



## AGENDA

### Regular Meeting of Council

Village of Clinton Council Chambers, 1423 Cariboo Highway  
Wednesday, February 11, 2026 at 6:30 pm

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**Mission Statement:** *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

**Vision Statement:** *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

**Call to Order**

*"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation"*

**Adoption of Agenda**

**Adoption of the Minutes**

	Minutes of the Regular Meeting dated January 28, 2026	Page 4
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**Delegations**

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**Question Period**

**\*Only questions related to items on the agenda are permitted.**

## Correspondence and Reading File

Action		
Information	Legislative Assembly of BC – Letter re: Revitalization of BC Rail Corridor due to CN Rail discontinuance	<b>Page 8</b>
Reading File	January 23, 2026 to February 5, 2026	<b>Page 10</b>

## Administrative Reports

CAO	None	
CFO	Council Remuneration for 2025	<b>Page 11</b>
DCO	None	
CDC	NDIT Business Façade Improvement Program 2026	<b>Page 12</b>
	NDIT Grant Writer Program 2026	<b>Page 13</b>
Public Works	None	
Fire Department	None	
FireSmart Coordinator	None	
Bylaw Officer	None	
Committees	None	

## Bylaws/Policies

CAO	Draft Election Bylaw No. 609, 2026 – For first, second and third reading	<b>Page 16</b>
CAO	OCP for second and third reading, and adoption & Zoning Bylaw for second and third reading	<b>Page 19</b>

## Council Reports

Mayor Stanke	Council Report - Verbal	
Councillor Burrage	Council Report – Verbal	
Councillor Kosovic	Council Report - Verbal	
Councillor Park	Council Report – Verbal	
Councillor Schapansky	Council Report – Verbal	

## New Business

None

**List of Outstanding Council Previous Action Items**

	Current List of Motions	Page 206
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**Calendar of Events**

Feb 14 – CADOSA Ice Fishing Derby 6am to 12pm \*\$20 entry fee Beaverdam Lake

Mar 25 – Spring Tea (formerly Daffodil Tea) Memorial Hall

Apr 05 - Bethel Pentecostal Church Easter Breakfast – Memorial Hall

Apr 11 – Quilt Show – Memorial Hall

Apr 18 – Volunteer Appreciation Night – Memorial Hall

Apr 19 – Seedy Sunday Memorial hall 10am to 2pm

**Notice to Proceed to In-Camera**

- Motion to proceed to Closed Meeting as per Section 90.1 (a) of the Community Charter

**Re-call Regular Meeting**

**Adjournment**



## MINUTES

### Regular Meeting of Council

Clinton Council Chambers, 1423 Cariboo Highway

Wednesday, January 28, 2026, at 6:30 pm

In Attendance: Mayor Stanke, Councilors: Burrage, Kosovic, Park, Schapansky

Absent:

Staff: CAO Doddridge, CFO McKague, DCO Smith

Media: 0 Public: 0

**Mission Statement:** *"To Increase Economic Opportunity and Improve the Quality of Life for all Citizens."*

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**Vision Statement:** *"Clinton is a lively resilient community, proud of its rich heritage while building a sustainable future with local Secwepemc and neighboring communities"*

#### Call to Order

The meeting was called to order at 6:30 pm

*"Mayor and Council acknowledge that we are meeting on the traditional ancestral and unceded territory of the Whispering Pines/Clinton Indian Band and High Bar First Nation."*

#### Adoption of the Agenda

Moved and Seconded

R010-26 That Council approves Agenda dated January 28, 2026. CARRIED

#### Adoption of the Minutes

Moved and Seconded

R011-26 That the Minutes of the Regular Council Meeting dated January 14, 2026, be adopted. CARRIED

#### Question Period

None

#### Action Items

Whispering Pines Clinton Indian Band – Invitation to Big Horn Sheep Translocation  
CAO will RSVP on behalf of Council.

#### Information

Census Management Office – Statistics Canada is hiring!

Received for information.

#### Reading File

Received for Information.

**Administrative Reports**

**CAO**

Indigenous Engagement in Emergency Management Project

Received for information.

Source Water Resiliency Study

Moved and Seconded

**R012-26 THAT, Council receives the Source Water Resiliency Study as presented.**

Whispering Pines Clinton Indian Band Elections

Moved and Seconded

**R013-26 THAT, Council issues a letter of congratulations to the newly elected Whispering Pines Clinton Indian Band Council.** **CARRIED**

**Chief Financial Officer**

None

**Community Development Coordinator**

None

**Deputy Corporate Officer**

None

**Public Works**

2025 Public Works Highlights

Received for information as presented.

**Fire Department**

December Report

**FireSmart Coordinator**

CRI Firesmart and Emergency Preparedness Funding

Moved and Seconded

**R014-26 THAT, Council supports the Village of Clinton's application to 2026 and 2027 FireSmart Funding to complete our structure protection trailer and other initiatives as outlined in the Village's Community Wildfire Resiliency Plan and commit that the Village of Clinton will provide overall grant management.** **CARRIED**

**Bylaw Officer**

4<sup>th</sup> Quarter Report for 2025

Received for information as presented.

**Committees**

None

**Bylaws/Policies**

Village of Clinton Election Bylaw

Moved and Seconded

**R015-26 THAT, Council directs staff to draft an Election Bylaw with one advanced voting opportunity, and with the requirement to publish nomination documents on the village website, and that our method for resolving ties is by run off votes.** **CARRIED**

Clinton Development Permit Delegation Bylaw No. 608, 2026

Moved and Seconded

**R016-26 THAT, Council adopts the Village of Clinton Development Permit Delegation Bylaw No. 608, 2026.** **CARRIED**

**Council Reports**

**Mayor Stanke – Verbal**

Attended the mock interviews at David Stoddart.

Received for information as presented.

**Councillor Burrage – Verbal**

Nothing to report.

Received for information as presented.

**Councillor Kosovic – Verbal**

Nothing to report.

Received for information as presented.

**Councillor Park – Verbal**

Attended the PAC meeting. Gold Trail is looking to change the name.

Received for information as presented.

**Councillor Schapansky – Verbal**

Attended the CCF meeting. 3 members of the CCF attended the mock interviews at DSS. CCF has taken some flack for not doing the tree light up in 2025. Have already begun discussions for 2026. Next meeting will be on February 24.

Attended the DSS mock interviews. Was a lot of fun.

Attended the NDIT meeting via Zoom on January 27. There are changes to grant intakes. Next meeting is on March 31<sup>st</sup>.

Received for information as presented.

**New Business**

Nothing

**List of Outstanding Council Previous Action Items**

Received for information.

**Calendar of Events**

Feb 07 – CMSA Nerf/Movie Night @ Memorial Hall 2-9pm

Feb 14 – CADOSA Ice Fishing Derby at Beaver Dam Lake 6 am to noon \*20 entry fee

Mar 25 – Spring Tea (formerly Daffodil Tea) Memorial Hall

**Notice to Proceed to Closed Meeting**

Moved and Seconded

**R017-26 Motion to proceed to Closed Meeting as per Section 90.1 (c)&(k)of the Community Charter at 7:52pm.** **CARRIED**

**Adjournment**

Moved and Seconded

**R018-26 That the Regular Meeting of Council be adjourned 9:19 pm.** **CARRIED**

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MAYOR

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CORPORATE OFFICER



ACTION CORRESP.  
GENERAL CORRESP  
READING FILE  
MAYOR/COUNCIL/STAFF  
FINANCE

RECEIVED  
Jan 23-20

LEGISLATIVE ASSEMBLY  
of BRITISH COLUMBIA

Jeremy Valeriote, MLA  
West Vancouver – Sea to Sky

Friday, January 23, 2026

To:  
Prime Minister Mark Carney  
BC Premier David Eby  
Sent via email

**Re: Revitalization of BC Rail Corridor due to CN Rail discontinuance**

Dear Prime Minister Carney and Premier Eby,

Last July, CN Rail announced its intention to discontinue its lease of the segment of the line between Squamish and 100 Mile House. According to the BC Rail Revitalization agreement, the section in question can be sold back to CN Rail for \$1 until July 2026. If the BC Government exercises this option, we would risk losing the corridor as it could then be sold by CN for net salvage value. Similarly, if the lease reverts back to BC Rail Properties, it could then decide to scrap and sell the corridor.

In September community leaders from all along the former BC Rail corridor between North Vancouver and Prince George gathered in Victoria to discuss the issue. This included four MLAs and six Mayors plus Councillors, Regional District Directors, First Nations representatives, and local government staff. In November the next, virtual, meeting to discuss the future of the rail line was attended by more than 50 leaders.

Both stakeholder meetings identified overwhelming cross-partisan support for a revitalized rail corridor and the importance of not losing this vital part of BC's transportation infrastructure for present and future use. We note also that the 2024 NDP election platform promised to create a business plan for a commuter rail line linking Metro Vancouver, Squamish, Whistler, and Pemberton.

Of the two passenger services currently in use on the line, the high-rail bus transporting Ts'hal'ah (Seton Lake) Nation members to and from Lillooet is an essential lifeline. The other - the luxury Rocky Mountaineer tourist train - generates significant tourism revenue for several towns along this line, which would be lost if the corridor is abandoned.

Existing transportation options for communities along the corridor are limited and often unsafe and inadequate. Many First Nations communities need to access services outside of the region. If Highway 99 is shut down because of a car crash, inclement weather or a rockslide, the Sea-to-Sky region is effectively cut off from surface transportation. The return of passenger rail would provide vital resilience to the Sea-to-Sky's transportation network, ensuring safe access to communities in the region.

There are a promisingly diverse range of industries and people that would benefit from the rail line: forestry, freight, mining, tourism, seniors, students, and the many sectors where housing workers locally is a challenge. There is also great potential and a great deal of interest and enthusiasm in the multi-faceted, nation-building, economic and social benefits that revitalizing this priority infrastructure could deliver.

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**West Vancouver–Sea to Sky Constituency Office**  
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Squamish, B.C., V8B 0H2  
T 778.762.0577  
Jeremy.Valeriote.MLA@leg.bc.ca

**Legislative Office**  
Parliament Buildings  
Victoria, B.C. V8V 1X4  
T 250.387.8347  
greencaucus@leg.bc.ca

For these reasons, we request that no transaction (sale or disposal) involving the corridor be made without thorough consultation with the municipalities and First Nations along the corridor.

This is a time-sensitive opportunity to provide nation-building economic and social benefits to a significant portion of British Columbia. We ask for your assistance in retaining this line for freight and helping to make passenger rail a reality: identifying and committing funding; convening stakeholders; collaborating with potential operators; in essence establishing a swift process to capitalize on this once-in-a-generation opportunity.

Yours sincerely,

**Jeremy Valeriote MLA, West Vancouver – Sea to Sky**  
**Patrick Weiler MP, West Vancouver – Sunshine Coast – Sea To Sky Country**

CC:

Steven MacKinnon MP, Federal Minister of Transport  
Mike Farnworth MLA, BC Minister of Transportation & Transit

Todd Doherty MP, Cariboo-Prince George  
Lynne Block MLA, West Vancouver-Capilano  
Sheldon Clare MLA, Prince George-North Cariboo  
Lorne Doerksen MLA, Cariboo-Chilcotin  
Tony Luck MLA, Fraser-Nicola  
Bowinn Ma MLA, North Vancouver

Cariboo Regional District  
Squamish-Lillooet Regional District  
Thompson-Nicola Regional District

Mayors & Councils:  
District of 100-Mile House  
Village of Clinton  
Village of Lions Bay  
District of Lillooet  
City of North Vancouver  
District of North Vancouver  
Village of Pemberton  
City of Prince George  
City of Quesnel  
District of Squamish  
District of West Vancouver  
City of Williams Lake  
Resort Municipality of Whistler

Carrier Chilcotin Tribal Council  
Lower Stl'atl'imx Tribal Council  
Northern Shuswap Tribal Council  
St'a:t'mc Chiefs' Council  
Tsilhqot'in National Government  
?Esdilagh First Nation  
Esk'etemc First Nation  
Lil'wat First Nation  
Lheidli T'enneh First Nation  
Llenllenéy'ten (High Bar) First Nation  
N'Quat'qua First Nation  
Sekw'el'was First Nation (Cayoose Creek Band)  
Skw̱xwú7mesh Úxwumixw (Squamish Nation)  
Stswecem'c Xgat'tem First Nation  
St'uxwtéws (Bonaparte) First Nation  
T'ít'q'et First Nation  
Tl'eqox (Toosey) First Nation  
Tl'etinqox First Nation  
Tsal'ah First Nation  
Tsideldel First Nation  
Tslcil-Waututh Nation  
Ts'kw'aylaxw First Nation  
Tsq'escen First Nation  
Whispering Pines First Nation  
Williams Lake First Nation  
Xats'úll First Nation  
Xaxli'p First Nation  
Xeni Gwet'in First Nation  
Xwísten First Nation  
Yunesít'in Government

**Jeremy Valeriote, MLA**  
**West Vancouver – Sea to Sky**





## Staff Report to Council Open Meeting

**Date:** February 11, 2026

**From:** Chief Financial Officer

**Subject:** Report on Council Remuneration

**Attachments:**

Table of Remuneration and Expenses

**Recommendations:**

For Information.

**Background:**

Section 168 (1) of the Community Charter requires that at least once a year, a council must have prepared a report separately listing the total amount of remuneration, expenses and any benefits paid to each council member.

The listing is attached and is similar to that contained in the Statement of Financial Information Report (SOFI) which will follow in June.

**Financial Implications:**

n/a

Mandy McKague

Mandy McKague  
Chief Financial Officer

CAO Initial

A handwritten signature in blue ink, appearing to read "J. J. M." or a similar initials.

Report on Council Remuneration and Expenses  
For the Fiscal Year Ended December 31, 2025  
Pursuant to the *Community Charter Section 168* :

Name	Postion	Remuneration	Expenses	Benefits
Stanke, Roland	Mayor	10,753	5,970	68
Burrage, Sandra	Councillor	7,675	1,063	68
Kosovic, Nicholas	Councillor	7,675	1,547	68
Park, David	Councillor	7,675	0	68
Schapansky, Darrell	Councillor	7,675	5,203	68
		<b>41,453</b>	<b>13,783</b>	<b>340</b>

Notes:

The benefit expense is the premium paid for accident insurance for members of Council while they are performing their civic duties.

Presented to Mayor and Council at the Regular Meeting held on  
Wednesday, February 11, 2026

Mandy McKague  
Chief Financial Officer



## Staff Report to Council Open Meeting

**Date:** February 4, 2026

**From:** CDC

**Subject:** NDIT Business Façade Improvement Program 2026

### **Recommendations:**

**THAT, Council supports the application to Northern Development Initiative Trust from the Village of Clinton for a grant of up to \$20,000 for the Business Façade Improvement Program 2026 from the Cariboo-Chilcotin Lillooet Regional Development Account.**

### **Background:**

We didn't have any businesses take part in it this year, however, businesses have expressed renewed interest in the business façade program for 2026.

### **Financial Impacts:**

This project is grant funded by the Business Façade Improvement Program through the NDIT. Through this funding, a maximum of \$20,000.00 is allowed for the completion of business façade improvements.

A handwritten signature in black ink, appearing to read "Brett Hartnett".

Brett Hartnett  
Community Development

CFO Initial ML.



## Staff Report to Council Open Meeting

**Date:** February 4, 2026

**From:** CDC

**Subject:** NDIT Grant Writer Program 2026

### **Recommendations:**

**THAT Council supports the application to Northern Development Initiative Trust from the Village of Clinton for a grant of up to \$8,000 for grant writing support.**

### **Background:**

Grant Writing services are essential to the Village's operations and represent a significant portion of the budget for capital and planning projects. While the CDC position is currently responsible for grant writing, the position also carries out business engagement, marketing, event planning, project management, committee coordination, plan development, and many other economic development initiatives.

Administration recommends pursuing NDIT Grant writer funding for three main reasons:

1. **Consistency.** The CDC and CAO positions have experienced significant turnover over the last few years. Having a third party contractor to do the grant writing work has been helpful to ensure continuity.
2. **Increased performance.** The CDC position has been able to separate the grant writing element from the position and focus more on other elements of the position including economic and business development initiatives, Spirit of Clinton, etc. A professional grant writer has also been able to provide a greater number and higher quality of grant application and allow the Village to begin preparing for grants farther in advance.
3. **Benefit to the Community.** While the Village could use a grant writer for the many strategic initiatives we have underway, the grant writer also provides assistance to community groups to bring more money into the community.

NDIT covers up to \$8000, to a maximum of 76% of eligible grant writer wages each year. This means the total amount for the grant writer is \$10,527 with the Village contributing \$2527 of that amount. Administration believes continuing with grant writer would more than makes up for this amount with revenue from grants.

Over the past year, the grant writing service supported the preparation and submission of eleven applications, advancing approximately \$1,650,000 in total project value and requesting

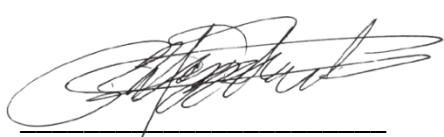
\$1,600,000 in external funding. This work went beyond municipal priorities to include direct support for nine local community groups, helping strengthen initiatives across the broader community while leveraging significant outside investment for Clinton.

Applications supported environmental restoration, emergency services, economic development, food security, seniors' programming, youth sport, arts and culture, and community events. The service also developed templates, shared language, and budgeting tools that strengthen long-term grant readiness.

This performance demonstrates strong return on investment and confirms that continued participation will help sustain momentum and maximize funding opportunities for Clinton

**Financial Impacts:**

Upon approval from Council, Finance will incorporate the Village's contribution of \$2527 into the 2026 budget. As the position would be contracted, no additional costs to the Village for benefits, etc. will be necessary.



Brett Hartnett  
Community Development Coordinator

CFO Initial 

CAO Initial 



## Staff Report to Council Regular Meeting

**Date:** February 11, 2026

**From:** CAO

**Subject:** Draft Election Bylaw

**Attachments:**

Draft Village of Clinton Election Bylaw No. 609, 2026

**Recommendations:**

**That Council gives first Reading to Village of Clinton Election Bylaw No. 609, 2026;**

**[Separate Resolution] That Council gives second reading to Village of Clinton Election Bylaw No. 609, 2026**

**AND**

**[Separate Resolution] That Council gives third reading to Village of Clinton Election Bylaw No. 609, 2026**

**Background:**

At the January 28, 2026 Regular Meeting, Council gave direction to Staff to prepare an Election Bylaw which reduced the number of advanced voting opportunities to one, requires the Village to post nomination documents on the Village Website, and settles ties by run off election.

The draft Election Bylaw is presented to Council for first, second, and third readings. One additional change has been included to grant the chief election officer the ability to hold special voting opportunities, such as at the Clinton Creek Estates, the Clinton Villa, or otherwise as the Chief Election Officer decides.

**Financial Impacts:**

Only holding one advance voting opportunity may reduce election costs by up to \$1000.

Brian Doddridge  
CAO

CFO Initials



## **THE VILLAGE OF CLINTON ELECTION BYLAW NO. 609, 2026**

A bylaw to provide for the procedures and conduct of local government elections and other voting within the Village of Clinton

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

### **1. CITATION**

This Bylaw shall be cited as the "*Village of Clinton Election Bylaw No. 609, 2026*".

### **2. REPEAL**

The "*Village of Clinton Election Bylaw No. 548, 2017*" and all its amendments are hereby repealed.

### **3. NOMINATION DOCUMENTS**

3.1. In addition to the requirements under Local Government Act Section 89(7)(a), Nomination documents shall be available for public inspection by means of the Village Website from the date after it is received by the Chief Election Officer until 30 days after the declaration of the election results under section 146 of the Local Government Act.

### **4. ELECTOR REGISTRATION**

4.1. A person may register as an elector only at the time of voting for all elections and assent voting.

### **5. ADVANCE VOTING OPPORTUNITES**

5.1. The required advance voting opportunity will be held on the 10<sup>th</sup> day before the general voting day from 8:00 am to 8:00 pm.

### **6. SPECIAL VOTING OPPORTUNITIES**

7.1 The Chief Election Officer may establish the dates, locations and voting hours within the limits set in the *Local Government Act*, for the special voting opportunities.

7.2 The Chief Election Officer may limit the number of candidate representatives who may be present at the special voting opportunity.

## 7. RESOLUTION OF A TIE VOTE AFTER JUDICIAL RECOUNT

In the event of a tie after a judicial recount, the tie vote will be resolved by conducting a run off election in accordance with section 152 of the *Local Government Act*.

## 8. SEVERABILITY

If any portion of this bylaw is found ultra vires by a court of competent jurisdiction, that portion shall be deemed to be severed from the bylaw to the extent that the remainder of the bylaw shall continue in full force and effect.

