, wood, brick and glass.
- b. Discourage the use of the following finished exterior building materials: vinyl siding, plywood, particle board and synthetic materials such as cultured stone.
- c. Apply building colours that complement nature's spectrum, from the hues of earth, foliage and sky. Brighter colours might be appropriate as accents for doors, window frames and signs but should not be the dominant colour.
- d. Roofing materials should be fire smart and natural colours.
- e. Complement neighbouring roof lines/pitches. Brightly-coloured roofs are discouraged.
- f. Consider designs that are ecologically friendly

## 7. **Streetscape Improvements and Landscaping**

- a. Landscaping should be water smart and durable so as not be harmed by snow clearing.
- b. Consider front yard setback that increase public space along the street frontage. Increased setback areas can be used for wider sidewalks and seating areas. Setback improvements should have 4 season appeal.
- c. Landscaped areas should include outdoor amenity spaces such seating areas, garden plots and playgrounds.
- d. Edible plants can be integrated into the overall landscape plan.
- e. Parking and storage areas should be located behind buildings and screened with landscaping.



- f. Landscaping and building lighting can improve safety and should enhance visibility of pedestrian areas and building entrances. Lighting should not shine on adjoining properties.

## 8. **Parking and Circulation**

- a. Screen and camouflage from public view all exterior services including utility tanks, hydro transformers, gas installations, garbage and recycling containers, preferably with a durable fenced enclosure, or landscaping. Ensure that garbage and recycling receptacles and dumpsters are provided and located within a lockable building or structure (bear proof).
- b. Accommodate efficient snow removal, including designated snow storage and drainage areas.
- c. Ensure handicap parking is identified and located close to building entrances.

## 8.6 **Streamside Development Permit Area**

- 1. The Streamside Development Permit Area is designated under Section 919.1(1)(a) of the *Local Government Act*; protection of the natural environment; its ecosystems and biological diversity.

### **Area**

- 2. All land alteration, subdivision or development shall be subject to approval for development permits within 30m of a stream as identified on Schedule C.

### **Justification**

- 3. The objective of this Development Permit Area designation is to ensure that all alteration of land, subdivision or development protects and conserves aspects of the aquatic resources for future generations. Riparian areas function as natural water storage and purifying systems for improved water quality and provide corridors for wildlife movement. The riparian areas of municipal streams, drainages and wetlands need to remain in a largely undisturbed state to protect habitat, prevent flooding, control erosion, reduce sedimentation and recharge groundwater.

### **Guidelines**

- 4. For any development within 30 metres of a mapped stream feature or within 30 metres of an identified ditch, a site visit shall be completed by a Qualified Environmental Professional (QEP) to determine if the proposed development falls within the provincial Riparian Areas Regulation assessment area defined as:
  - a. the 30 metres strip on both sides of the stream, measured from the high water mark;

- b. for a ravine less than 60 metres wide, a strip on both sides of the stream 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 that is 10 metres beyond the top of the ravine bank.
- 5. If the proposed development does not fall within the Riparian Area Regulation Assessment Area, the Qualified Environmental Professional shall prepare a letter certifying that further Qualified Environmental Professional assessment is not required.
- 6. If the development falls within the assessment area, a report shall be completed by a Qualified Environmental Professional to meet the provisions of the Riparian Areas Regulation. If the Streamside Protection & Enhancement Area (SPEA) cannot be achieved for any reason (including reductions supported by senior government agencies) then the Qualified Environmental Professional shall make recommendations on suitable mitigation or restoration options to improve the quality of the remaining setback area. If no options exist on the subject property, other suggestions for habitat improvement within the watershed shall be presented for consideration by the Village.
- 7. When assessing ditches, a QEP can exercise their professional judgment as to whether or not a full assessment is required for submission to the Province. If the QEP decides that a Riparian Area Regulation assessment report is not required for Provincial submission, a lesser report specifying the required SPEA width and measures to maintain and protect the SPEA shall still accompany the development application.
- 8. For projects where detailed site plans do not yet exist, the QEP shall provide advice on environmental monitoring and measures that may need to be considered when another assessment is undertaken at the building stage if development is proposed in the riparian assessment area. It should be recognized that the preliminary assessment at the subdivision stage provides the SPEA distance but that the measures may place additional restrictions on the development at the next approval stage.
- 9. To protect aquatic habitat and water quality, the Village encourages proposals that either dedicate the conserved area to the Village or a conservation oriented non-governmental organization, or that offer to register a covenant on the title of the adjacent lands.
- 10. 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 streamside protection and enhancement area, to preserve and protect natural watercourses and other specified natural features.
- 11. All new buildings shall be setback a minimum of 2 metres from the SPEA to provide for useable yard space.

12. Where a net benefit for fish habitat can be demonstrated, the Village may consider proposals to enhance fish habitat, including in-stream works or the creation of wetland areas, as part of alternative design options for development projects. Approval for these projects shall be subject to approval from applicable provincial and federal government agencies.
13. Where applicable, the applicant shall provide a site plan certified by a B.C. Land Surveyor that locates:
  - a. the proposed development relative to the DPA boundaries and property lines;
  - b. the special features of the DPA as identified by a QEP;
  - c. the applicable buffer or setback recommended by the QEP to separate the proposed development from the environmentally sensitive feature.
14. Clustering of density is encouraged as a means for preserving environmentally sensitive areas.
15. Where environmental restoration works are required for applications, the Village shall require the applicant to post security at 125% of the value of the work identified by the QEP.
16. The Village may, as part of the development permit, vary the setback requirements from where it can be demonstrated in a less than desirable existing situation that a “net positive improvement” for fish or wildlife habitat will result, or, in a more desirable existing situation that “no net loss” will result, subject to Village, Provincial and/or Federal agency review and comment.

Further, as a general principle, any buildings that are damaged or destroyed to the extent of 75% or more of the value above the foundation may be considered for approval for variance to permit reconstruction on its existing foundation where “net positive improvement” for fish or wildlife habitat is demonstrated. Any reduction of setback distances within an environmentally sensitive area shall occur in accordance with the findings and recommendations of the technical/environmental report.
17. SPEA areas may not be donated in lieu of the 5% parkland requirement.

## 8.7 Hazard Land Development Permit Area

1. The Hazard Land Development Permit Area is designated under Section 919.1(1)(b) of the *Local Government Act*; protection of development from hazardous conditions (slopes and wildfires).

## Area

2. All land alteration, subdivision or development shall be subject to approval for a development permit where slopes are greater than 30% (Schedule C) and/or subdivisions are located within 2 km of a high risk wildfire interface area (Schedule F).

## Justification

3. The Hazard Land Development Permit Area is established to identify and protect people, buildings, structures and other development from natural hazardous conditions, notably unstable slopes and wildland fire and to mitigate or rehabilitate hazardous conditions where possible.

## Guidelines

### 4. Slope Hazards

- a. All development in the slope hazard development permit area shall be required to submit a geotechnical report prepared by a qualified professional engineer.
- b. 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.
- c. Prohibit development on slopes greater than 40% except for public infrastructure installations including private driveways. Such installations shall still require the submission of a geotechnical report identifying mitigation measures to control soil, rock, and water erosion. Disturbed areas shall require revegetation with mature native plant material after the servicing work is completed.

### 5. Wildfire Interface Hazards

- a. Require specific measures for fuel load management in high risk wildfire interface areas shown on Schedule H to submit a pre-development fire risk assessment and fuels management strategy by a wildfire management specialist that considers FireSmart recommendations and OCP directives.
- b. Wildfire interface hazard areas shall extend to a minimum of 50 meters beyond the boundary of the proposed phase of development under construction, provided there is permission from the adjacent landowner.
- c. Buildings and structures shall follow prescribed fire resistant design requirements as defined in the Building Code and Building Bylaw.

- d. For subdivision adjoining natural areas and undeveloped crown land consider designs that incorporate fire or fuel breaks. These may be in the form of cleared parkland, roads, or trails and should accommodate fire vehicle access for fighting wildfire in interface areas



Defensible Space Zone 1 extends 9.1m out from buildings, structures, decks, etc.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Source:

[http://www.readyforwildfire.org/defensible\\_space](http://www.readyforwildfire.org/defensible_space)



## APPENDIX A

---

### Potential Projects Suitable for Density Bonusing

## Appendix A

### Density Bonusing Priorities

The following are important community amenities, required to address both short and long term community needs. It is the intent that these amenities, in part, be achieved through bonus density provisions in the Zoning Bylaw. The weighing of the amenities with the bonusing has not yet been determined, as some developments may lend themselves to certain amenities more than others. Cash contributions may also be considered in the density bonusing provision.