**READ A FIRST TIME** this Day of 2026

**ADOPTED** this Day of 2026

## **MAYOR**

## **CORPORATE OFFICER**



## Staff Report to Council Regular Meeting

**Date: February 11, 2026**

**From: CAO**

**Subject: Final Changes to OCP and Zoning Bylaw**

**Attachments:**

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

Village of Clinton Zoning Bylaw No. 607, 2025

**Recommendations:**

**That Council gives second reading to Village of Clinton Official Community Plan Bylaw No. 606, 2025**

**That Council gives third reading to Village of Clinton Official Community Plan Bylaw No. 606, 2025**

**That Council adopts Village of Clinton Official Community Plan Bylaw No. 606, 2025**

**That Council gives second reading to Village of Clinton Zoning Bylaw No. 607, 2025**

**That Council gives third reading to Village of Clinton Zoning Bylaw No. 607, 2025**

**Background:**

Since completing first reading of Village of Clinton Official Community Plan Bylaw No. 606, 2025 and Zoning Bylaw No. 607, 2025, referrals to the Agricultural Land Commission, High Bar First Nation, Interior Health Authority, Ministry of Transportation and Transit, and the Village Solicitor have highlighted necessary changes to the bylaw. The following is a summary of the changes. Minor or textual changes are not included in the below list. Major changes are also highlighted in the bylaws.

**Official Community Plan**

- Several changes recommended by High Bar First Nation to add wording recognizing our relationship and mutual interests, and acknowledging that more work needs to be done to provide context and detail for what a shared future will look like.
- Added First Nations context to tourism section.
- Added new goal:
  - Agriculture is protected and supported as a foundation of Clinton's rural identity, contributing to local food security, community health, and long-term economic resilience.
- Added new policies:
  - Support collaboration with local farmers, local food bank, ranchers, and First Nations to identify emerging opportunities in agriculture and agri-tourism that fit Clinton's rural scale.
  - Explore small-scale initiatives with partners (e.g., farmers' markets, community gardens, school gardens) that strengthen local food access and community health.
  - Ensure site design promotes safe highway access and minimizes traffic collision risks.

- Only consider Schedule 2 uses if applicants: comply with CSR, prepare spill prevention and emergency response plans, consult with relevant government entities, and take steps to avoid aquifers, floodplains, and sensitive uses.
- “Integrate green infrastructure (trees, shade, seating, pollinator-friendly landscaping) to improve health, walkability, and visitor comfort.” And “link annual tourism events with local food, heritage, and recreation sectors to maximize year-round draw.”
- “Incorporate climate resilience elements such as shade trees, water fountains, and snow clearing in winter to ensure year-round comfort and health equity.”
- “Continue to support and improve Clinton’s diversity of multi-use park types by featuring a mix of open and treed spaces, trails, and varied recreational amenities suitable for a range of ages and abilities”
- “Consider the Village’s role in positively influencing the determinants of health such as housing, social inclusion, education, food, physical activity, and clean air and water, when making decisions”
- “Consider partnerships with SD74 and community groups to support student success and resiliency through mentoring, nutrition programs, and volunteer supports.”
- “Promote education at all ages by encouraging a range of community-led educational programs, after-school programs, and post-secondary/adult education opportunities, such as trade programs”
- “Collaborate with partners such as Llenllenéy’ten, Pellt’iq’t, Interior Health, and TNRD to improve emergency preparedness and disaster response. This is to build upon the work of the emergency management sub-committee co-developed between Llenllenéy’ten and the Village of Clinton.”
- “Work with RCMP, Interior Health, Pellt’iq’t, Llenllenéy’ten, and local service providers to strengthen community-based approaches to safety, including mental health crisis response, substance use supports, and culturally safe policing practices”
- “Continually seek to improve snow/ice clearance policy and practice for sidewalks, crosswalks, and trails.”
- Policy Amended to: “Design and reconstruct sidewalks to be barrier-free so that they are reliable for use by all members of the community, by including curb ramps, clear width, grades, tactile warning, resting areas, and shading”
- “explore options for traffic calming, shade, and greenery along the highway corridor to improve pedestrian comfort and economic vitality.”
- “Include multi-sector partners such as health, Pellt’iq’t, Llenllenéy’ten, and volunteer groups in annual [Emergency Management] exercises.”
- “Ensure vulnerable groups (e.g., seniors, children, low-income, people with chronic illness) are included in all emergency preparedness planning and measures.”
- Added new action Items:
  - “Maintain open communication with non-profit housing providers, Llenllenéy’ten, Pellt’iq’t, and BC Housing to share information about local needs and opportunities.”
  - “Partner with Interior Health and local business associations to develop “Healthy Business Guidelines” (e.g., smoke-free patios, accessible design, breastfeeding-friendly spaces)”

- “Work with School District 74 and local Indigenous communities to explore farm-to-school and food sovereignty initiatives.”
- “improve green infrastructure throughout the Village, including shade, water fountains, benches, bike racks, cooling stations, and EV charging stations.”
- Soues Creek stream designation removed at the recommendation of a Qualified Environmental Professional.

### **Zoning Bylaw**

- Maximum fine increased to \$50,000. From Solicitor: “There may be times when the offence is so egregious that it is necessary to seek a more substantial fine, and the limit is now \$50k. Also, a municipality now has to pay all of its own legal and other costs for bylaw enforcement, and a prosecution can be about \$12-15k, yet costs are not generally awarded for a prosecution.”
- Several definitions added to improve clarity.
- Updated definition limits time frame for Campground visitors to 28 days in any 6 month period, and clarifies hotels and motels are not for permanent occupation.
- Added the requirement for R4 properties to be connected to municipal water and sewer systems, only if the original property is already connected to those systems.
- Specific Livestock maximums removed. It is more appropriate to have these specifics under the Animal Control Bylaw. An amendment to the animal control bylaw is under development.
- Private pools regulation added; It is not covered under other regulation so standard wording has been added.
- Additional Farm Residence size restriction brought in line with provincial requirements.
- Limited number of additional residence buildings in the A1 zone to one.
- Tennis Court Property added as site-specific zoning to permit multi-family dwelling.
- Changes to Public Use to remove reference to ownership – Ownership cannot be enforced.
- Pentecostal Church rezoned to C1.

Section 477 (6) of the Local government Act states: “Despite section 135 (3) [*at least one day between third reading and adoption*] of the *Community Charter*, a council may adopt an official community plan at the same meeting at which the plan passed third reading”. However, the Zoning bylaw is not eligible for this exemption and must be adopted at a future meeting.

### **Financial Impacts:**

The bylaws are funded through the provincial Housing Capacity Fund.



Brian Doddridge, CAO

## THE VILLAGE OF CLINTON

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

#### A Bylaw to adopt the Official Community Plan

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

#### **1. TITLE**

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

#### **2. AMENDMENTS**

- i. Village of Clinton Official Community Plan Bylaw and all amendments thereto is hereby repealed in its entirety.
- ii. Appendices attached hereto to this bylaw form an integral part of this bylaw.
- iii. This bylaw applies to all areas within the Village of Clinton.
- iv. The Village of Clinton Official Community Plan is hereafter attached as "Schedule 1" of this bylaw

**READ A FIRST TIME**

this 22 day of October, 2025

**PUBLIC HEARING HELD**

this \_\_\_\_ day of \_\_\_\_\_, 2025

**READ A SECOND TIME**

this \_\_\_\_ day of \_\_\_\_\_, 2025

**READ A THIRD TIME**

this \_\_\_\_ day of \_\_\_\_\_, 2025

**RECONSIDERED and FINALLY ADOPTED**

this \_\_\_\_ day of \_\_\_\_\_, 2025

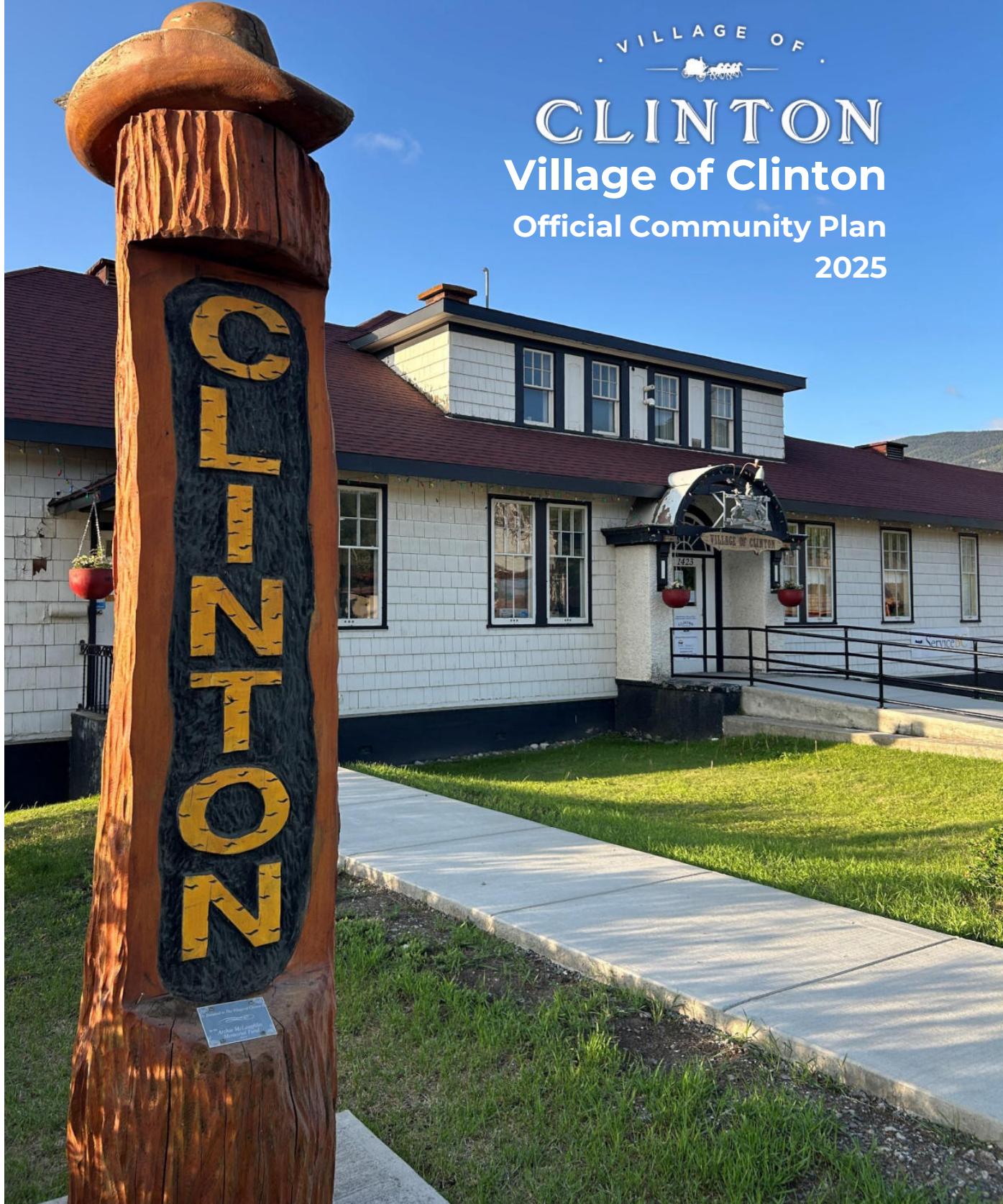
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Mayor

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Corporate Officer

VILLAGE OF  
CLINTON  
Village of Clinton  
Official Community Plan  
2025



## Land Acknowledgement

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

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

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

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

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

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

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

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

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# **Schedule A**

## **OCP Text**

# Section A Introduction

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

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

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

*Figure 1 OCP engagement process*



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

## A1 Purpose and Scope

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

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

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

## A2 Legislative and Regulatory Context

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

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

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

### A2.1 Other Jurisdictions

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

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

## A2.2 Regional Context Statement

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

### Human Settlement

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

### Energy and Transportation

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

### Economic Development

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

## **Environmental Protection**

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

## **Open Space and Cultural Heritage**

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

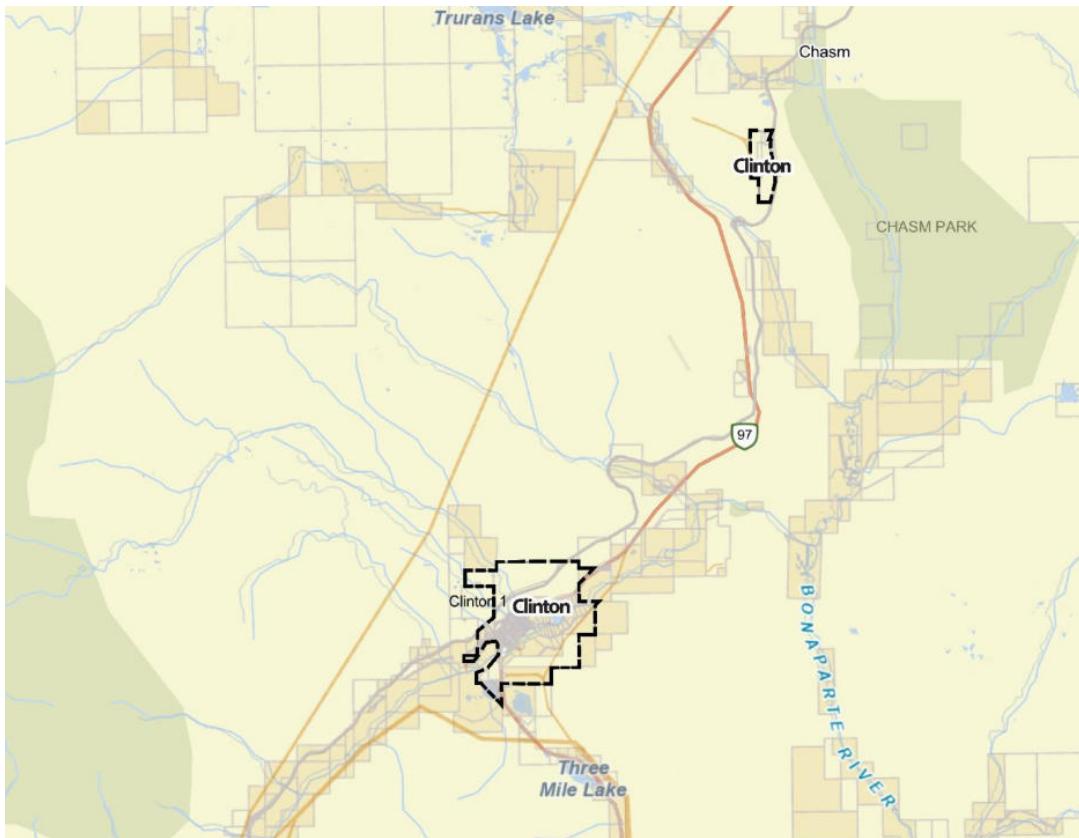
## **Cooperation and Process**

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

## Section B Community Context

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

Figure 2 Village of Clinton



## B1 Settlement History

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

Locally, the Secwépemc Nation is represented by the Pelit'iqt' (Whispering Pines/ Clinton Indian Band) and the Llenlleney'ten (High Bar First Nation). As written by Llenlleney'ten:

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

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

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

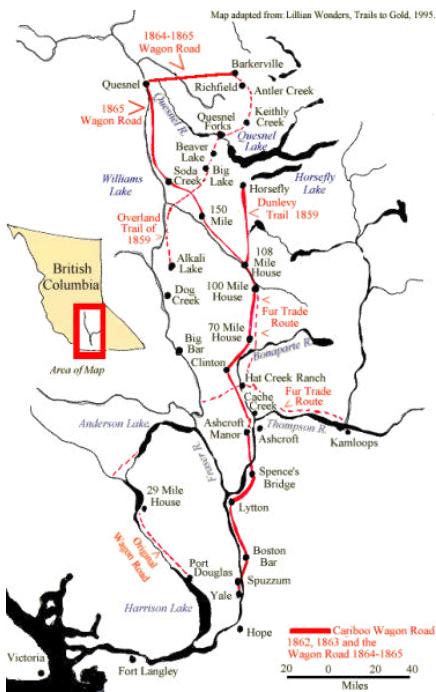


Figure 3 Cariboo Goldrush Trail map, source: [cariboogoldrush.com](http://cariboogoldrush.com)

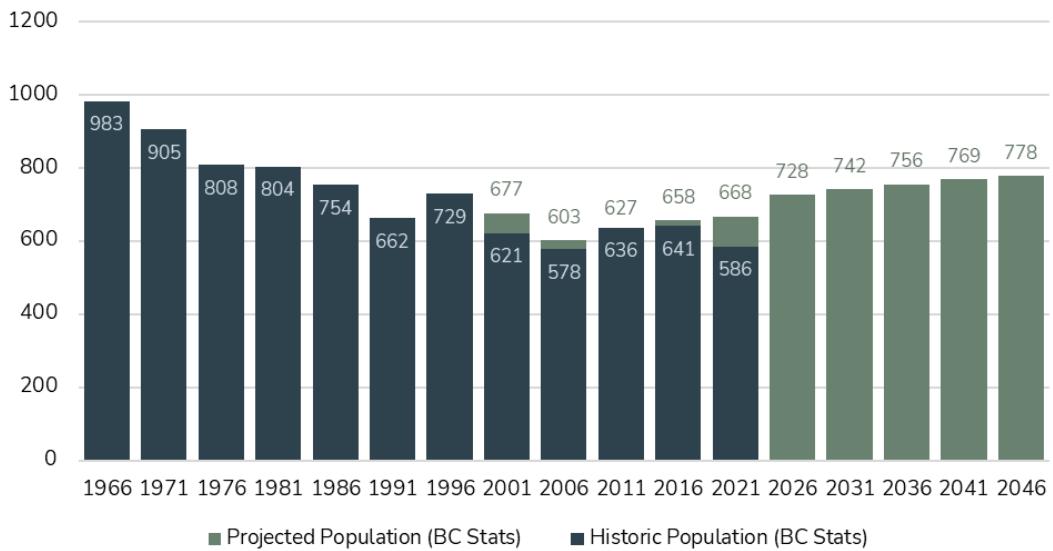
## B2 Demographics

### Population

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

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

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



### Age

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

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

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

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

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

### **Income**

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

## **B3 Economic Influences**

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

## Resource-based industries

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

- **Agriculture**

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

In total, there are 214.07 acres (86.63 hectares) of ALR lands within Clinton which represents approximately 13% of the municipal lands. Part of the responsibility to protect agricultural lands lays with the regulations of the Agricultural Land Commissions Act, which apply to all ALR land, while other responsibilities are those of the municipal and surrounding property owners. The Village of Clinton acknowledges that lands within the ALR are subject to the provision of the Agricultural Land Commission Act and its regulations which generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.

- **Forestry**

Forestry has played a central role in Clinton's history and economy. The closure of West Fraser's Chasm Mill in 2019 marked a significant shift away from forestry being a major part of the community; however, the Clinton and District Community Forest remains an important asset. Under a 25-year agreement with the Province, the Community Forest continues to generate surplus revenue that supports community projects and the surrounding area.

- **Mining**

Mining has also played an important role in Clinton's economy over the years, located within the most active mining district in British Columbia and the most productive copper mining district in Canada. Clinton has also historically benefited from quarrying activity at regional limestone deposits and lay deposits being used in the manufacturing of local bricks. Currently, there are no active local mining operations but some residents work at Highland Valley Copper, the largest open-pit copper mine in Canada, which is approximately 115km southeast of Clinton.

## Tourism

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

## B4 Housing Needs Assessment

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

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

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

*Table 1: Housing Needs Assessment Findings*

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

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

### Key areas of need

Key areas of need as outlined in the assessment were:

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

### Disclaimer

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

# Section C Community Vision

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

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

## C1 Priorities and Values

### Sense of Community

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

### Quality of Life

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

### Affordability

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

### Age-Friendly

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

### Nature

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

### Partnerships

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

## **Sustainability**

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

# Section D Policies

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

## D1 Housing

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

### D1.1 Diversity of Housing

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

#### Policies

- .1 Support the development of a broad range of housing types to meet the needs of residents across different ages, abilities, household types, and income levels.
- .2 Encourage a variety of housing tenures, including rental, cooperative and ownership options, to support inclusive, flexible housing choices for all residents.
- .3 Encourage the redevelopment of older housing or empty lots, for housing types identified in the Housing Needs Assessment as lacking; namely townhomes, rowhomes, rental apartments, triplexes, fourplexes.
- .4 Support secondary suites and accessory dwelling units on serviced residential lots typically associated with detached dwellings.
- .5 Support the development of multi-family housing in areas close to services and amenities to

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

- .6 Consider parking requirement reductions to facilitate the development of new housing.
- .7 When connected to municipal servicing, permit residential densities up to a maximum net density of 30 units/ ha.
- .8 Council may consider applications for density increases, beyond what is permitted in the Zoning Bylaw, where the proposal includes:
  - .a Rental, attainable, or affordable housing
  - .b Seniors or other supportive housing
  - .c Enhanced amenities including by not limited to universal accessible design for at least 25% of units, south-facing indoor amenity spaces, garden pots, or enhanced landscaping.