1	Top Priorities
	<ul style="list-style-type: none"><li>• Assisted Living</li><li>• Agri-tourism Amenities including greenhouses</li><li>• Affordable and Special Needs Housing</li><li>• Health care facility</li><li>• Trails ( refer to Schedule E)</li></ul>
2	Medium Priorities
	<ul style="list-style-type: none"><li>• Splash park</li><li>• Heritage village</li><li>• Improved internet services</li><li>• Sidewalk accessibility</li><li>• Education services</li><li>• Community Energy Conservation</li></ul>
3	Other Amenities
	<ul style="list-style-type: none"><li>• Gym facilities</li><li>• Community kitchen</li><li>• Green spaces</li><li>• Accessibility</li><li>• Alternative energy sources (wind, solar)</li></ul>

## APPENDIX B

---

### 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).

Signature(s): \_\_\_\_\_

Print Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ Prov. \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_

Certified By:

\_\_\_\_\_  
Commissioner for Taking Affidavits in the Province of British Columbia

Dated at \_\_\_\_\_, British Columbia

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

## APPENDIX C

---

### 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.

7. The Transferor's covenants contained in this agreement shall burden and run with the Land and shall enure to the benefit and be binding upon the Transferor, his or her heirs, executors, administrators, successors and assigns and the Transferee and its assigns.
8. 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.
9. 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.
10. 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*.
11. 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*.
12. 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.
13. 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.




14. 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.
15. 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.
16. 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**



**OFFICIAL  
COMMUNITY  
PLAN**  
SCHEDULE B  
LAND USE

**Legend**

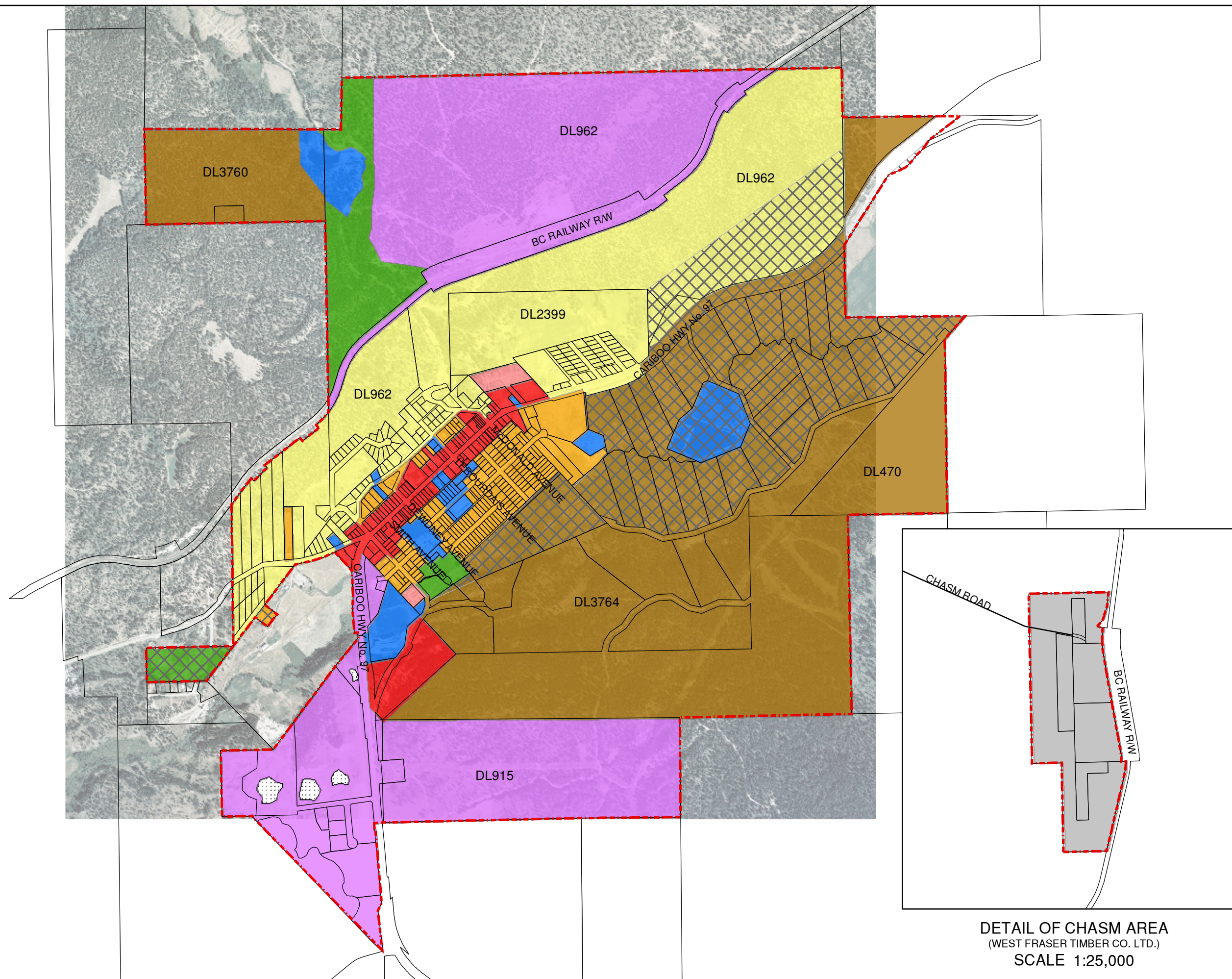
-  Village Boundary
-  ALR
-  Gravel Pit