## D1.2 Development of Residential Land

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

- .1 Work with partners such as Llenlenéy'ten, Pell'tiq't, and the Government of British Columbia to advance the development of new residential areas.
- .2 Encourage the development or sale of vacant lots through incentive or disincentive programs.

### Action Items

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

## D1.3 Housing for Vulnerable Populations

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

## **Policies**

- .1 Encourage new housing to incorporate universal design features that increase ease of access and provide enhanced comforts for those with limited mobility, either as a benefit to the current occupants or future occupants to those units.
- .2 Support housing for vulnerable populations throughout the community as an essential housing choice. This includes, but is not limited to, supportive housing (such as assisted living for seniors or individuals requiring daily care), short-term safety net housing (such as emergency shelters and transitional housing), and subsidized housing.
- .3 Collaborate with non-marketing housing providers to understand their needs and make efforts to accommodate their requirements where possible.
- .4 Where possible, locate housing for residents with limited mobility (e.g., seniors and low-income individuals without personal vehicles) near essential community, health, and social services to ensure safe, comfortable, and independent living.

## **Action Items**

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

## D2 Economic Development

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

### D2.1 Protection and Expansion of Agriculture

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

- .1 Protect and enhance agricultural lands to maintain the community's agricultural character, encourage the diversification of local agriculture, promote local food production, and explore opportunities that enhance agri-tourism.
- .2 Encourage agricultural uses in both ALR and non-ALR lands, in areas that are rural in character and will create minimal negative impacts to those surrounding.
- .3 Require new development be buffered from ALR lands to protect existing agricultural operations.
- .4 Support the retention of large farms and/ or ranches to ensure the continued economic viability of the farm or ranch.
- .5 Enhance awareness of the purpose of the Agricultural Land Reserve and its regulations as set out by the *Agricultural Land Commission Act*.
- .6 **Support collaboration with local farmers, local food bank, ranchers, and First Nations to identify emerging opportunities in agriculture and agri-tourism that fit Clinton's rural scale.**
- .7 **Explore small-scale initiatives with partners (e.g., farmers' markets, community gardens, school gardens) that strengthen local food access and community health.**

#### Action Items

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

### D2.2 Supply of Commercial and Industrial Land

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

#### Policies

- .1 Limit development along the Highway 97 corridor to businesses that rely on convenient access and visibility by the travelling public such as retailers, hotels, and restaurants.
- .2 Encourage intensified development adjacent to Highway 97, between Cariboo Avenue and

Elm Avenue.

- .3 Require site designs to include measures that promote safe highway access and minimize traffic collision risks.
- .4 Direct uses that require larger amounts of land for the storage of materials, or to accommodate required shipping and hauling equipment to areas designated for Industrial use.
- .5 Mitigate negative impacts of commercial and industrial uses on surrounding users through setbacks, buffers, screening, or other regulations as required through the Zoning Bylaw.
- .6 Consider the long-term impacts of commercial and industrial uses to the land during time of review, including requiring any new heavy industrial zoned development proposals to demonstrate how they will protect ground water, manage stormwater, respect septic density limits if not connected to community sewer, and avoid floodplain siting; and/or requiring environmental assessments or other appropriate mechanisms or studies with development applications.
- .7 Uses that cause environmental contamination, such as those listed in Schedule 2 of the *Contaminated Sites Regulation (CSR)* of the *Environmental Management Act*, should be carefully considered and limited wherever possible to lands that are anticipated to reduce the potential harms.
  - .a Direct proposed applications for Schedule 2 uses to sites that have been previously contaminated or historically used for similar purposes as to not further limit future development on non-contaminated properties.
  - .b Only consider Schedule 2 uses if applicants: comply with the CSR, prepare spill prevention and emergency response plans, consult with relevant government entities, and take steps to avoid aquifers, floodplains, and other sensitive uses.
- .8 Continue to support opportunities for improved access to rail service (e.g. local passenger service or rail sidings) as generators for additional local employment.

#### **Action Items**

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

## D2.3 Support for Businesses

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

### Policies

- .1 Promote Clinton as an attractive location for business start-ups, expansions, and investment through supportive economic development strategies and infrastructure planning.
- .2 Encourage business development efforts that seek to attract new employment opportunities and strengthen the local economy.
- .3 Support community-centered and grassroots initiatives such as farmers or artisanal markets.
- .4 Conduct annual check-ins with local businesses through initiatives such as the Annual Business Walk and surveys, to identify opportunities for business retention, expansion, and attraction services.
- .5 Encourage mixed-use developments that allow business owners or workers to live and work on the same property.
- .6 Permit home-based businesses throughout the community.
- .7 Work with commercial and industrial landowners in exploring methods needed to increase the flexibility of their lands, with the intention of increasing productivity or employment.
- .8 In the Commercial land designation area, where multiple uses share the same building, the character of retail or service-based commercial uses should remain prominent, with residential uses located above or at the rear of the property if possible.

### Action Items

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

## D2.4 Tourism

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

## Policies

- .1 Revitalization and beautification of the Highway 97 commercial corridor is encouraged through the application of the Highway Commercial Development Permit Area designation.
- .2 Promote Clinton as a leading destination in the Cariboo Region for antiques, artisan goods, and collectibles, the starting point of the Gold Rush Off-Road Vehicle Trail, and a hub for gravel biking.
- .3 Expand the story of Clinton by encouraging the development of Indigenous tourism opportunities.
- .4 Support, enhance, and promote existing annual tourism events to strengthen community identity and attract visitors.
- .5 Encourage increased collaborative tourism development efforts through community action groups.
- .6 Integrate green infrastructure (e.g., trees, shade, seating, pollinator-friendly landscaping) into the built environment to improve health, walkability, and visitor comfort.
- .7 Link annual tourism events with local food, heritage, and recreation sectors to maximize year-round draw.

## Action Items

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

## D3 Social Well-Being and Public Services

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

### D3.1 Parks

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

#### Policies

- .1 Increase pedestrian comfort and encourage residents to spend time in public areas by enhancing the public realm through landscaping plantings, street trees, seating nodes, and pedestrian-friendly design.
- .2 Maintain an attractive streetscape by requiring all storage areas be located out of sight from main roadways.
- .3 Enhance existing parks amenities to adequately meet the needs of residents and visitors while supporting overall ecosystem health.
- .4 Incorporate local food production into the public realm and park spaces wherever possible and safe to do so.
- .5 Promote community stewardship by inviting residents to participate in the care and maintenance of parks and gardens.
- .6 Protect and enhance parks and open spaces, recognizing their importance in preserving biodiversity and supporting natural ecosystems.
- .7 Ensure new park development aligns with Design Guidelines of the Parks and Recreation Master Plan.
- .8 Implement a comprehensive signage system that includes wayfinding, and interpretive signs across all Village parks, trails and facilities.
- .9 Activities or development proposed in Parks and Open Spaces which may impact environmentally sensitive areas may be subject to the directions of Section D6 Environmental protection and emergency preparedness.
- .10 Incorporate climate resilience elements such as shade trees, water fountains, and snow clearing in winter to ensure year-round comfort and health equity.
- .11 Continue to support and improve Clinton's diversity of multi-use park types by featuring a

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

#### **Action Items**

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

## **D3.2 Recreation**

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

#### **Policies**

- .1 Recognize the value of inclusive recreation options for youth, adults, and seniors as a means of enhancing health, well-being and quality of life.
- .2 Explore opportunities to expand recreational amenities and activities to provide residents with different options year-round.
- .3 Continue to improve recreation facilities as funding permits and in response to community interests and needs.
- .4 Strive to offer recreation programs and services that are free or low-cost to ensure accessibility for all residents.
- .5 Work with the province to formalize public access to trails on Crown lands north and south of the community. Agreements may include assigning trail responsibilities to local trail associations.
- .6 Upgrade and maintain existing facilities, such as the fitness center and 47 Mile Sports Complex, to modernize facilities and improve accessibility for all users.

#### **Action Items**

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

initiatives or programming subsidies for those with financial barriers.

## D3.3 Culture

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

### Policies

- .1 Promote broader recognition and appreciation of Clinton's diverse heritage, including the influence of local First Nations, early settlement and Gold Rush history, industrial development, and other unique cultural features that shape the community's identity.
- .2 Encourage the preservation of Clinton's heritage and character buildings by supporting businesses and residents to continue their upkeep.
- .3 Encourage inclusivity, cultural diversity, and an intergenerational spirit in the programming of public spaces and community events.
- .4 Acknowledge and support the social and cultural importance of longstanding community events, such as the Clinton Ball, to strengthen community identity and pride.

### Action Items

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

## D3.4 Education, Health, and Safety

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

### Policies

- .1 Consider the Village's role in positively influencing the determinants of health such as housing, social inclusion, education, food, physical activity, and clean air and water, when making decisions.
- .2 Consider partnerships with SD74 and community groups to support student success and resiliency through mentoring, nutrition programs, and volunteer supports.

- .3 Promote education at all ages by encouraging a range of community-led educational programs, after-school programs, and post-secondary/ adult education opportunities, such as trade programs.
- .4 Continue to liaise with SD74 to maintain local school services and identify a long-term plan for vacant or underutilized lands and facilities.
- .5 Encourage inter-generational learning opportunities that promote knowledge and skill sharing.
- .6 Promote opportunities for agriculture-related education in partnership with agencies such as the Ministry of Agriculture, BC Institute of Agrologists, or post-secondary institutions.
- .7 Support and advocate for the development of health and community services that meet the needs of all residents, with a focus on seniors, children, and vulnerable populations.
- .8 Encourage the development of community care and healthcare facilities throughout Clinton.
- .9 Work with partners such as Interior Health to integrate Healthy Built Environment principles into future planning processes, including age-friendly initiatives, transportation planning, food security policies, injury prevention, and climate resilience (e.g., shade, wildfire smoke response, safe sidewalks).
- .10 Work with RCMP, Interior Health, Pellet'iq't, Llenllenéy'ten, and local service providers to strengthen community-based approaches to safety, including mental health crisis response, substance use supports, and culturally safe policing practices.
- .11 Support the development and maintenance of emergency service facilities.
- .12 Ensure all public buildings, including municipal facilities, are universally accessible and meet the requirements of the Accessible BC Act.
- .13 Support community-based agriculture initiatives such as gardens, greenhouses, and farmers markets to strengthen local food security and empower residents to grow their own food.
- .14 Encourage local food production and processing to increase food independence and build a resilient local food system.

#### **Action Items**

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

## D4 Transportation and Mobility

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

### D4.1 Active Transportation

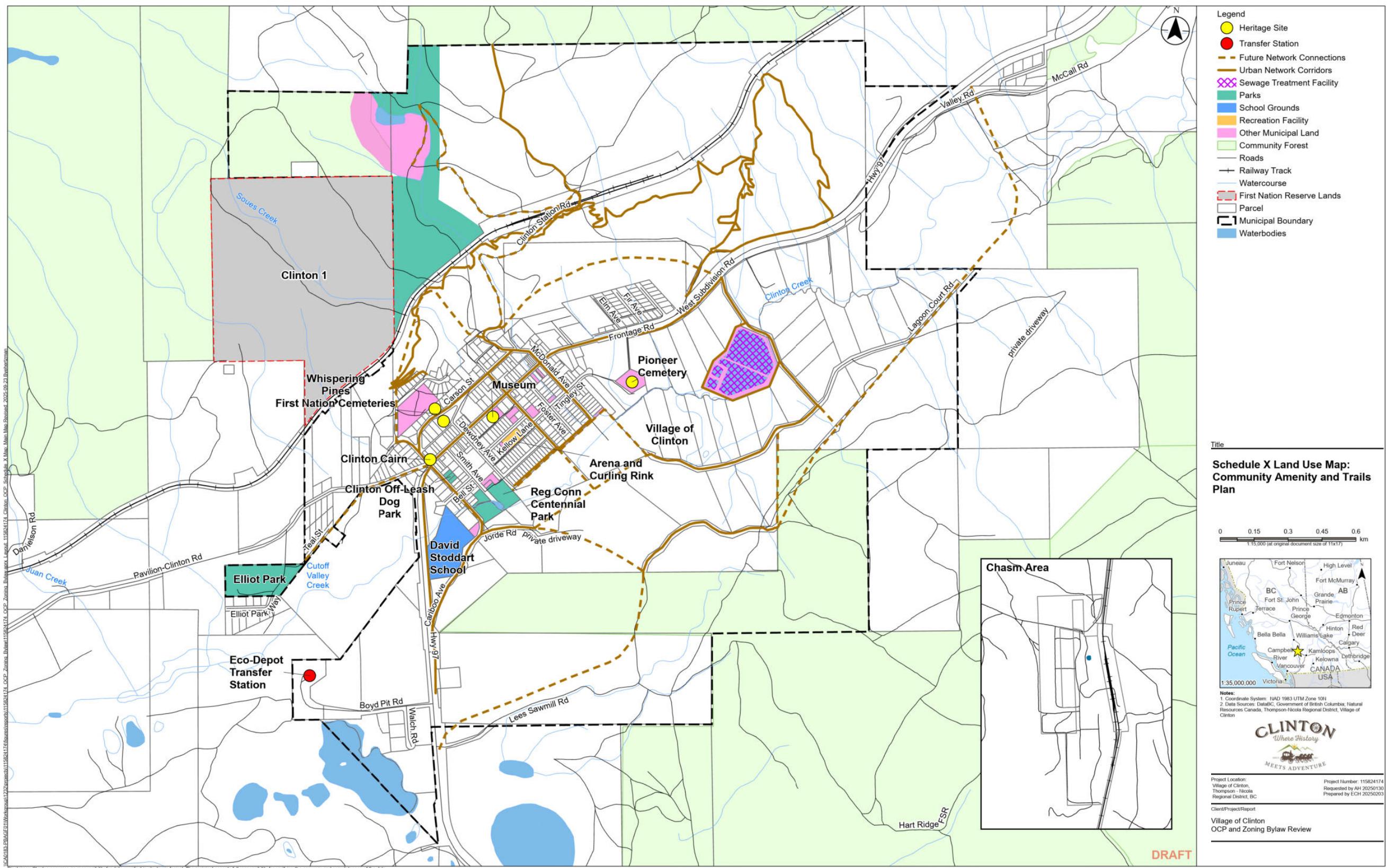
**Goal:** Clinton supports active transportation by fostering a compact, walkable community with safe, efficient, and connected infrastructure that is accessible year-round.

#### Policies

- .1 Develop and maintain a connected network of sidewalks to enhance accessibility and walkability throughout the community.
- .2 Design and reconstruct sidewalks to be barrier-free so that they are reliable for use by all members of the community, by including curb ramps, clear width, grades, tactile warning, resting areas, and shading.
- .3 Support active transportation through the implementation of the Bicycle and Trail Network Plan (Figure 5 Community Amenities and Trails Plan).
- .4 Promote cycling as a viable mode of transportation by considering bicycle infrastructure in road upgrades and new road construction.
- .5 Prioritize investment in multi-modal transportation systems that promote active lifestyles.
- .6 Continually seek to improve snow/ ice clearance policy and practice for sidewalks, crosswalks, and trails.

#### Action Items

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



## D4.2 Roadway Network

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

### Policies

- .1 Develop the community's roadway network in accordance with the Road Network Plan as provided as Figure 6 Roadway Network Plan.
- .2 Design and reconstruct sidewalks to be barrier-free so that they are reliable for use by all members of the community, by including curb ramps, clear width, grades, tactile warning, resting areas, and shading.
- .3 Encourage the Ministry of Transportation and Transit to maintain Highway 97 on its current alignment through Clinton and in its current form, i.e., one lane in each direction with on-street parking permitted through the Village's downtown.
- .4 Explore options for traffic calming, shade, and greenery along the highway corridor to improve pedestrian comfort and economic vitality.
- .5 Prevent new residential subdivisions from connecting new roadway to provincial highways.
- .6 Require parking areas to be well designed with stall delineation to increase capacity and traffic flow, and include accessible parking designations to reduce walking distances for those with reduced mobility.
- .7 Enhance the resiliency of the roadway network to climate change by encouraging the incorporation of new design, development, and maintenance strategies as they become available.
- .8 Work with CN Rail to address and improve crossing safety.

### Action Items

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

## D4.3 Transit

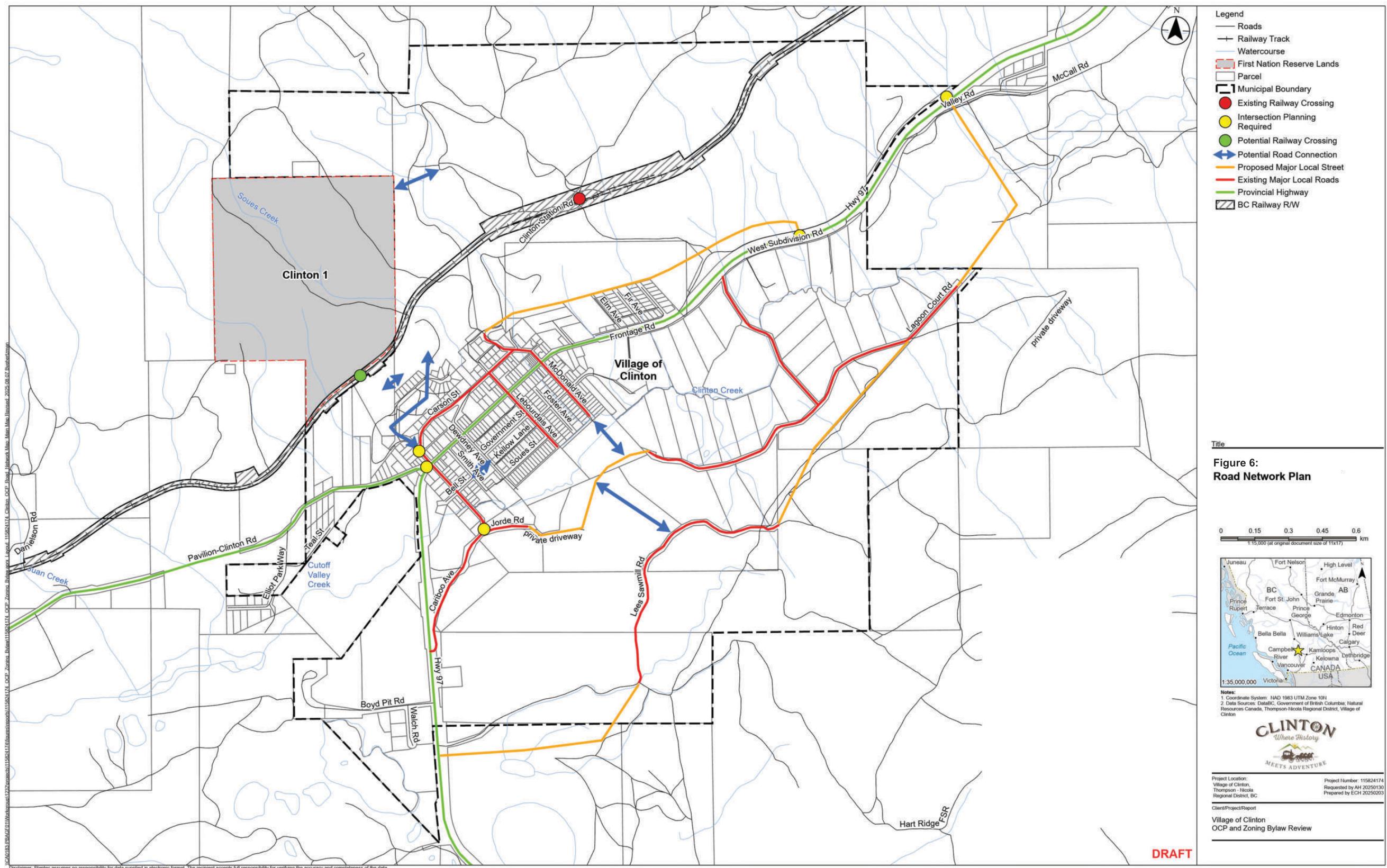
**Goal:** Residents have access to year-round regional transit to reliably access the services they need in surrounding communities.

### Policies

- .1 Support the on-going provision of accessible and affordable public transportation options to enable all residents remain active, connected, and engaged in the community.
- .2 Encourage the development of commercial transportation or ride-sharing opportunities that

enhance mobility for residents.

- .3 Advocate for the expanded role of the CN Rail line in providing regional transit options for Clinton.
- .4 Continue to actively participate in regional transit initiatives by collaborating with neighbouring municipalities and regional partners to enhance connectivity and improve access to transit services that meet the needs of the community.
- .5 Work with local organizations and regional partners to share information and raise public awareness about available transit options and services.



## D5 Servicing Infrastructure

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

### D5.1 Efficiency of Servicing

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

#### Policies

- .1 Undertake on-going asset management to inventory, monitor, and plan for the maintenance and replacement of municipal infrastructure.
- .2 Strive for increased efficiency of infrastructure, through increased utilization, prior to expansion.
- .3 Prioritize infill and compact development over greenfield expansion to reduce pressure on existing water systems and limit the need for new water and wastewater infrastructure.
- .4 Require all new development to connect to the Village's water and wastewater servicing networks where available and fairly consider and contribute to the associated costs of the Village's long-term ownership of associated infrastructure.
- .5 Where immediate connectivity to municipal servicing is not available for new developments, future connections should be considered during the time of development.
- .6 Design infrastructure to be efficient, scaled appropriately, and include suitable sustainable designs and technologies.
- .7 Endeavor to eliminate overhead utility lines.

#### Action Items

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

### D5.2 Water Network

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

#### Policies

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

and future water demands.

- .2 Promote water conservation practices and enforce water use restrictions when necessary to maintain a sustainable supply.
- .3 Enhance community awareness of the importance of water conservation to help reduce long-term capital costs and ensure compliance with the Village's licensed water withdrawal limits.
- .4 Consider improvements to the existing water system to create a dual zone system that will better manage water pressures and change the alignment and elevation of service areas.
- .5 Work toward securing a reliable water source with built-in backup systems to ensure long-term supply and resilience.

**Action Items**

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

## D5.3 Sanitary Sewer Network

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

**Policies:**

- .1 Support the expansion of the existing sewer system where costs to the municipality for any upgrades are minimized.
- .2 Assess the current capacity of the wastewater lagoon before approving any new development that could impact system capacity.

## D5.4 Stormwater Management

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

**Policies:**

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

on adjacent properties and the broader environment.

- .2 Encourage the use of low impact development and green infrastructure, such as rain gardens, bioswales and permeable surfaces to reduce runoff and increase on-site retention and infiltration of stormwater.
- .3 Identify and implement opportunities to capture, reuse, and redirect stormwater from both new developments and existing buildings.
- .4 Manage stormwater to prevent contamination of water sources by promoting natural filtration, reducing pollutant runoff, and implementing best practices in stormwater infrastructure.

## D5.5 Solid Waste

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

### Policies

- .1 Encourage regional recyclable material services and continue to work with the TNRD on solid waste programs.
- .2 Explore innovative strategies to further increase waste diversion and reduce overall waste generation.

### Action Items

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

## D6 Environmental protection and emergency preparedness

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

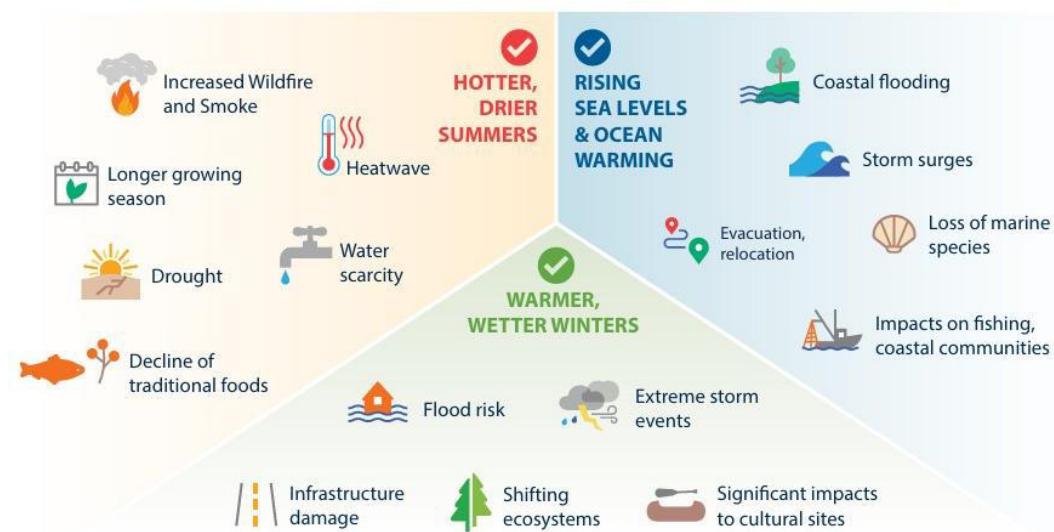


Image 1 Impacts of climate change on communities, economy, health, and well-being.  
Source: Clean BC, Climate Preparedness and Adaptation Strategy Actions for 2022-2025

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

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

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

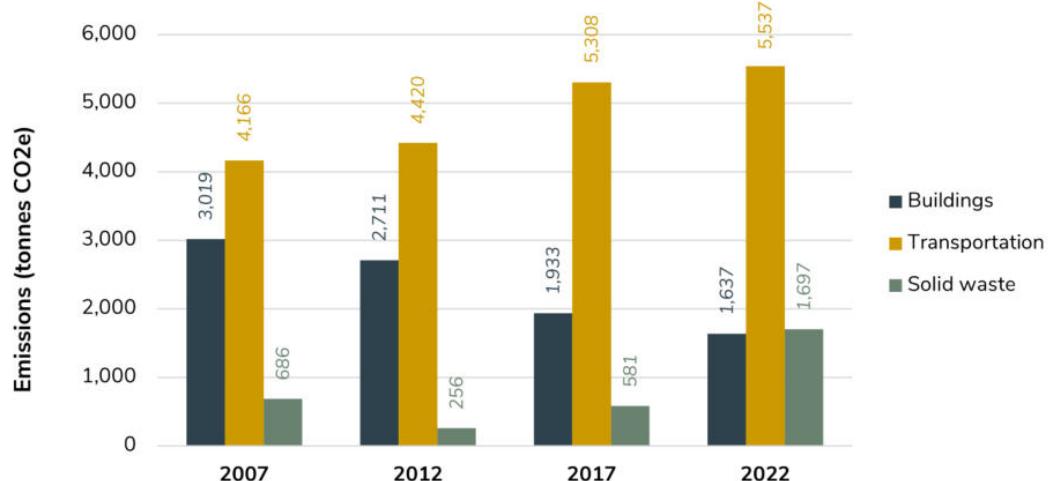
infrastructure reduce extreme heat, local food systems buffer against supply disruptions, and compact, walkable neighbourhoods reduce reliance on personal vehicles. Planning through an environmental and health lens addresses emissions, protects ecosystems, and safeguards residents' well-being.

## D6.1 Greenhouse gas emissions

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

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

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



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

**Target:** *Recognizing the challenges of reducing GHG emissions in a rural community such as Clinton where residents' access to daily needs such as groceries or employment locations is limited, the Village sets the following community-wide GHG reduction targets:*

- *5% reduction in buildings emissions, below the 2022 levels, by 2032*
- *20% reduction in transportation emissions, below the 2022 levels, by 2032*
- *10% reduction in solid waste emissions, below the 2022 levels, by 2032*

### **Policies**

- .1 Consider climate change and its impacts when reviewing new development applications, undertaking long-range planning initiatives, and designing municipal infrastructure.
- .2 Encourage initiatives or improvements that will lower greenhouse gas emissions wherever possible.

## **D6.2 Responsible management**

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

### **Policies**

- .1 Protect, restore, and responsibly manage the natural and built environment to support long-term sustainability for current and future generations.
- .2 **Protect local watersheds, including by improving resilience to drought, wildfire, and extreme precipitation, to maintain a safe and secure municipal water supply.**
- .3 Require a report conducted by a Qualified Environmental Professional (QEP) for developments in areas with aquifers, drainage courses, or watersheds.
- .4 Discourage changes to, or interruption of, natural drainage courses.
- .5 Encourage the improved connectivity of habitat corridors.
- .6 Encourage the voluntary protection of natural features (e.g. streams, natural habitats) where no other protection measures are in place.
- .7 Carefully consider and limit uses that cause environmental contamination, such as gas stations, to areas or on lands that are anticipated to minimize the potential harms.

### **Action Items**

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

## D6.3 Energy efficiency

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

### Policies

- .1 Encourage the construction of new buildings to incorporate energy efficient and water-conserving appliances.
- .2 Support initiatives that improve energy efficiency for existing buildings such as trade-in programs or rebates for swapping out appliances or lighting fixtures.
- .3 Identify and explore opportunities to integrate energy efficient practices into Village operations such as through municipal buildings or water and sewer systems.
- .4 Encourage low-impact renewable energy generation including solar and geothermal technology.

### Action Items

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

## D6.4 Emergency preparedness for natural hazards

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

### Policies

- .1 Participate in local and regional emergency management to protect lives, property, the environment, and the economy from potential emergencies.
- .2 Collaborate with partners such as Llenlenéy'ten, Pellt'iq't, Interior Health, and TNRD to improve emergency preparedness and disaster response. This is to build upon the work of the emergency management sub-committee co-developed between Llenlenéy'ten and the Village of Clinton.

- .3 Practice the procedures outlined in the emergency management plan annually.
- .4 Include multi-sector partners such as health, Pellt'iq't, Llenllenéy'ten, and volunteer groups in annual exercises.
- .5 Identify and understand natural hazards with the potential to cause emergency disasters.
- .6 Mitigate negative impacts from flooding, geohazards, and wildlife as best as possible; which may include:
  - .a Limiting development in areas prone to flooding to uses that do not pose a risk of life, property, the economy, or the environment; unless proof of appropriate mitigation measures such as dry proofing have been designed by a registered professional and demonstrated to Council through the application process.
  - .b Undertaking infrastructure upgrades and other improvements, as outlined in the Flood Mitigation Plan (2025) that will reduce the likelihood of flooding in the community.
  - .c Prohibiting development on slopes greater than 30%
  - .d Improving access and egress to neighbourhoods in wooded areas
- .7 Implement the recommendations of the Clinton Wildfire Protection Plan to help mitigate wildfire risks, including but not limited to:
  - .a Requiring new subdivisions to be designed in accordance with the *Community Wildfire Resiliency Plan* (2023) and Wildfire Interface Hazard Development Permit Area guidelines,
  - .b Encouraging property owners to modify their landscaping and Fire Smart their properties,
  - .c Evaluate and modify municipal properties to enhance compliance with Fire Smart principles,
  - .d Requiring more fire-resistant building materials, and
  - .e Undertaking community fuel reduction.
- .8 Acknowledge the severity that extreme heat and poor air quality can have on vulnerable populations in the community, specifically seniors and children.
- .9 Explore opportunities to open public buildings as temporary gathering or overnight sheltering locations for vulnerable populations during extreme weather events, including for those without air conditioning during extreme heat, or those with breathing conditions during poor air quality days.
- .10 Ensure vulnerable groups (e.g., seniors, children, low-income, people with chronic illness) are included in all emergency preparedness planning and measures.

#### **Action Items**

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

including incorporating wildland fire guard setbacks into trail networks.

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

## D7 Governance

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

### D7.1 Responsible and respectful leadership

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

#### Policies

The Village will:

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

#### Action Items

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

### D7.2 Building partnerships

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

## **Policies**

- .1 For developments on First Nation Reserves or owned lands, the Village will support processes to negotiate service agreements for basic services such as water, sewer and roads.
- .2 Partner with neighbouring First Nations on joint economic, community and planning projects that provide a mutual benefit to all residents.
- .3 The Village will support initiatives to increase presence and understanding of First Nations history and heritage in Clinton.
- .4 Support and ensure alignment with the TNRD Regional Growth Strategy.
- .5 Seek and support relationships with non-governmental organizations and community-based groups to enhance local capacity and access to resources.
- .6 The Village shall work collaboratively with the TNRD, Interior Health and SD74 and other regional agencies to advance priorities and planning initiatives.
- .7 Embrace partnerships that promote heritage, arts and culture, education, tourism and agriculture as important industries that promote stable and diverse revenue sources.
- .8 Support the economic development initiatives of the Secwépemc Nation and encourage collaboration where possible.

# Section E Future Growth

## E1 Land Use Context

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

## E2 Land Use Map

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

*Table 2: Explanation of Land Use Designations*

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

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

- .3 It is understood that existing development in these areas may not meet the described intent; however, as development continues, future applications should consider and conform to the vision as outlined.
- .4 Application of the Zoning Bylaw on parcels located in each land use designation should be in accordance with the development intent outlined in Table 2: Explanation of Land Use Designations and Table 3: Application of the Zoning Bylaw Districts to Specific Land Use Designation Areas.

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

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

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

## **E3 Potential Developable Lands**

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

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

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

### **E3.1 Residential lands**

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

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

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

Table 4: Potential residential development opportunities

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

## Potential Residential Development Opportunity Considerations

### 1. Whispering Pines/ Clinton Indian Band Subdivision

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

### 2. Elm Ave, Fir Ave, Spruce Ave Extension

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

### **3. Southeast Portion of DL 962**

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

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

### **4. Lagoon Court Subdivision, outside of the ALR**

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

### **5. Tingley Subdivision**

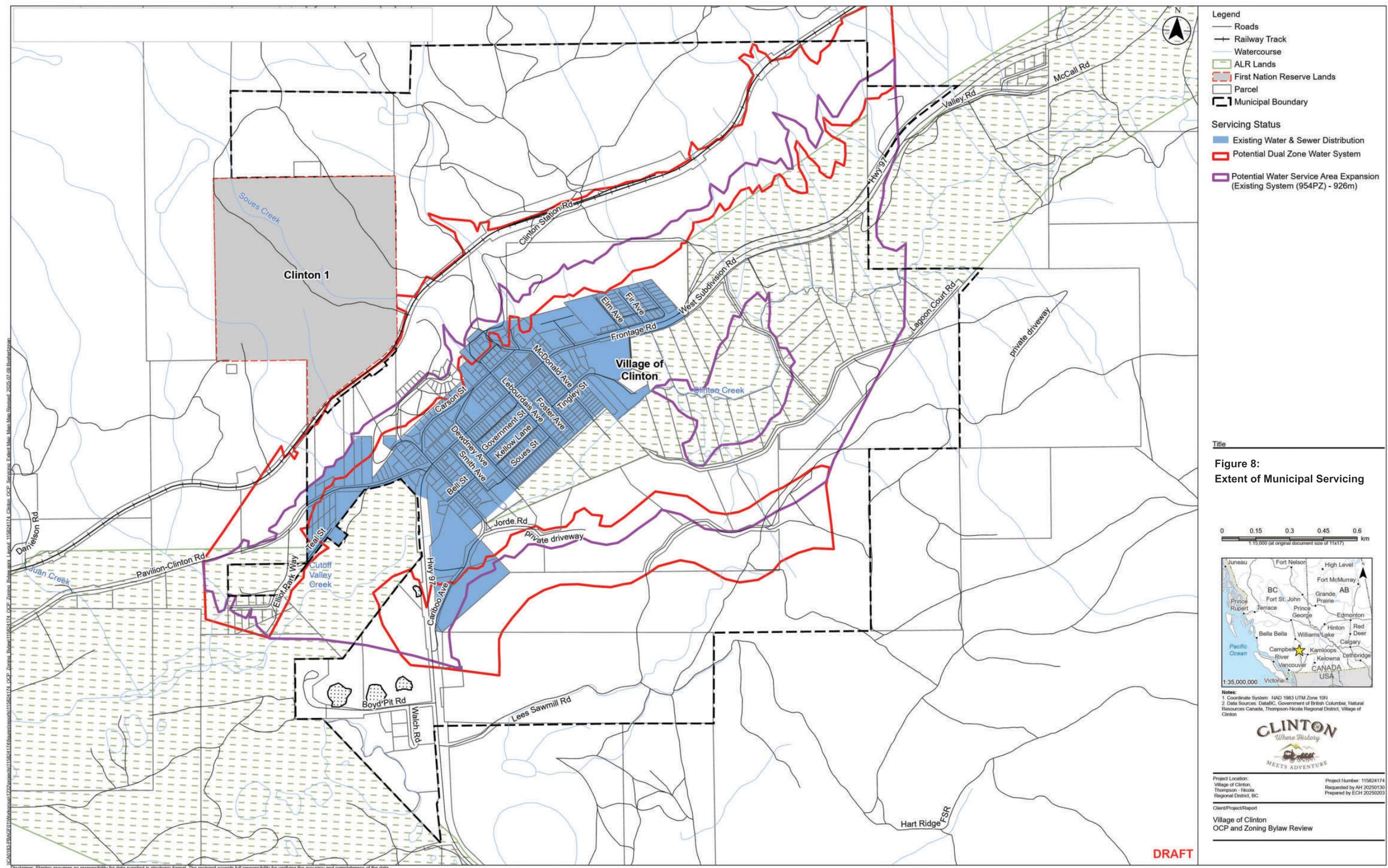
1628 Tingley St (Lot A DL 2 Group 5 Lillooet District) is a 7.46 ac (3 ha) privately held parcel that, due to its location, represents an opportunity for the development of higher-density residential uses.

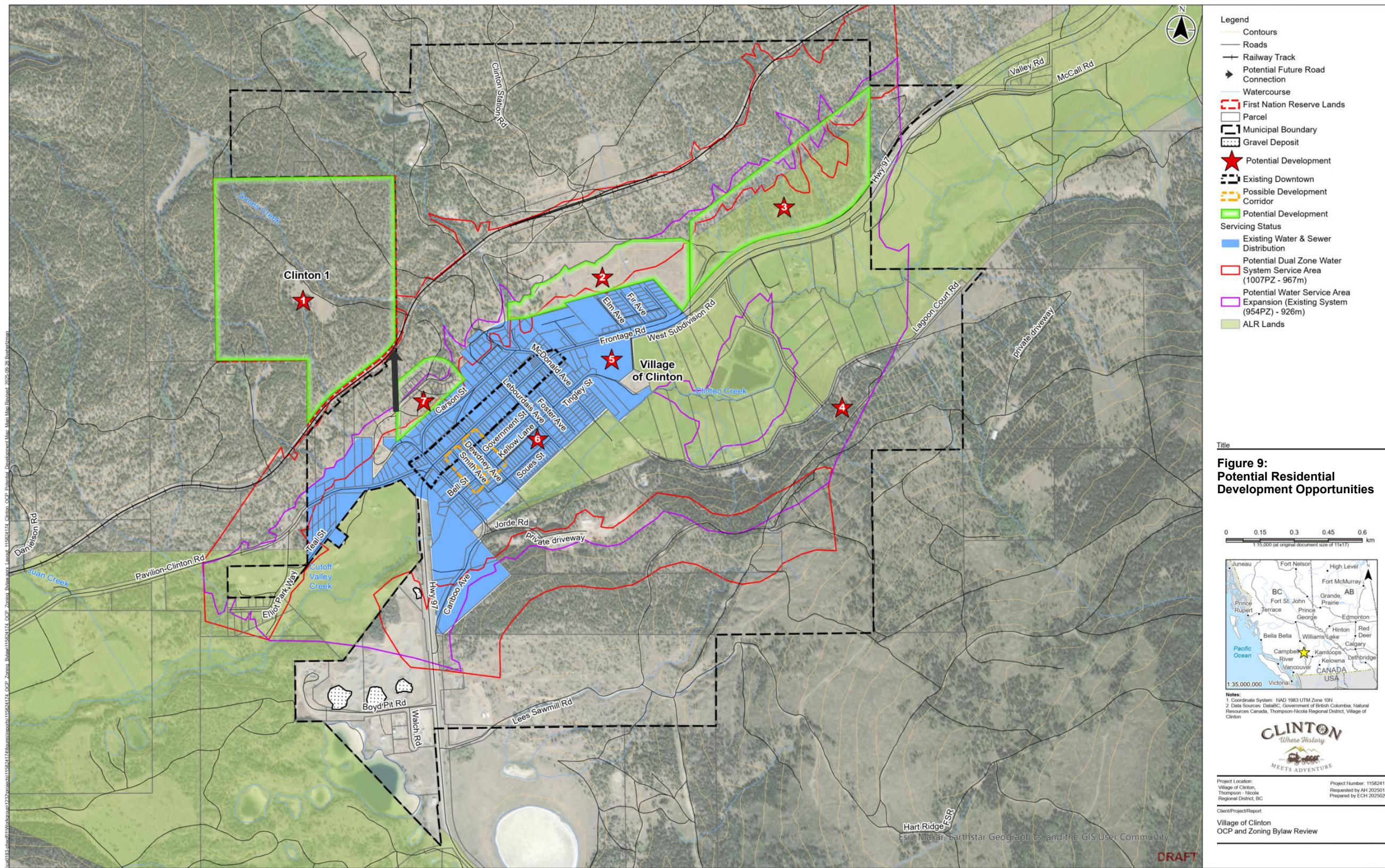
### **6. Infill Development**

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

### **7. Lot 9**

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





## **E3.2 Employment lands**

### **E3.2.1 Commercial**

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

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

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

### **E3.2.2 Industrial**

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

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

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

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

## **E4 General Development Provisions**

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

### **Application Process and Reviews**

- .1 Applications for new development (OCP Amendment, Rezoning, Subdivision applications) shall be reviewed in terms of their ability to meet the vision, intent and policies of this OCP.
- .2 As applicable, applicants may need to submit a conceptual servicing plan for water, sanitary sewer, and stormwater drainage that investigates and initiates water conservation measures.
- .3 At the time of subdivision, 5% parkland dedication of the land to be subdivided is required. Council may consider payment in lieu of parkland dedication at time of subdivision where dedications benefit community overall social, cultural and educational needs.
- .4 Applications for ALR land exclusion and/or subdivision, as submitted to the ALC, may be supported by the Village where the application is consistent with the regulations and policies of the ALC, as well as the vision and priorities of this OCP.
- .5 Any development within 800 metres of a controlled access highway requires Ministry of Transportation and Transit approval pursuant to Section 52 of the Transportation Act.
  - .a The Village also acknowledges that under Section 52 of the *Transportation Act*, any Zoning Bylaw under the Local Government Act affecting lands within a radius of 800 m of the intersection of a controlled access highway is required be approved by the minister before its adoption.
- .6 Any new subdivision adjacent to a Controlled Access Highway will require approval under Section 80 of the *Land Title Act*. The Provincial Approving Officer is required to sign the Plan.
- .7 Subdivision of lots which may create pan handle, flag lots, or irregular shaped parcels are discouraged. Where specific parcel constraints limit subdivision options, the Village may

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

- .8 Any development within the ALR, regardless of its consistency with the Village of Clinton and ALR regulations, may be circulated by the Village to the ALC for their review and comment.
- .9 Any development of trails, roads, or the expansion or increased intensity of uses for lands in the ALR requires an application to the ALC. This includes further development on Village-owned properties such as Elliot Park or at the lagoon.
- .10 Any development involving heritage assets or archaeological sites must comply with the Heritage Conservation Act, ensuring that designated historic buildings, sites, and both recorded and unrecorded archaeological areas are protected and not altered without appropriate permits.