**Land Use**

-  Low Density Residential
-  General Residential
-  Rural and Agricultural
-  Mobile Home Park Residential
-  Commercial
-  Industrial
-  Heavy Industrial
-  Public and Institutional
-  Parks and Open Space



SCALE 1:15,000



DETAIL OF CHASM AREA  
(WEST FRASER TIMBER CO. LTD.)  
SCALE 1:25,000





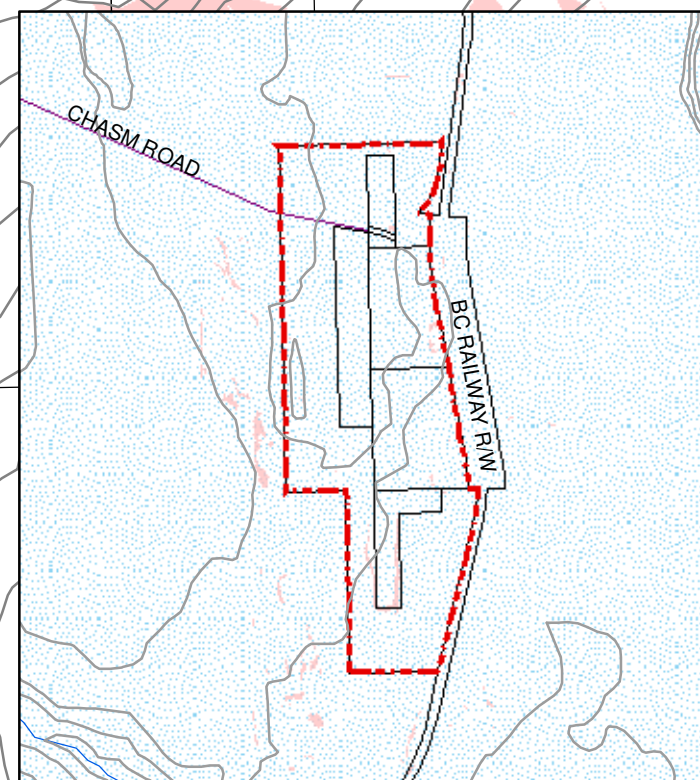
# OFFICIAL COMMUNITY PLAN

SCHEDULE C

## STREAMSIDE & HAZARD LAND (STEEP SLOPES) DEVELOPMENT PERMIT AREA

### Legend

- Village Boundary
- Stream
- Streamside Development Permit Area
- Watershed
- Ground Water Aquifer
- Slopes in Excess of 30%
- Whispering Pines First Nation IR1
- High Bar First Nation