#### **Development Permit Areas**

- .1 The following Development Permit Areas indicate areas where the Village may require additional information and impose additional guidelines:
  - .a Areas surrounding environmentally sensitive watercourses, as shown on Schedule C Streamside Development Permit Area.
  - .b Areas subject to hazardous conditions:
    - Steep slopes with grades in excess of 30%,
    - Areas subject to high wildfire risk
  - .c Areas where the form and character of buildings may be of particular interest, as shown on Schedule E Highway Commercial Development Permit Area.
    - Commercial areas along Highway 97
    - Multi-family residential buildings
- .2 All multi-family residential building forms, meaning those constructed with more than three dwelling units in a single structure, are subject to the Multi-family Residential Development Permit Area guidelines
- .3 In lieu of the Hazard Land Development Permit Area application required for areas subject to high wildfire risk, development applications can be issued with registration of a Wildfire Interface Covenant (Appendix B).
- .4 In lieu of the Streamside Development Permit Area application required for areas surrounding environmentally sensitive watercourses, a Declaration for Riparian Areas Regulation Exempt Property (Appendix A) can be completed and filed with the municipality.
- .5 Owners of lands affected by dedication for environmental protection (e.g., Development Permits or Conservation Covenants) may use the original site area in computing density, floor

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

#### **Building restrictions**

- .1 All buildings must meet the BC Building Code.
- .2 Due to limitations of the Village Fire Department equipment, building heights must be restricted to a maximum height of 2 storeys.

#### **Setbacks and Buffering**

- .1 In accordance with the *Farm Practices Protection Act* (Right to Farm), new development abutting land in the ALR should include means of buffering along its shared perimeter to protect the agricultural lands.
  - .a Buffering should be designed in accordance with the ALC's publication "Landscape Buffer Specifications" and must include a fence.
- .2 Development of lands abutting the CN railway should include means of buffering along its shared perimeter to minimize impacts to non-rail users and protect the continued use of the railway for passenger and freight hauling.
  - .a Setbacks and buffering should be designed in accordance with the publication "Guidelines for New Development in Proximity to Railway Operations (Guidelines) (2013)" which requires a minimum of 30m setback from new residential development to Main Lines.

## **E4.2 Sand and Gravel Deposits**

- .1 Sand and gravel extraction is to be conducted in a manner that limits the impact on neighbouring properties, including control of hours of operation, dust control, screening, access, traffic circulation, and site reclamation.
- .2 Current active sand and gravel deposits may continue to operate as resource extraction areas. Upon closure of the quarries the land use for the site shall be in conformance with the OCP land use designation.

# Section F Implementation

## F1 Implementation Checklist

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

*Table 5 - Implementation Action Items*

Key Theme	Supportive Implementation Items
Housing	<ul style="list-style-type: none"><li>Clinton may support the establishment of a Housing Committee to address housing issues in the community. Potential issues for the Committee to address include:<ul style="list-style-type: none"><li>Facilitating opportunities for housing rehabilitation</li><li>Promoting barrier-free and age-friendly housing initiatives</li><li>Promoting opportunities that diversify the housing inventory</li></ul></li><li>Investigate incentives or disincentives to encourage the redevelopment of vacant residential lots.</li><li>The Village may consider Housing Agreements as tools to assist in achieving objectives for the provision of affordable and special needs housing. To help facilitate future non-market housing, the Village may also explore opportunities to acquire land within its boundaries for this purpose.</li></ul>
Economic Development	<ul style="list-style-type: none"><li>Align the ZBL to the regulations of the ALC for all ALR lands.</li><li>Develop a contaminated sites map, and maintain a registry to track and manage lands historically used for Schedule 2 purposes.</li><li>Regularly review zoning and licensing regulations to ensure they support small and home-based businesses.</li><li>Explore legislative tools, such as a Revitalization Strategy or Revitalization Tax Exemption Program, to incentivize commercial development.</li><li>Support the creation of business associations through outreach and resource sharing.</li><li>Enhance the Façade Improvement Program by simplifying applications and promoting success stories.</li><li>Investigate Community Forest opportunities, including partnership opportunities with First Nations and local businesses.</li><li>Develop a Clinton Tourism Investment Guide to attract new tourism businesses to the community, including main street retailers, dude ranches, and guided off-road (ORV) tours.</li><li>Engage with the Gold Rush Trail Management Committee to rejuvenate the tourism region</li></ul>

Key Theme	Supportive Implementation Items
	<p>through branding and product development.</p> <ul style="list-style-type: none"> <li>• Create and maintain a tourism guide that offers key visitor information.</li> <li>• Evaluate the feasibility of the Museum and Visitor Information Centre opening seven days a week year-round to provide consistent service to visitors.</li> <li>• Create a Clinton Tourism Advisory Group and launch a Clinton Ambassador Program to promote local tourism.</li> <li>• Improve visitor access to key facilities by upgrading directional signage, expanding parking options, and enhancing the existing dog park.</li> <li>• Explore opportunities to develop new amenities such as public sani-stations and rest stops to improve overall visitor experience and support tourism growth.</li> <li>• Identify and evaluate innovative technology to enhance the guest experience in the community.</li> </ul>
Social Well-Being and Public Services	<ul style="list-style-type: none"> <li>• Prioritize the creation of a Master Plan for Reg Conn Park and Elliot Park to guide future redevelopment and improvement opportunities.</li> <li>• Identify source(s) of funding, including grants, fund-raising, corporate sponsorship, municipal support</li> <li>• Develop an Amenities Capital Plan targeting beautification projects that improve the visual appeal of public spaces throughout the community.</li> </ul>
Recreation	<ul style="list-style-type: none"> <li>• Use communication tools (e.g. social media) to ensure residents are aware of the diverse range of activities taking place in the community.</li> <li>• Work with other community organizations to evaluate the feasibility of offering programs/ drop-in activities for youth at non-municipal facilities such as schools or the Legion.</li> <li>• Investigate opportunities for government funding of facilities, potentially in partnership with the TNRD.</li> <li>• Explore opportunities for partnerships with the private sector for funding new capital initiatives or programming subsidies for those with financial barriers.</li> <li>• Identify older buildings that add to the aesthetic quality of the Village of Clinton as historic and worthy of preservation, giving them a historic designation. Additions may include, but not be limited to: the museum, cairn, Pioneer Cemetery, and the Whispering Pines Community Indian Band Cemetery.</li> <li>• Seek to expand the cultural diversity represented on Village committees and boards to increase the range of opinions being considered.</li> <li>• Celebrate Seniors Week at the start of June.</li> <li>• Partner with Cache Creek and Ashcroft to have community programming that aligns with the public bus schedule as it passes through these communities.</li> <li>• Advocate for the library to extend its hours of service.</li> <li>• Ensure all municipal buildings align with the Accessible BC Act.</li> </ul>

Key Theme	Supportive Implementation Items
	<ul style="list-style-type: none"> <li>• Improve ongoing engagement with older adults and vulnerable people in the community about Village activities and decisions,</li> <li>• Advocate for mobile pharmacy services and access to physicians in Clinton.</li> <li>• Implement a Smoke-Free Bylaw for Public Places.</li> </ul>
Transportation and Mobility	<ul style="list-style-type: none"> <li>• Seek supports or partnership from other levels of government and future developers to construct and improve the trails identified in Figure 5 Community Amenities and Trails Plan.</li> <li>• Sidewalk coverage can be strategically increased as financial resources permit and in association with new development.</li> <li>• Replace any sidewalks that are not barrier-free with more accessible designs as funding becomes available.</li> <li>• Advocate that MOTT install additional crosswalks across Highway 97.</li> <li>• Encourage MOTT to: <ul style="list-style-type: none"> <li>◦ develop sidewalk bump outs at key locations.</li> <li>◦ manage sign clutter to improve highway speed control sign visibility.</li> </ul> </li> </ul>
Servicing Infrastructure	<ul style="list-style-type: none"> <li>• Develop and implement an Asset Management Program.</li> <li>• Establish a Development Cost Charge Bylaw that addresses strategic planning and financing for servicing needs.</li> <li>• Consider programs of voluntary household water metering and rate system that provides cost savings to average water users who participate in the program.</li> <li>• Explore ways to increase understanding about conserving water during peak demand periods, and best practices in residential indoor and outdoor water use. Examples may include advertising a community high water use advisory index on the Clinton website.</li> <li>• Monitor the requirements for fire protection services to ensure that they have the appropriate resources.</li> <li>• The Village can model water conservation on public land and at community buildings and facilities.</li> <li>• Introduce a community waste diversion education initiative and/ or program.</li> <li>• Work with TNRD to establish long-term, local disposal capacity and enhanced services for hazardous material disposal.</li> <li>• Consider potential for local or regional recycling services with partners (e.g. enhancing agricultural land with composting).</li> </ul>
Emergency Protection and Emergency Preparedness	<ul style="list-style-type: none"> <li>• The Village may work with the relevant agencies to ensure protection and management of areas beyond the municipal boundary.</li> <li>• Participate with other governmental partners on programs, plans, or initiatives that advance climate change preparedness and adaptation.</li> <li>• Complete a Climate Action Plan and Energy Plan to identify effective ways to improve energy efficiency throughout the community.</li> </ul>

Key Theme	Supportive Implementation Items
	<ul style="list-style-type: none"> <li>Investigate and develop potential incentives to builders, developers, and homeowners who incorporate alternative energy sources.</li> <li>Improve efficiency and reduce GHGs in the heating of civic buildings and facilities.</li> <li>Work with other levels of government, local energy assessment professionals, local trades people, and local suppliers to develop a program to encourage cost-effective retrofits of existing commercial, residential and institutional.</li> <li>Consider offering a Christmas light program to swap out residents' old lights with energy-efficient strings.</li> <li>Explore strategies to monitor and maintain wildfire hazard reduction over the long term, including incorporating wildland fire guard setbacks into trail networks.</li> <li>Encourage provincial agencies to update and maintain current mapping indicating areas susceptible to wildfire.</li> <li>Implement the findings of the Village of Clinton Flood Mitigation Plan (2025), to improve municipal drainage, upsizing infrastructure, and prevent flooding wherever possible.</li> <li>Consider the development of a Flood Hazard Development Permit Area which references updated mapping, created after municipal improvements to prevent flooding have been undertaken.</li> <li>Implement the findings of the Village of Clinton Community Wildfire Resiliency Plan (2023).</li> <li>Explore strategies to monitor and maintain wildfire hazard reduction over the long term, including incorporating wildland fire guard setbacks into trail networks.</li> <li>Encourage provincial agencies to update and maintain current mapping indicating areas susceptible to wildfire.</li> </ul>
Governance	<ul style="list-style-type: none"> <li>Develop a community engagement strategy to outline how best to communicate effectively with residents of all ages to encourage ongoing and meaningful participation.</li> </ul>

## F2 Accommodating Projected Housing Needs

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

*Table 6: Accommodation of Projected Housing Demands*

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

<sup>1</sup> Does not include potential development on Whispering Pines/ Clinton Indian Band IR No 1.

# Section G Development Permit Area Guidelines

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

*Table 7 Development Permit Area Summary*

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

## G1 Application

- .1 In accordance with Section 489 of the *Local Government Act*, the following activities are prohibited for lands designated as DPAs, as shown on the Schedules attached to this bylaw or as described in this section, without a Development Permit:
  - .a Subdivision of land
  - .b Construction, additions, or alterations to a building or structure
  - .c Alteration of land, if the land is located within the Streamside or Hazard Land DPA
  - .d Alteration of land, buildings, and/ or structures, if the land is located within the Highway Commercial DPA
- .2 Any lands that are designated with more than one DPA within the OCP must follow all the

guidelines of each DPA.

- .a If there are guidelines in conflict with one another, the designation of the Streamside or Hazard Land DPA shall prevail.
- .b If further guidance is needed, appropriate federal or provincial agencies shall be consulted.

## **G1.2 General Exemptions**

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

- .1 Any interior building alterations
- .2 Actions undertaken during an emergency
  - .a Actions and activities are necessary to prevent immediate threats to life or property.
  - .b Any activity conducted under the Provincial Emergency Program.
  - .c All actions used to resolve emergency situations must be reported to the Village and the appropriate Federal/ Professional authorities immediately prior to removal or disturbance.
- .3 Public Works and Services
  - .a The construction, repair and maintenance of public works and services by the Village or its authorized agents and contractors are exempt from the formal DPA approval process, but the works must be completed in accordance with the assessments and recommendation of a QEP in accordance with the Riparian Areas Regulation Assessment methodology and other applicable environmental and Building Code regulations where required.
- .4 Farming
  - .a Activities related to normal farm practices, located in the ALR, in accordance with the *Farm Practices Protection Act*.
- .5 Minimal changes
  - .a Change of doors, windows, building trim, roofs, or the exterior building colour of a building or structure, provided it adheres to the applicable DPA guidelines.
  - .b Addition of canopies or decorative building features adhering to the applicable DPA guidelines.
  - .c Balconies, decks, or patios less than 20m<sup>2</sup> and adhering to the applicable DPA guidelines.

.6 Identical replacement in Form and Character DPAs

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

.7 Vegetation management

Removal of plants, as recommended by a qualified environmental professional, provided they are:

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

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

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

## **G2 Streamside Development Permit Area**

### **G2.1 Purpose**

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

### **G2.2 Objectives**

- .1 The intention of this DPA is to preserve natural features, ecosystem functions, and conditions that support fish habitat by:
  - .a Reducing or eliminating erosion
  - .b Maintaining the tree canopy and ground level vegetation
  - .c Protecting ground and surface water from contamination

### **G2.3 Area**

- .1 A Streamside Development Permit shall be required for all development that is:
  - .a Residential, Commercial, or Industrial in nature, and
  - .b Proposed to occur in a riparian assessment area (i.e., is located within 30m of a mapped watercourse as shown on Schedule C Streamside Development Permit Area).

### **G2.4 Exemptions**

- .1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Streamside Development Permit is not required for the following:
  - .a Any development that:
    - i. Has already been issued a permit, has gained Provincial or Federal approval, or has a covenant that addresses riparian area protection to the satisfaction of the Village
    - ii. Is located on a property which has a submitted a completed Declaration for Riparian Areas Protection Regulation exemption
    - iii. Is limited to repairs or other non-structural alterations or additions to a building or other structure, if the structure:
      - .1 Will remain on its existing foundation and within its existing footprint, and
      - .2 Has not been damaged or destroyed to the extent described in Section 532(1) of the Local Government Act [repair or reconstruction if damage or destruction is greater to or equal 75% of value above foundation]

- .a Maintenance of an area of human disturbance, other than a building or other structure, if the area is no extended and the type of disturbance is not changed (e.g., trail maintenance)
- .b Forest management activities that are:
  - i. On lands subject to the Forest Act or Private Managed Forest Land Act and
  - ii. Assessed as Forest Lands under the *BC Assessment Act*
- .c Procedures required to prevent, control, or reduce erosion or other *immediate* threats to life and property. This may include emergency flood protection works, and any emergency works to be undertaken in accordance with the *Provincial Water Sustainability Act* and *Wildlife Act*, and the *Federal Fisheries Act*. Does not include preventative measures that have not been reviewed or approved.

## G2.5 General Definitions

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

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

- .a the individual is registered under the Professional Governance Act as any of the following professionals:
  - i. an agrologist;
  - ii. an applied science technologist or certified technician;
  - iii. a registered professional biologist or registered biology technologist;
  - iv. a professional engineer or professional licensee engineering;
  - v. a professional forester or registered forest technologist;
  - vi. a professional geoscientist or professional licensee geoscience,
- .b the individual is in good standing with the regulatory body under that Act for the individual's profession, and
- .c when carrying out that part of the assessment, the individual is acting
  - i. within the individual's area of expertise,
  - ii. within the scope of professional practice for the individual's profession, and
  - iii. under the code of ethics of the regulatory body referred to in paragraph (b) and is subject to disciplinary action by that regulatory body.

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

the stream boundary.

- .d If a stream is in a ravine, the riparian assessment area for the stream consists of the following areas, as applicable:
  - i. if the ravine is less than 60 m wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 30 m beyond the top of the ravine bank;
  - ii. if the ravine is 60 or more metres wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 10 m beyond the top of the ravine bank.

**Stream** means

- .e a watercourse or body of water, whether or not usually containing water, and
- .f any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph (a):
  - i. a ditch, whether or not usually containing water;
  - ii. a spring, whether or not usually containing water;
  - iii. a wetland;

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

- .g includes the land, adjacent to the stream boundary, that
  - i. links aquatic to terrestrial ecosystems, and
  - ii. is capable of supporting streamside vegetation, and
- .h in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the area referred to in paragraph (a) that support the life processes of protected fish.

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

## **G2.6 Guidelines**

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

provincially-regulated Riparian Assessment Area.

- .2 If the proposed development does not fall within the Riparian Area Regulation Assessment Area, the QEP shall prepare a letter certifying that further assessment is not required.
- .3 If the development falls within the assessment area, the QEP shall prepare a report on the riparian area pursuant to the RAR Assessment Methodology Guidebook and submit it to the relevant federal ministry and the Village of Clinton.
  - .a Where the QEP report proposes a Harmful Alteration, Disruption, or Destruction (HADD) to fish habitat pursuant to the federal Fisheries Act and/or other applicable federal regulations, the Development Permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada.
  - .b In order to apply for a HADD, the Village must express support in principle for the HADD and identify the context as identified by the QEP report.
- .4 Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the Development Permit will not allow any development activities to take place therein, and the owner will be required to provide a plan for protecting the SPEA over the long term through measures to be implemented as a condition of the Development Permit, such as:
  - .a dedication back to the Crown, the Province, or the Village of Clinton
  - .b gifting to a nature protection organization such as a conservation authority
  - .c the registration of a restrictive covenant over the SPEA to secure it as a riparian buffer to remain free of development
- .5 Where the QEP report describes an area as suitable for development with mitigating measures, the Development Permit shall allow the development if it is in strict compliance with the measures described in the report. Monitoring and regular reporting by professionals retained by the applicant may be required, as specified in the Development Permit.
  - .a In accordance with Section 920 (7) (d) of the Local Government Act, the Village of Clinton may require the provision of works, including fencing, to be constructed at the boundary of the SPEA, to preserve and protect it without risk of encroachment.
  - .b Variances to the Zoning Bylaw may be granted in compliance with the QEP report.
- .6 If the nature of a proposed project in a riparian assessment area changes, the QEP will be required to re-assess the proposal with respect to the Streamside Protection and Enhancement Area.
- .7 New landscaping covering 100 m<sup>2</sup> or more in total site area will require landscape plans prepared by a registered landscape architect.