DETAIL OF CHASM AREA  
(WEST FRASER TIMBER CO. LTD.)  
SCALE 1:25,000









SCALE 1:15,000



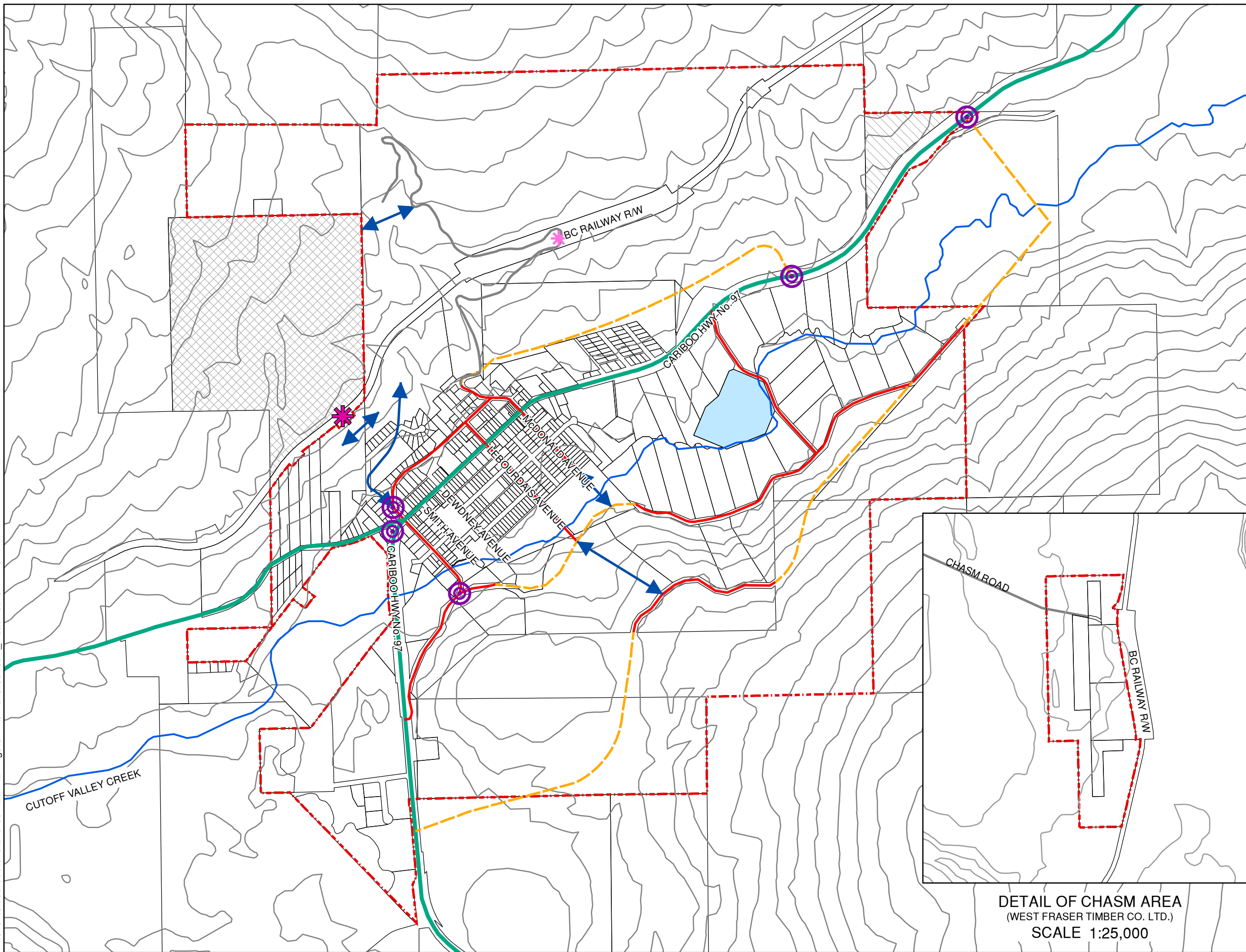
**OFFICIAL  
COMMUNITY  
PLAN**  
SCHEDULE D  
  
**ROAD  
NETWORK PLAN**

**Legend**

-  Village Boundary
-  Whispering Pines First Nation IR1
-  High Bar First Nation
-  Potential Road Connections
-  Provincial Highway
-  Existing Major Local Street
-  Proposed Major Local Street
-  Intersection Planning Required
-  Existing Railway Crossing
-  Potential Railway Crossing