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

## **G3 Slopeside Hazard Development Permit Area**

### **G3.1 Purpose**

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

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

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

### **G3.2 Objectives**

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

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

### **G3.3 Area**

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

### **G3.4 Exemptions**

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

- .a Any development that:
  - i. Has already been issued a permit, has gained Provincial or Federal approval, or has

- a covenant that addresses slope protection to the satisfaction of the Village
- ii. Is limited to repairs or other non-structural alterations or additions to a building or other structure, if the structure:
  - .1 Will remain on its existing foundation and within its existing footprint, and
  - .2 Has not been damaged or destroyed to the extent described in Section 532(1) of the Location Government Act [repair or reconstruction if damage or destruction is greater to or equal 75% of value above foundation]
- i. Is an accessory buildings and structures
- ii. Specific land alterations

- .b Maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed (e.g., trail maintenance)
- .c Forest management activities that are:
  - i. On lands subject to the Forest Act or Private Managed Forest Land Act and
  - ii. Assessed as Forest Lands under the BC Assessment Act
- .d Procedures required to prevent, control, or reduce erosion or other immediate threats to life and property. This may include emergency flood protection works, and any emergency works to be undertaken in accordance with the *Provincial Water Sustainability Act* and *Wildlife Act*, and the *Federal Fisheries Act*. Does not include preventative measures that have not been reviewed or approved.

## G3.5 Guidelines

- .1 All development in the slope hazard development permit area shall be required to submit a geotechnical report prepared by a qualified professional engineer, outlining required mitigations for the development to follow.
- .2 Development approvals should require certificates of approval on all construction works under the direct supervision of a qualified professional. Restrictive covenants may also be required to notify property owners of any specific conditions or concerns related to the geotechnical issues of the project or property.
- .3 Areas with natural slopes of 30% or more should be preserved as natural open space.

## **G4 Wildfire Hazard Development Permit Area**

### **G4.1 Purpose**

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

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

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

### **G4.2 Objectives**

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

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

### **G4.3 Area**

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

#### **G4.3.1 Exemptions**

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

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

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

## G4.4 Alternatives

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

## G4.5 Guidelines

### Design

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

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

hazard assessment prior to the transfer.

- .5 If deemed necessary by the qualified professional for the purpose of reducing wildfire risk, create a defensible space of at least 10 metres between development and the top of ridgelines, cliffs, ravines or slopes, with the goal of reducing risks from approaching wildfire.
- .6 Reduce wildfire hazards in a way that restores the natural environment. Typical methods include thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches to a minimum height of 2.5 meters.
- .7 Register a restrictive covenant for areas that have been identified as hazardous when required.

## **Buildings**

- .1 New development shall follow prescribed fire-resistant design requirements as defined in the Building Code and utilize the following building materials on, at a minimum, all occupied buildings:
  - .a **Roofing**  
Roof coverings should conform to Class A or B fire resistance as defined in the BCBC or materials meeting CAN/ULC-S114, "test for determination of non combustibility in building materials"
  - .b **Chimneys**  
Construct chimneys for wood burning fire appliances with spark arrestors made of 12 gauge (or better) welded or woven wire mesh, with openings not exceeding 12 mm.
  - .c **Gutters**  
Gutters should be constructed out of non-combustible material and either screened or closed to prevent the accumulation of leaves or needles.
  - .d **Vents**  
All vents should be screened with corrosion resistant, minimum 3millimetre non-combustible wire mesh (excluding dryer vents).
  - .e **Eaves**  
All eaves should be enclosed with properly fitted soffits and fascia. Soffits should be non-combustible.
  - .f **Building siding**  
Any material used for exterior wall finishes should be non-combustible such as stucco, metal siding, brick, cement shingles, or non-combustible cladding.
  - .g **Exterior Windows and Doors**  
Use double paned or tempered exterior windows and glazing, and use exterior doors and garage doors constructed of non-combustible materials.

**.h Deck and Porch**

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

**.i Unenclosed Spaces**

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

**.j Overhanging Projections**

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

**.k Fencing**

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

**.l Building Separation**

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

## Landscaping

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

**.a Immediate Zone (0 – 1.5 metres)**

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



**.b Intermediate Zone (1.2 – 10 metres)**

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

**.c Extended Zone (10 – 30 metres)**

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

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

**.a Outbuildings and Sheds**

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

**.b Juniper and Cedar Hedges**

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

**.c Bark Mulch**

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

**.d Slope Position**

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

## **G5 Highway Commercial Development Permit Area**

### **G5.1 Purpose**

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

### **G5.2 Objectives**

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

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

### **G5.3 Area**

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

### **G5.4 Exemptions**

- .1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Highway Commercial development permit is not required for the following:
  - .a An addition or alteration to an existing principal building that will not be visible from a Highway 97, secondary public roadways, or other commonly used public spaces such as parks.

### **G5.5 Guidelines**

#### **Site Design**

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

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

#### **Parking**

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

#### **Storage Areas**

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

be visible from Highway 97.

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

## Building Form



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

- .1 Buildings should reflect Clinton's Gold Rush heritage by preserving or recreating historic buildings, such as the municipal office and museum, or by incorporating a "Western Heritage" theme with features such as siding made to look like wood and false fronts.
- .2 A cohesive design approach should be used that considers all aspects of the building including structural elements, mechanical systems, lighting, and landscaping.
- .3 Buildings should be designed and oriented to interface with the pedestrian realm along the highway.
- .4 The high standard established along the highway frontage should continue on all visible building faces.

- .5 Blank walls, particularly along public frontages are discouraged.
- .6 Buildings should consider and complement the scale, mass, materials and colours found in nearby heritage and commercial buildings, while avoiding direct replication.
- .7 Incorporate architectural features that enhance visual interest, reduce the perceived massing of buildings, and promote interaction with the public. Elements such as decks, balconies, porches, windows, roof features, awnings, and shutters contribute to a more engaging streetscape.
- .8 Create visual interest along the streetscape by varying individual unit designs and maximizing the number of units oriented toward the street. This can be achieved through side-by-side, vertically stacked, or staggered configurations that enhance street presence and contribute to an engaging public realm.
- .9 Rooftop mechanical equipment should be screened from view by parapets or other architectural roof design features.
- .10 Building designs that incorporate a mix of commercial and residential uses are encouraged.
  - .a Façade treatments between connected commercial and residential properties should have continuity to visually connect building components.
  - .b Commercial uses should be the primary visual focus, featuring highly visible ground floor storefronts, while residential units can be located on upper floors.
  - .c Building form should reflect the different functions, such as balconies for residential floors and large display windows for commercial spaces, while maintaining a consistent overall architectural character.

### **Detail, Material, and Colour**

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



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



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

fall into a state of visual disrepair.

- .2 To assist with public wayfinding, business entrances should be well defined through signage, architectural design features (e.g., awnings, building articulation, use of detailed building materials), lighting, and landscape.
- .3 The building's colour palette should use colours that complement the natural environment and are reflective of those used during the pioneer days.
  - .a Brighter colours may be used as accents on features such as doors, window frames, and signage, but should not dominate the overall colour palette.
  - .b Coordinated colour palettes featuring warm, earth shades of blue, brown, and green reflect and compliment the western heritage aesthetic.



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

- .4 Where possible, use exterior materials that are durable, appropriate for the local climate, and reflective of the community's heritage character. Preferred materials include stone, wood, brick, glass, and high-quality manufactured products that resemble natural materials.
- .5 Exterior building materials that are discouraged include: corrugated metal, unfinished cement, plywood, plain concrete block, vinyl siding, particle board, fabrics and synthetic materials such as cultured stone.
- .6 Mirrored or dark-tinted windows are not appropriate on a public-facing façade.
- .7 Roofing materials should be FireSmart and incorporate principles to reduce wildfire risk and enhance community safety.

## **Streetscape Improvements and Landscaping**

- .1 All areas not covered by buildings, structures, and parking will be landscaped.
- .2 Landscaping should be water-efficient and resilient, designed to withstand damage from snow clearing activities and drought.
- .3 Consider front yard setbacks that increase public space along the highway frontage.
  - .a Increased setback areas can be used for wider sidewalks, seating areas and the installation of interpretive displays of historical settlement artifacts.
  - .b Setback improvements should have four-season appeal and provide protection from elements (e.g., wind, rain, snow, sun).

- .4 Gas stations shall be buffered from adjacent uses and streets by a minimum 3m wide soft-landscape buffer to help mitigate vehicle headlights, sounds, and general appearance. Buffers should feature a combination of trees, shrubs, and dense low-hedge plants.
- .5 Lighting and light standards in all public areas, including parking lots, should relate to the pedestrian and should be directed toward the ground to avoid light pollution on neighbouring properties.
- .6 The preferred design for lighting within front yards is with ground-mounted units that are located discreetly within landscaped areas.
- .7 Decorative hanging lights are encouraged to enhance heritage character.

### **Signage**

- .1 Placement of signs shall not obstruct pedestrian movement, vehicular traffic, or sightlines.
- .2 All free-standing signs should feature landscaping around their base.
- .3 Wall-mounted signage should complement a building's design.
- .4 Mounting supports should reflect the materials and design character of the corresponding commercial building.
- .5 Illuminated signs should not direct glare off site.

# G6 Multi-Family Development Permit Area

## G6.1 Purpose

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

## G6.2 Objectives

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

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

## G6.3 Area

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

## G6.4 Exemptions

- .1 In addition to the General Exemptions outlined in Section G1.2 General Exemptions, a Multi-Family development permit is not required for the following:
  - .a Accessory buildings or structures that are:
    - i. Under 50m<sup>2</sup> gross floor area

## G6.5 Guidelines

### Site Design

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

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

- .2 Position building and open space placement to define and enhance the street edge. Design should include visible, accessible entrances from the street to contribute to an enjoyable and safe pedestrian experience.
- .3 Provide a strong visual and physical relationship to pedestrian walkways and public spaces. Design should promote natural surveillance and encourage “eyes on the street”.
- .4 All exterior utility infrastructure should be screened and oriented away from adjacent residential areas and streets.
- .5 A designated snow storage and drainage area is required on site to accommodate efficient snow removal.
- .6 Ensure building entrances are barrier free and accessible.

#### **Parking**

- .1 Where possible, parking should be located at the rear of the building to enhance visibility from the front street and reduce traffic congestion on the highway.
- .2 All parking stalls should be delineated in some way to increase user efficiency.
- .3 Stalls reserved for those with reduced mobility must be identified by signage and located close to building entrances.

#### **Storage Areas**

- .1 Outdoor storage areas, garbage bins, or loading/unloading areas should be oriented away from adjacent residential areas and streets.
- .2 Garbage and recycling receptacles, and dumpsters should be provided and located within a lockable building or structure in such a way as to be inaccessible to wildlife.
- .3 All storage areas should be fully enclosed and screened by durable materials and permanent landscaping, designed to match the heritage aesthetics of this DPA.

#### **Building Form**

- .1 A cohesive design approach should be used that considers all aspects of the building including structural elements, mechanical systems, lighting, and landscaping.
- .2 Building design should be sensitive to the scale, massing, materials and colours of adjacent buildings, particularly when located next to residential properties that may be impacted by shadowing.
- .3 Enhance privacy for residential units by incorporating recessed balconies, decks, patios and appropriate screening elements.
- .4 Buildings should be designed and oriented to interface with adjacent pedestrian corridors, with preference to the Highway if applicable.
- .5 Blank walls, particularly along public frontages are discouraged.

- .6 Incorporate architectural features that enhance visual interest, reduce the perceived massing of buildings, and promote interaction with the public. Elements such as decks, balconies, porches, windows, roof features, awnings, and shutters contribute to a more engaging streetscape.
- .7 Create visual interest along the streetscape by varying individual unit designs and maximizing the number of units oriented toward the street. This can be achieved through side-by-side, vertically stacked, or staggered configurations that enhance street presence and contribute to an engaging public realm.
- .8 Rooftop mechanical equipment should be screened from view by parapets or other architectural roof design features.
- .9 Design rooflines and pitches to complement those of neighbouring buildings.
- .10 Ensure that building design and site layout are reviewed with consideration for Crime Prevention Through Environmental Design (CPTED) principles to enhance safety and security.

### **Construction Materials**

- .1 Use exterior materials that are durable, appropriate for the local climate, and reflective of the community's heritage character. Preferred materials include stone, wood, brick, glass, and high-quality manufactured products that resemble natural materials.
- .2 The building's colour palette should use colours that complement the natural environment and are reflective of those used during the pioneer days.
  - .a Brighter colours may be used as accents on features such as doors, window frames, and signage, but should not dominate the overall colour palette.
  - .b Coordinated colour palettes featuring warm, earth shades of blue, brown, and green reflect and compliment the western heritage aesthetic.
  - .c Brightly coloured roofs are discouraged.



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

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

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

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

### **Streetscape Improvements and Landscaping**

- .1 Landscaping should be water-efficient and resilient, designed to withstand damage from snow clearing activities and drought.
- .2 Consider front yard setbacks that increase public space along the street frontage.
  - .a Increased setback areas can be used for wider sidewalk and seating areas.
  - .b Setback improvements should have four-season appeal and provide protection from elements (e.g., wind, rain, snow, sun).
- .3 Landscaped areas should include outdoor amenity spaces such seating areas, garden plots and playgrounds.
- .4 Edible plants that do not attract wildlife are encouraged in landscaping plans to enhance local food security.
- .5 Lighting and light standards in all public areas of the site, including parking lots, should relate to the pedestrian and should be directed toward the ground so as to avoid light pollution on neighbouring properties

# **Appendix A Declaration for Riparian Areas Regulation Exempt Property**

Sworn Declaration

DECLARATION FOR RIPARIAN AREAS REGULATION EXEMPT PROPERTY

Subject Property Civic Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Declaration

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

And moreover,

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

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

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

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

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

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

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

# **Appendix B Wildfire Interface Covenant**

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## TERMS OF INSTRUMENT – PART 2

---

### SECTION 219 COVENANT WILDFIRE INTERFACE COVENANT

WHEREAS:

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

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

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

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

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

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

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

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

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

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

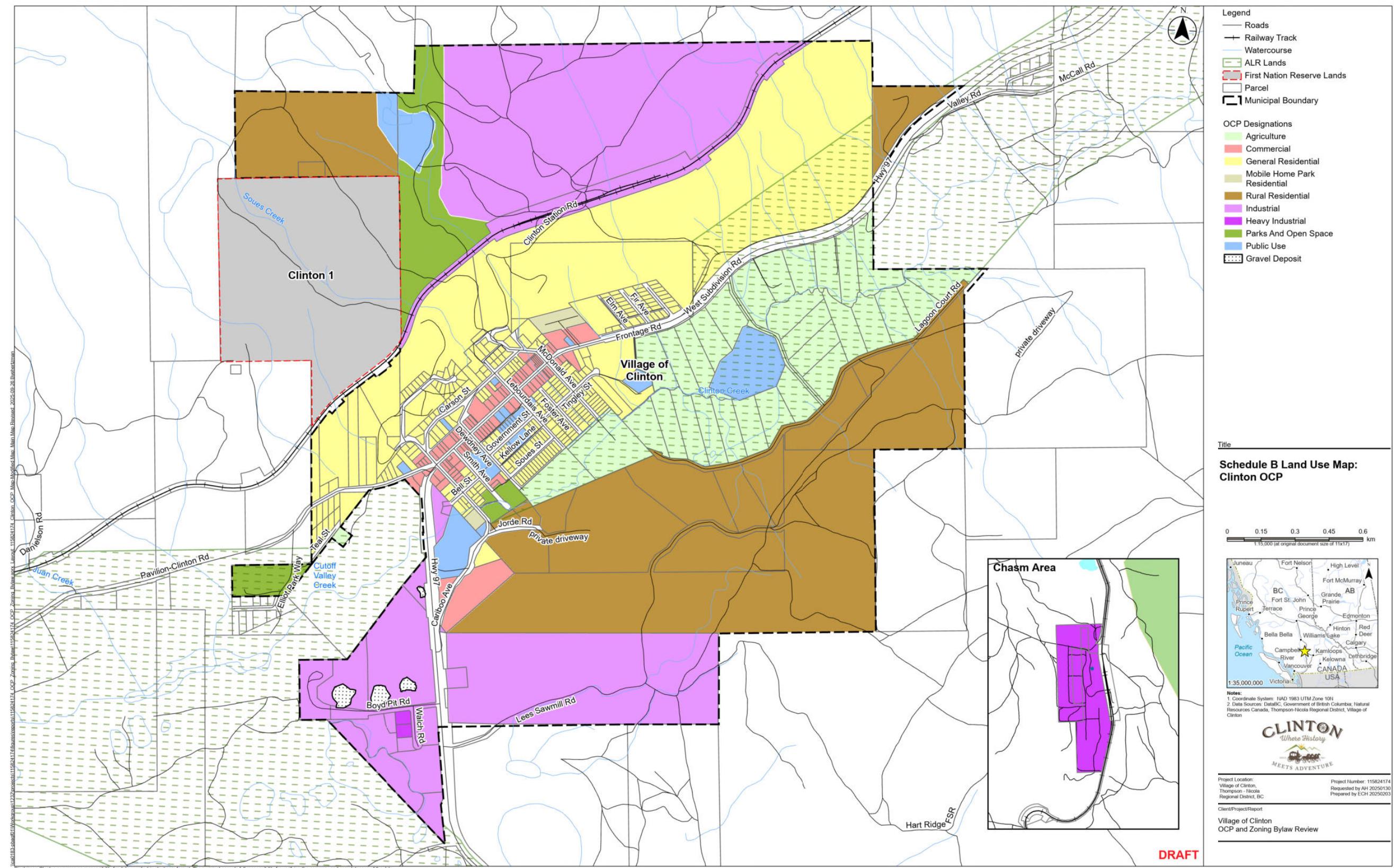
reasonably necessary to give proper effect to the intent of this agreement.