SCALE 1:15,000










**DETAIL OF CHASM AREA**  
(WEST FRASER TIMBER CO. LTD.)  
SCALE 1:25,000

**OFFICIAL  
COMMUNITY  
PLAN**

SCHEDULE E

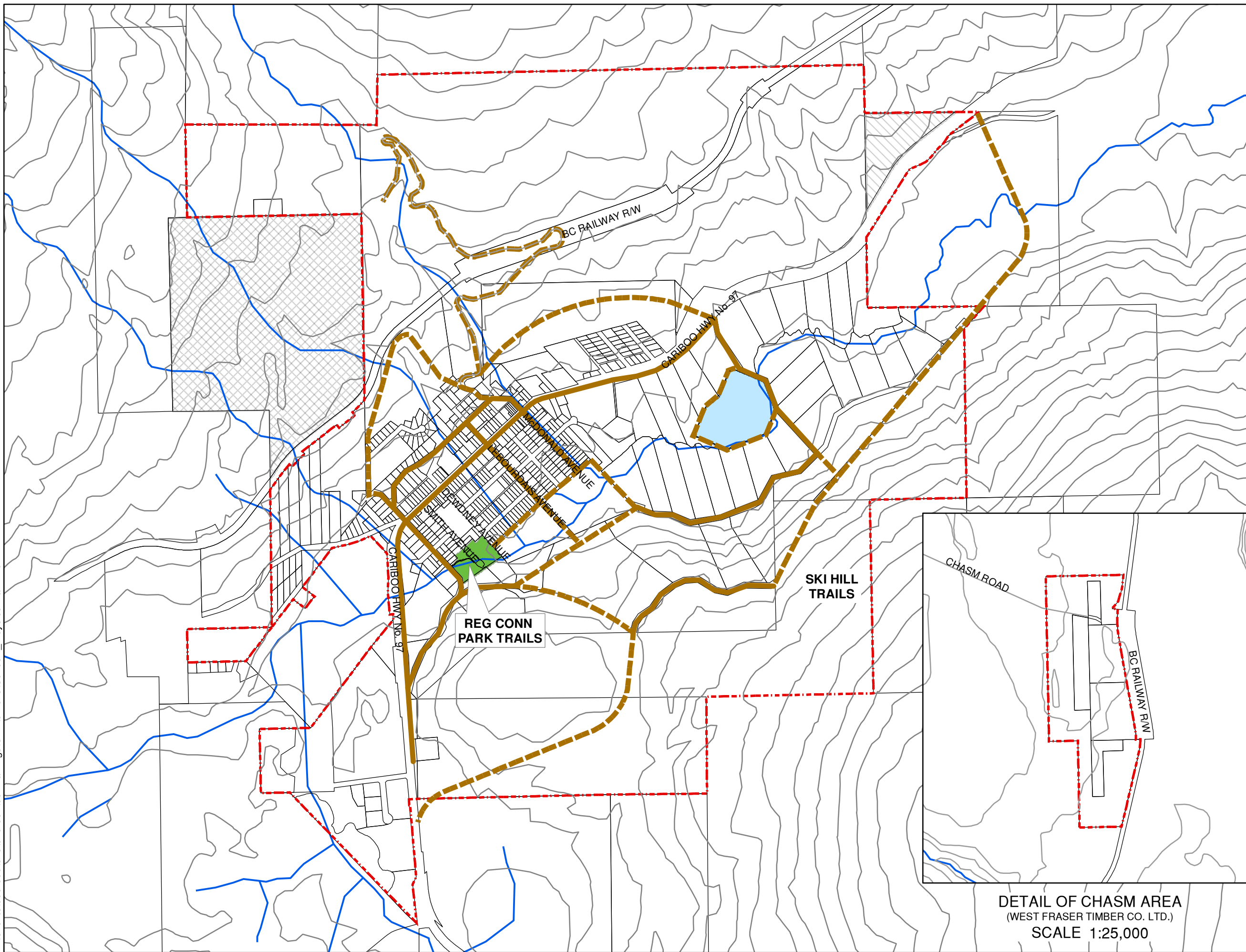
**BICYCLE & TRAIL  
NETWORK PLAN**

**Legend**

-  Village Boundary
-  Whispering Pines First Nation IR1
-  High Bar First Nation
-  Parks
-  Stream
- Trails**
-  Urban Network Corridors
-  Future Network Connections



SCALE 1:15,000



**DETAIL OF CHASM AREA**  
(WEST FRASER TIMBER CO. LTD.)  
SCALE 1:25,000

R:\Clients\600-699\675\675-351\03 Drawings\CAD\07 GIS\SchedE Bicycle&Trail.mxd









# OFFICIAL COMMUNITY PLAN

SCHEDULE F

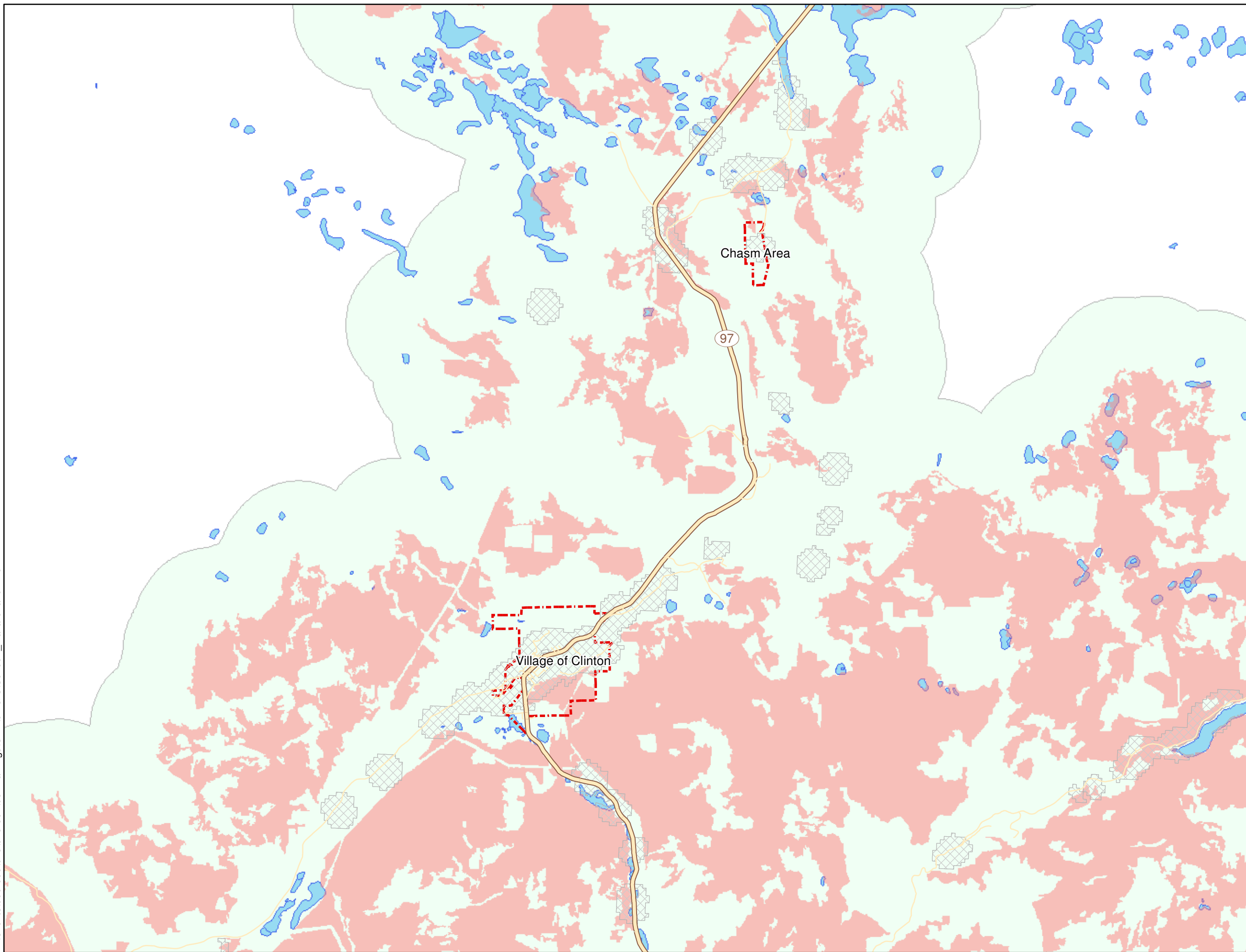
HAZARD LAND  
(WILDFIRE RISK)  
DEVELOPMENT  
PERMIT AREA

## Legend

-  Village Boundary
-  High Risk Interface Area
-  Buffer Zone (2km)
-  Concentrated Settlement