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

END OF DOCUMENT

# **Schedule B**

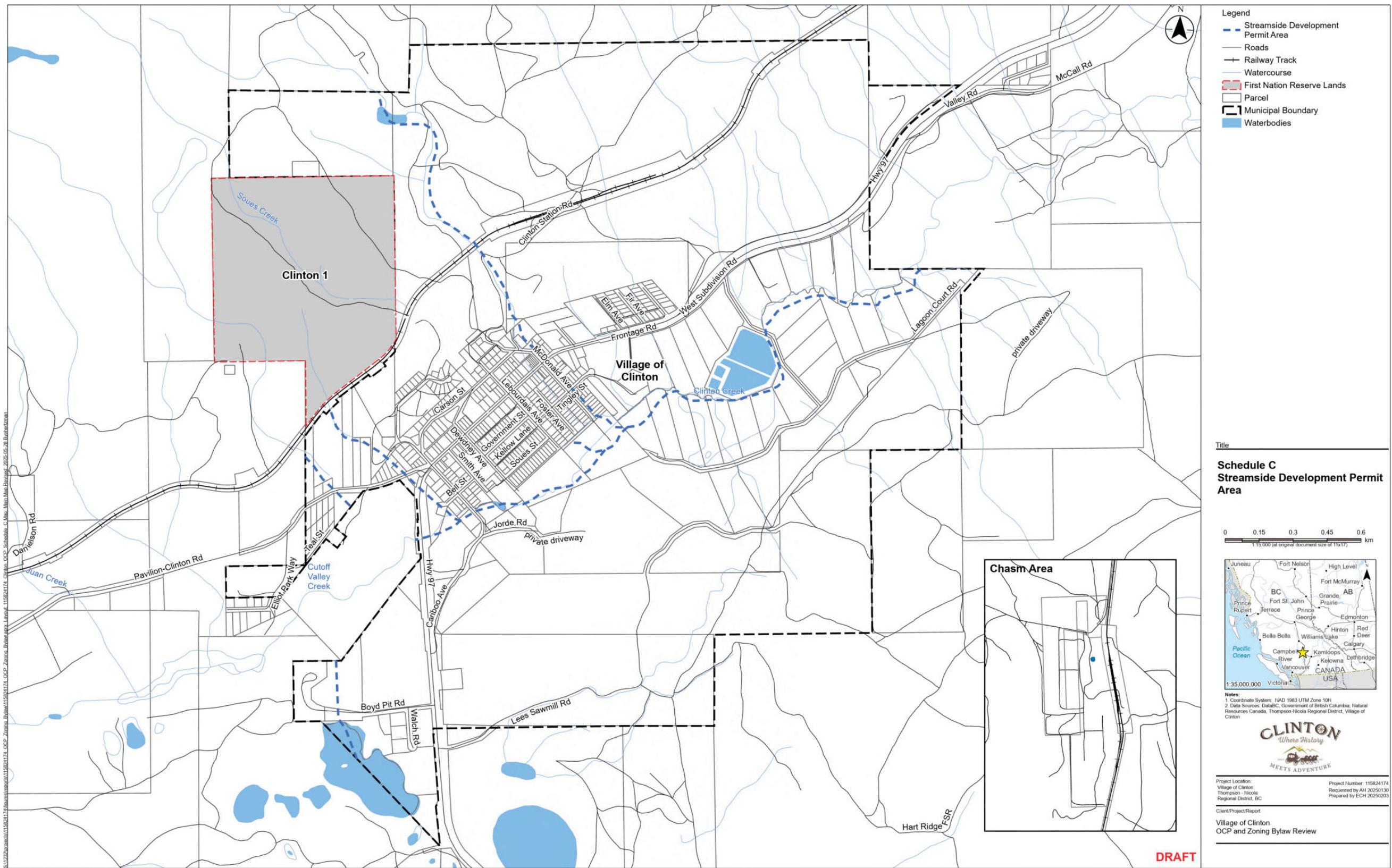
## **Land Use Designation Map**



# **Schedule C**

## **Streamside Development Permit**

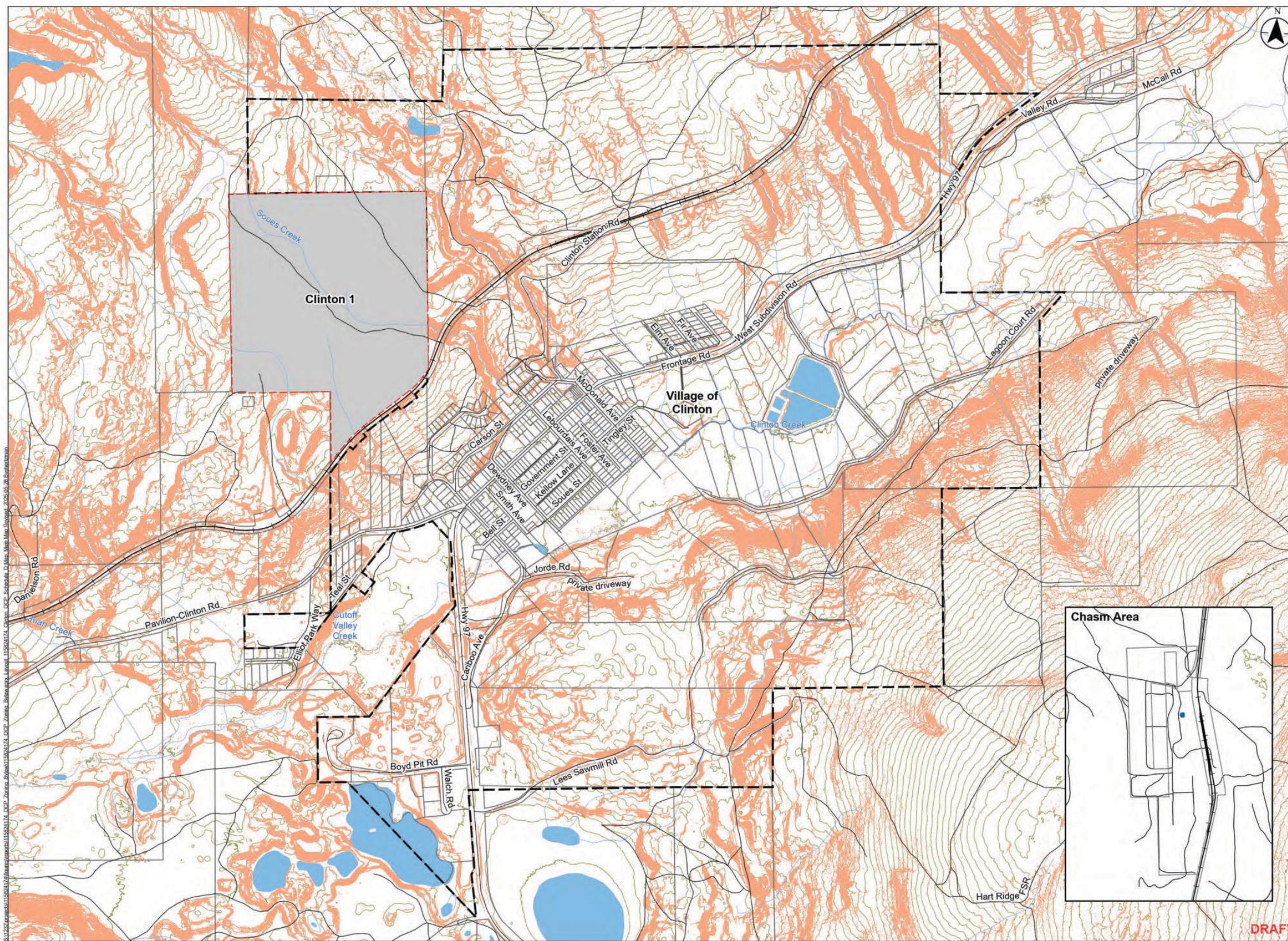
### **Area**



# **Schedule D**

## **Slopeside Hazard Development**

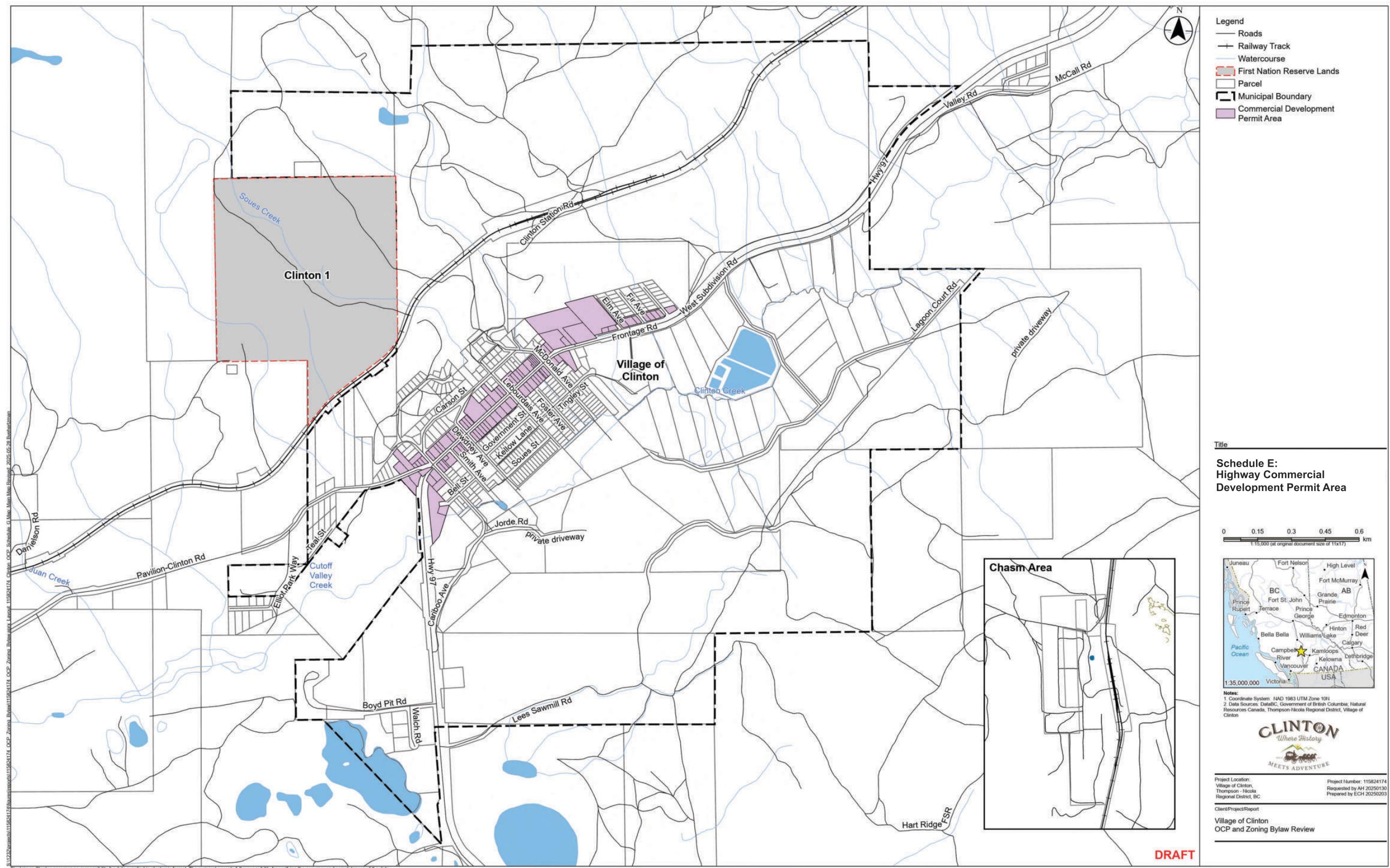
### **Permit Area**



# **Schedule E**

## **Highway Commercial**

## **Development Permit Area Map**



**THE VILLAGE OF CLINTON**  
**Village of Clinton Zoning Bylaw No. 607, 2025**

A Bylaw to adopt the Zoning Bylaw

---

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

**1. TITLE**

This Bylaw may be cited as the "Village of Clinton Zoning Bylaw No. 607, 2025".

**2. AMENDMENTS**

- i. Village of Clinton Zoning Bylaw no. 439, 2007 and all amendments thereto is hereby repealed in its entirety.
- ii. Appendices attached hereto to this bylaw form an integral part of this bylaw.
- iii. This bylaw applies to all areas within the Village of Clinton

**READ A FIRST TIME** this 22 day of October 2025.

**PUBLIC HEARING HELD** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_\_, 2025.

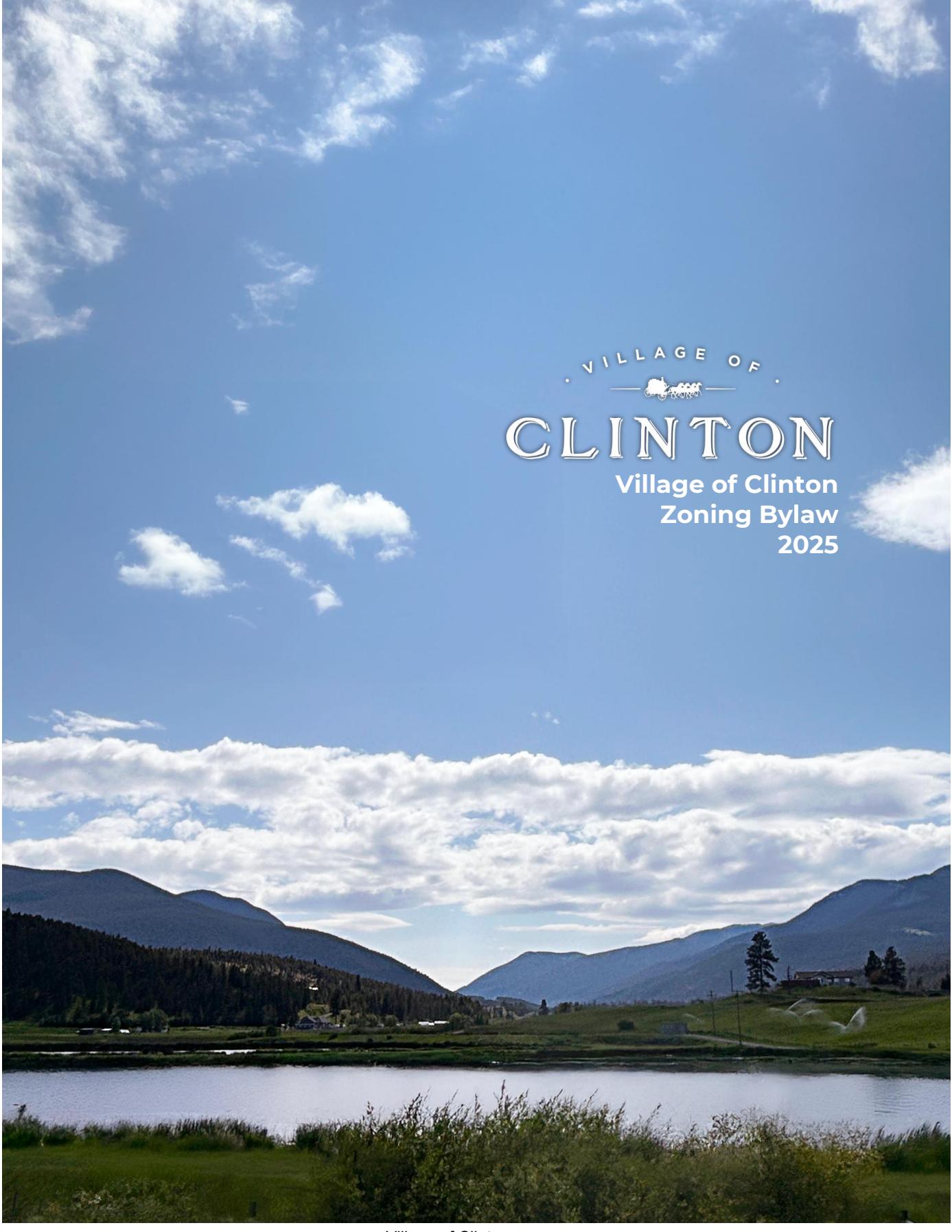
**RECONSIDERED and FINALLY ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

Mayor

---

Corporate Officer



. VILLAGE OF .

**CLINTON**

Village of Clinton  
Zoning Bylaw  
2025

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# **SECTION 1      BASIC PROVISIONS**

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## **1.1      Title**

1.1.1 This Bylaw may be cited as the "Village of Clinton Zoning Bylaw No. 607, 2025".

## **1.2      Application**

1.2.1 This Bylaw applies to all Land, Buildings, and Structures including the surface of water within the boundaries of the Village.

## **1.3      Conformity with this Bylaw**

1.3.1 Subject to the provisions of the Local Government Act, RSBC 2015, c 1, respecting nonconforming Uses, development variance permits, temporary use permits, development permits, and board of variance decisions, no person shall erect, construct, locate, Alter, reconstruct, or maintain any Building or structure, or locate or carry on any industrial, business, trade, or calling or Use any Land, Building, Structure, surface of water, or air space contrary to the provisions of this Bylaw.

1.3.2 The development procedures for issuing permits for all Uses, Buildings, or Structures under this Bylaw are established in the Village of Clinton Development Procedures Bylaw No. 510, 2014.

1.3.3 Nothing in this Bylaw shall relieve a person from compliance with all other applicable enactments.

## **1.4      Repeal**

1.4.1 The Village of Clinton Zoning Bylaw No. 439, 2007, including all amendments thereto, is hereby repealed.

## **1.5      Severability**

1.5.1 If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remaining portions of this Bylaw.

## **1.6      Rules of Interpretation**

1.6.1 The word "shall" requires mandatory compliance except if a variance has been granted pursuant to the Local Government Act.

1.6.2 If this Bylaw sets out two or more regulations that could apply to a situation, the most stringent regulation shall apply.

1.6.3 If this Bylaw sets out both general and specific regulations that could apply to a situation,

the specific regulation shall apply.

- 1.6.4 Metric units are used for all measurements in this Bylaw. The approximate imperial equivalent of those units, rounded to the nearest foot, are shown in parentheses following each metric measurement and the figures in parentheses are included for convenience only and do not form part of this Bylaw.
- 1.6.5 Words importing the singular include the plural and vice versa and words importing the neuter gender include all genders and corporations.
- 1.6.6 Headings given to sections are for convenience of reference only and do not form part of this Bylaw.
- 1.6.7 Unless expressly stated otherwise, a reference to a section or part, means that section or part of this Bylaw.
- 1.6.8 A reference to a statute, regulation, or another bylaw refers to that enactment as it may be amended or replaced from time to time.

## **SECTION 2 ADMINISTRATION**

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### **2.1 Administration of Bylaw**

The Chief Administrative Officer (CAO), Building Inspector, the Bylaw Enforcement Officer, and any other person designated by Council may enter, at all reasonable times, on any property, and in accordance with section 16(1) to (6) of the *Community Charter*, SBC 2003, c 26, to inspect and determine whether all the regulations under this Bylaw are being met.

### **2.2 Violation**

#### 2.2.1 Every person who:

- a. violates any of the provisions of this Bylaw;
- b. causes or permits any act or thing to be done in contravention or violation of any of the provisions of this Bylaw;
- c. neglects or omits to do anything required under this Bylaw;
- d. conducts, causes, or permits any Development to be conducted in a manner prohibited by or contrary to any of the provisions of this Bylaw;
- e. fails to comply with an order, direction, or notice given under this Bylaw; or
- f. prevents or obstructs or attempts to prevent or obstruct the authorized entry of an officer onto property under Section 2.1 Administration of Bylaw;

commits an offence under this Bylaw.

### **2.3 Offence**

#### 2.3.1 Each day that an offence under Section 2.2 Violation constitutes a separate and distinct offence.

### **2.4 Fine**

#### 2.4.1 Every person who commits an offence under this Bylaw is liable, on summary conviction, to a fine not exceeding fifty thousand dollars (\$50,000).

#### 2.4.2 Nothing in this Bylaw limits the Village from utilizing any other remedy that is otherwise available to the Village by law.

## **SECTION 3      DEFINITIONS**

---

In this Bylaw all words or phrases shall have their normal or common meaning except if this is changed, modified, or expanded by the definitions set forth below:

### **A**

**ACCESSORY BUILDING** means a Building that is located on the same Parcel as but is ancillary or secondary to the Principal Building. For example, a shed or garage is an Accessory Building to a Single Detached Dwelling.

**ACCESSORY STRUCTURE** means a Structure that is located on the same Parcel as but is ancillary or secondary to the Principal Use. For example, a fence is an Accessory Structure to a Single Detached Dwelling.

**ACCESSORY FARM RESIDENTIAL FACILITIES** means a Use in which Buildings, Structures, or improvements are associated with a Principal Farm Residence or Additional Farm Residence on a farm in the ALR and may include, but are not limited to:

- attached or detached garage or carport;
- driveways to dwellings;
- decorative landscaping;
- attached or detached household greenhouse or sunroom;
- residential-related workshop, tool, and storage sheds;
- artificial ponds not serving farm drainage or irrigation needs, or aquaculture Use; or
- residential-related recreation areas such as, but not limited to, swimming pools and tennis courts.

**ADDITIONAL FARM RESIDENCE** means a Use in which a Building on a farm in the ALR is used as a Dwelling for:

- a full-time employee of the farm and their spouse and children,
- a member of the Parcel Owner's immediate family, or
- Temporary Farm Workers.

**AGRICULTURE USE** means a Use that includes farm activities on Lands located outside of the ALR associated with cultivating and harvesting crops, the raising of animals, or both and includes the incidental retail sale of the products of the Agricultural Use from the premises. Examples include, but are not limited to, hobby farms, commercial greenhouses and nurseries, horticulture facilities, and tree farms but does not include Alcohol Production or Cannabis Production.

**AGRICULTURAL LAND COMMISSION (ALC)** means the autonomous, administrative tribunal, independent of the provincial government, which is responsible for administering the *Agricultural Land Commission Act* and its regulations.

**AGRICULTURAL LAND COMMISSION ACT or ALC Act** means the *Agricultural Land Commission Act*, SBC 2002, c 36.

**AGRICULTURAL LAND RESERVE or ALR** means land, including Crown Land, which has been defined as being suitable for farm use and has been designated for preservation under the provisions of the *Agricultural Land Commission Act*.

**AGRI-TOURISM** means a Use that provides services or tourist activities to visitors which are centered around agriculture. Example Uses include but are not limited to farm tours, sleigh rides, corn mazes, harvest festivals, or petting zoos.

**AISLE** means an area adjoining Parking Spaces where a motor vehicle maneuvers into or out of a Parking Space, excluding driveways. See also Parking Space and Parking Lot.

**ALCOHOL PRODUCTION** means a Use for production of alcohol that is defined and regulated under the *Agricultural Land Reserve Use Regulation*, BC Reg 30/2019.

**ALTERATION** means a change or extension to any matter or thing or to any occupancy regulated by the *B.C. Building Code* or a Village development permit. It includes, but is not limited to:

- an addition to gross floor area or Height;
- the removal of a portion of the Building;
- construction of, cutting into, or removal of a wall, partition, column, beam, joist, or floor;
- a change to, or closing of, any required means of access; and
- a change to the fixtures, equipment, cladding, trim, or roof.