SCALE 1:100,000





# OFFICIAL COMMUNITY PLAN

SCHEDULE G

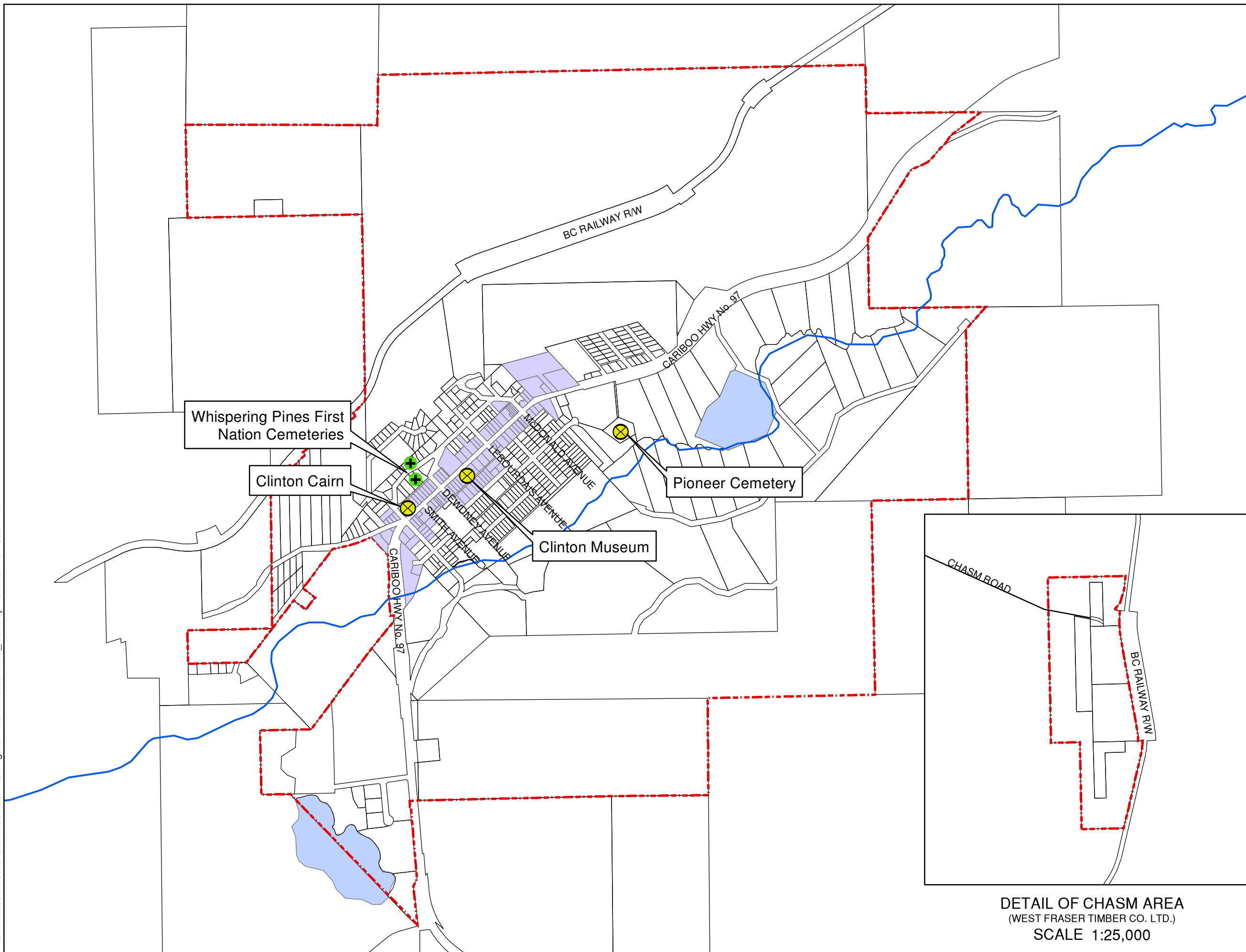
COMMERCIAL  
DEVELOPMENT  
PERMIT AREA

## Legend

- Village Boundary
- Commercial Development Permit Area
- Heritage Sites
- Potential Heritage Sites



SCALE 1:15,000



DETAIL OF CHASM AREA  
(WEST FRASER TIMBER CO. LTD.)  
SCALE 1:25,000