**ALCOHOL SALES** means a Use in which alcohol is sold to the public, under a Province of British Columbia license.

**ANIMAL CLINIC** means a Use under which domestic pets or other animals are given medical, surgical, or personal care, and may include an outdoor shelter or exercise area and includes veterinarian offices, animal grooming facilities, and training facilities but does not include an Animal Shelter or Kennel.

**ANIMAL SHELTER** means a Use under which premises are used for the temporary care of lost, abandoned, or neglected animals and at which animals frequently stay overnight. This Use typically includes facilities such as outdoor shelters or exercise areas.

**ARTERIAL HIGHWAY** has the same meaning as in the *Transportation Act*, SBC 2004, c 44.

## **B**

**BC BUILDING CODE** means the British Columbia Building Code Regulation, B.C. Reg 264/2012.

**BASEMENT** means a Storey of a Building located below the first Storey and having less than one-half its clear height above the average Parcel grade.

**BED AND BREAKFAST** means a Use under which a Dwelling is used to provide temporary overnight accommodation. See also Home Based Business.

**BUILDING** as defined by the *BC Building Code*, means any Structure used or intended for supporting or sheltering any Use, including the sheltering or support of persons, animals, or property.

**BUILDING INSPECTOR** means the person designated in or appointed to that position by the Village.

**BUSINESS LICENSE** means a license issued by the Village under the *Village of Clinton Business License and Regulation Bylaw No. 551, 2017*.

**BYLAW ENFORCEMENT OFFICER** means the person designated in or appointed to that position by the Village.

## **C**

**CAMPGROUND** means a Use under which land is developed for the overnight accommodation of recreational travelers in travel trailers, motorized homes, or tents and at which patrons stay no more than 28 days during any 6 month period. Campgrounds are not intended for year-round occupancy or as full-time residency. This Use typically includes ancillary and supportive Uses to the campground such as Retail Sales and laundry facilities.

**CANNABIS PRODUCTION** means a Use for growing, producing, processing, storing, or distribution of Cannabis that is licensed or authorized by all applicable authorities having jurisdiction.

**CANNABIS SALES** means a Use under which cannabis is sold to the public, under a Province of British Columbia license.

**CAR WASH** means a Use under which a premises is used for the cleaning of motor vehicles and includes fully mechanized systems or self-serve facilities where customers clean their vehicles using handheld wands or other tools.

**CEMETERY** means a Use under which Land is set aside for the burial of human remains and includes memorial parks, burial grounds, and crematoriums.

**CHIEF ADMINISTRATIVE OFFICER** or **CAO** means the person or lawful deputy duly designated as such from time to time by Council.

**CLUB OR LODGE** means a Use under which a premises is used by an association or organization for community, social, or recreational purposes and which are operated for the use of club members and their guests only.

**COMMUNITY CARE FACILITY** means a Use under which an institution or residential facility is used to provide care for children, youth, and adults and is designated as a community care facility under the *Community Care and Assisted Living Act*, SBC 2002, c 75. This Use typically includes, but is not limited to, long-term care homes, continuing care homes, or nursing homes.

**COMMUNITY SERVICE** means a Use under which premises are used to provide social or charitable services to the public, often run by non-profit organizations. This Use typically includes food banks and temporary shelters.

## **D**

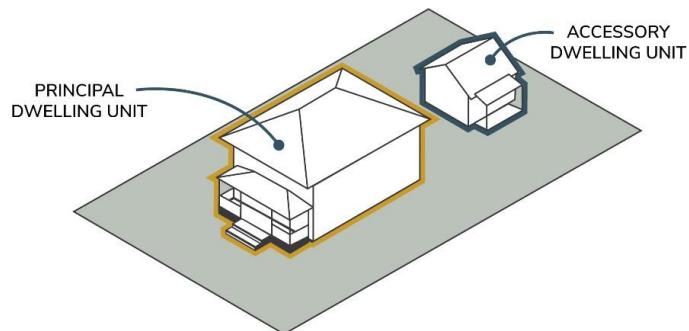
**DAYCARE** means a Use under which a premises is used for the purpose of providing childcare which is designated and licensed under the *Community Care and Assisted Living Act*.

**DETENTION AND CORRECTION SERVICES** means a Use for the purpose of holding or confining and treating or rehabilitating people. This Use includes, but is not limited to, prisons, jails, remand centres, and correction centres.

**DEVELOPMENT** means the carrying on of any construction, excavation, or operation thereof, in, on, over, or under Land or water or making of any change in the Use or intensity of Use of any Land, Building, Structure, or premises.

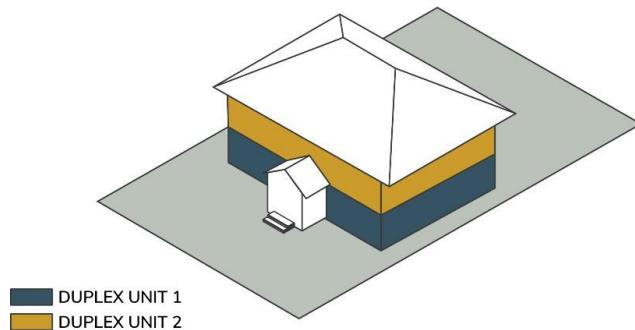
**DWELLING, ACCESSORY DWELLING UNIT** means a Use consisting of a self-contained Dwelling Unit located within an Accessory Building, situated on the same Parcel as a separate Principal Use, as illustrated in Diagram 3-1 Illustration of an Accessory Dwelling Unit. See also Section 6 Specific Use Regulations.

*Diagram 3-1 Illustration of an Accessory Dwelling Unit*



**DWELLING, DUPLEX** means a Use consisting of a Building containing two Dwelling Units, neither of which Dwelling Unit is a Secondary Suite or a Semi-Detached Dwelling, with one Dwelling Unit placed over the other in whole or in part where each Dwelling Unit has its own separate entrance from the exterior or through a common area inside the building as illustrated in Diagram 3-2 Illustration of a Duplex Dwelling.

*Diagram 3-2 Illustration of a Duplex Dwelling*



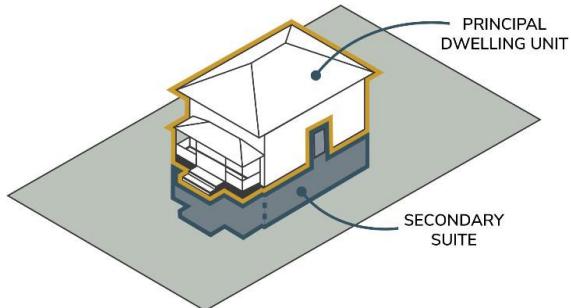
**DWELLING, MANUFACTURED HOME** means a Use of a detached structural dwelling, constructed in a factory to CSA Z240 standards, transported on its own chassis and placed on a Parcel for year-round occupancy in similar fashion as a Dwelling Unit, but excludes Recreational Vehicles. Section 6 Specific Use Regulations also applies.

**DWELLING, MULTI-UNIT** means a Use consisting of a residential Building containing three or more Dwelling Units arranged in any configuration, each of which is occupied or intended to be occupied. This Use may include, but is not limited to, apartment Buildings, comprehensive site development,

triplexes, and fourplexes.

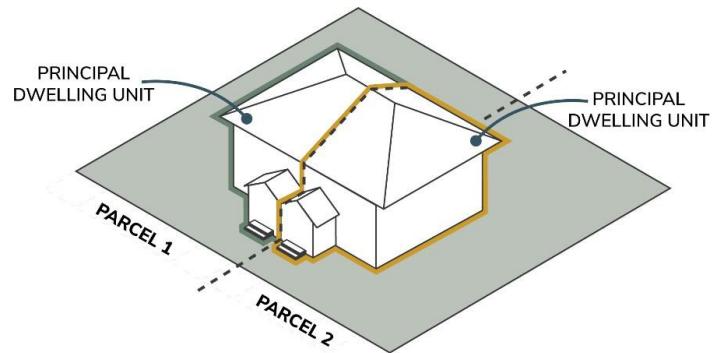
**DWELLING, SECONDARY SUITE** means a Use consisting of a self-contained Dwelling Unit located within a Principal Dwelling Unit, as illustrated in Diagram 3-3 Illustration of a Secondary Suite. This Use does not include a Duplex. See also Section 6 Specific Use Regulations.

*Diagram 3-3 Illustration of a Secondary Suite*



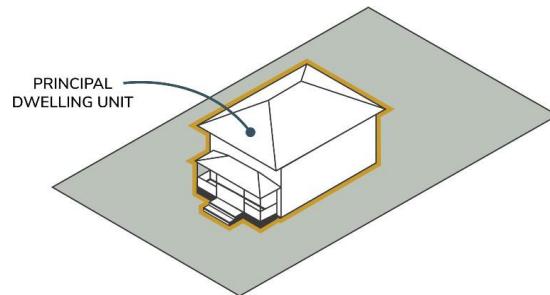
**DWELLING, SEMI-DETACHED** means a Use consisting of a residential Building, as illustrated in Diagram 3-4 Illustration of a Semi-Detached Dwelling, which is divided vertically into two separate Principal Dwelling Units, each of which has an independent entrance directly from the outside.

*Diagram 3-4 Illustration of a Semi-Detached Dwelling*



**DWELLING, SINGLE DETACHED** means a Use consisting of a detached Building containing one Principal Dwelling Unit, as illustrated in Diagram 3-5 Illustration of a Single-Detached Dwelling, and does not include Manufactured Homes.

Diagram 3-5 Illustration of a Single-Detached Dwelling



**DWELLING UNIT** means a self-contained Building or portion of a Building, whether occupied or not, that is Used or intended to be Used as a residence. Dwelling Units contain cooking and sanitary facilities and usually contain eating, living, and sleeping facilities.

## E

**EDUCATION FACILITY** means a Use for the assembly of people for educational purposes, where classrooms, libraries, offices, recreational areas, and other related facilities are provided for course participants and staff. Example uses include but are not limited to schools and libraries.

**EMERGENCY AND PROTECTIVE SERVICES** means a Use under which fire protection, police, ambulance, or other such services use a public facility as a base of operations.

## F

**FARM RESIDENTIAL FOOTPRINT** means the portion of a Parcel that includes a Principal Farm Residence, Additional Farm Residence, and its Accessory Farm Residential Facilities.

**FARM USE** as defined by the *Agricultural Land Commission Act*, SBC 2002, c 36, means an occupation or Use of agricultural land for farming land, plants, mushrooms, truffles, or animals; a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*, RSBC 1996, c 131; or a purpose designated as a farm use by regulation. Associated uses include, but are not limited to Agriculture, Cannabis Production, Horse Facilities, Forestry, Agri-Tourism, or Alcohol Production but does not include a residential Use or a soil or fill Use.

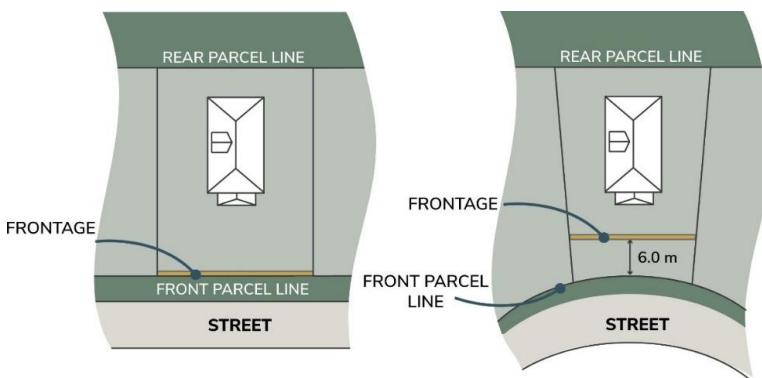
**FENCE** means a constructed barrier of any material or combination of materials erected to enclose or screen areas of Land.

**FINANCIAL INSTITUTION** means a Use of a premises primarily for the banking or lending of money. This Use typically includes, but is not limited to, banks and credit unions.

**FORESTRY** means a Use for the deliberate retention, growing, or harvest of trees.

**FRONTAGE** means the horizontal distance between the side Parcel Lines measured at the point where the side Parcel Lines intersect the Front Parcel Line as illustrated in Diagram 3-6 Illustration of Frontage. On curvilinear streets, Frontage is determined by the minimum straight-line distance between the side Parcel Lines calculated at 6.0 metres from the Front Parcel Line.

*Diagram 3-6 Illustration of Frontage*



**FUNERAL SERVICES** means the Use of premises for the preparation of the dead for burial or cremation and the holding of funeral services.

## G

**GAS BAR** means the Use of any Building or Structure for the Retail Sale of vehicle fuels and propane. This Use may include the ancillary or incidental sale of oils and accessories for motor vehicles, convenience household products, or food products but does not include Vehicle Servicing.

**GOVERNMENT SERVICES** means the Use of Buildings or Structures where services provided by municipal, First Nation, provincial, or federal governments are delivered directly to the public and community. Examples include, but are not limited to courthouses, post offices, municipal offices, cultural centres, social service offices, and employment offices.

**GRADE** means the average of the mean elevations of all the natural or finished levels of the ground adjoining all the walls of a Building.

**GRADE, FINISHED** means the final elevation of the ground surface after development.

**GROSS FLOOR AREA** means the total floor area of all Buildings on a Parcel measured to the exterior walls of a Building including all areas giving access thereto, such as corridors, hallways, landings, foyers, staircases, stairwells, enclosed balconies and mezzanines, enclosed porches or verandas and excluding auxiliary parking, unenclosed swimming pools, balconies, sundecks, elevators, or ventilating machinery.

## **H**

**HABITABLE AREA** means any room or space within a Building or Structure which is or can be used for human occupancy, commercial sales, or storage of goods, possessions, or equipment (including furnaces) which is susceptible to damage by floodwater.

**HEALTH SERVICES** means a Use for the provision of physical or mental health services on an out-patient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Example uses include but are not limited to medical and dental offices, chiropractors, massage therapists and acupuncture clinics, health clinics, and counseling services.

**HEIGHT** means the vertical distance between the average finished site Grade and the highest point of the Building or Structure, whether such Building has a flat roof, pitched roof, or more than one type of roof.

**HIGHWAY** means all public streets, roads, roadways, trails, lanes, bridges, trestles, ferry landings and approaches, and any other public way as defined in the *Transportation Act*, SBC 2004, c 44. See also Street and Lane.

**HOME BASED BUSINESS** means a Use where an occupation or profession is conducted in a Dwelling Unit, or Accessory Building, and such occupation or profession is a Secondary Use to the Residential Use. This Use includes, but is not limited to, home offices, home Daycares, and Bed and Breakfasts. See also Section 6 Specific Use Regulations

**HORSE FACILITIES** means the Use of Land for commercial horse riding, training, or boarding.

**HOTEL** the Use of a Building or part thereof having common enclosed entrances and corridors, for the provision of overnight accommodations on a daily rate to the general public but does not include a Motel. Hotels are not intended to act as a full-time residence.

**I**

**INDUSTRY, HEAVY** means a Use involving the processing, manufacturing, distribution, wholesaling, transportation, testing, servicing, repair, wrecking, or salvaging of goods, materials, or equipment. This Use may include activities related to communications, electrical, gas, or sanitary services, and the operation of rail yards. Activities typically generate noise, vibration, emissions, or other impacts that extend beyond the boundaries of the Parcel.

**INDUSTRY, LIGHT** means a Use involving the fabrication, processing, assembly, treatment, testing, packaging, storage, or wholesale distribution of materials, goods, or products, primarily using previously prepared materials. This Use may include the sale of automotive and agricultural equipment and machinery and activities that do not create adverse impacts, health or safety hazards, or nuisances beyond the boundaries of the Parcel.

**J**

**JUNK MATERIALS** means goods and materials that have been used, worn out, cast off, or discarded, and are stored for the purpose of reclamation, recycling, reuse, or any combination thereof. See also Section 5.2 Junk Materials.

**K**

**KENNEL** means a Use under which premises are Used for the short or medium-term boarding of domestic pets or other animals which may include outdoor shelter or exercise areas and on which animals may or may not stay overnight.

**L**

**LAND** includes the surface of water, but does not include:

- a. improvements,
- b. mines or minerals belonging to the Crown, or
- c. mines or minerals for which title in fee simple has been registered in the land title office.

**LANDSCAPE SCREEN** means an opaque visual barrier formed by a row of shrubs or trees or by a wooden Fence or masonry wall or by a combination of these.

**LANE** means a secondary public access located to the side or rear of a Parcel and provides access to Parcels, Parking Spaces, or Parking Lots, and may contain utility easements but does not include a Street.

**LIVESTOCK** means any cattle, horse, sheep, goat, swine, donkey, mule, llama, fowl, or poultry, pigeon, rabbit, hare, mink, or any animal raised or kept as part of a farm operation or other business but does not include bees.

**LOADING** means an open area Used to provide free access for motor vehicles to a loading door, platform, or bay for the purpose of loading and unloading.

**LOADING SPACES, OFF STREET** means an open area Used to provide free access for motor vehicles to a loading door, platform, or bay for the purpose of loading and unloading within a parking lot, personal garage, or parking Structure on a Parcel.

## M

**MANUFACTURED HOME PARK** means a Use under which a Parcel, area, or tract of Land is designed for the placement of three or more Manufactured Homes for permanent residential Use and includes all Buildings, Structures, or support services necessary to operate and maintain the park such as, but not limited to, offices, maintenance sheds, and laundry facilities.

**MICROBREWERY AND CRAFT DISTILLERY** means a Use of a premise licensed under the *Liquor Control and Licensing Act*, SBC 2015, c 19 for the brewing or distilling of alcoholic beverages or alcoholic products, which may include an associated bar, restaurant, public tasting area, or may include the wholesale or retail of products that are manufactured on-site.

**MOBILE VENDOR** means a Use under which food is offered for sale to the public in a temporary, take-out format only, with no interior sheltered space for patrons to place or wait for their order. Typical Uses include, but are not limited to, food trucks or snack shacks.

**MOTEL** means the Use of a Building or part thereof to provide overnight accommodations on a daily rate to the general public, where access to each accommodation unit is directly from the outside but does not include a Hotel. **Motels are not intended as a full-time residence.**

## N

**NATURAL BOUNDARY** means the visible high water mark of any lake, river, stream, or other body of water 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 body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

**NATURAL RESOURCE EXTRACTION AND PROCESSING** means a Use for the extraction and processing of sand, gravel, and rocks including preliminary grading, washing, crushing, and storing of

such materials. This Use includes gravel processing.

○

**OCCUPIER** means a person:

- a. who is qualified to maintain an action for trespass,
- b. who is in possession of Crown land under a homestead entry or preemption record,
- c. who is in possession of
  - i. Crown land, or
  - ii. land owned by a municipality or regional district under a lease, license, agreement for sale, accepted application to purchase, easement or other record from the Crown, municipality, or regional district, or
- d. who simply occupies the land.

**OFFICE** means the Use of a premises for professional, management, administrative, clerical, and consulting service in an office setting. Does not include Personal Service Establishment or Health Services.

**OPEN SPACE** means the open, unobstructed space on a Parcel typically Used for landscaping or amenities, but does not include any driveway, ramp, or parking area.

**OUTDOOR STORAGE** means a Use for the storage of equipment, goods, and materials in the open air where such storage of goods and materials does not involve the erection of permanent Structures or the material alteration of the existing state of the land. Typical Uses include but are not limited to pipe yards or vehicle or heavy equipment storage compounds.

**OUTDOOR MARKET** means a Use for temporary, seasonal, or occasional markets held in an open area or in a Structure where groups of individual sellers offer for sale to the public items such as fresh farm produce, food, beverages, arts, crafts, and other retail goods.

**OWNER** means

- a. the registered owner of an estate in fee simple,
- b. the tenant for life under a registered life estate,
- c. the registered holder of the last registered agreement for sale,
- d. the holder or occupier of land held in the manner referred to in section 228 [*taxation of Crown land Used by others*] or section 229 [*taxation of municipal land used by others*], and
- e. an Indigenous person who is an owner under the letters patent of a municipality incorporated under section 9 [*incorporation of reserve residents as village*] of the Local Government Act.

## P

**PARCEL** means any lot, block, or other area in which Land is held, or into which Land is subdivided. This definition includes a strata lot that is created by bare land strata subdivision, but does not include a Highway, Street, or Lane.

**PARCEL AREA** means the total area within the Parcel.

**PARCEL COVERAGE** means the percentage of the Parcel area covered by Buildings or Structures excluding parking areas, driveways, and walkways.

**PARCEL LINE** means any line which forms the boundary of a Parcel.

**PARCEL LINE, SHARED** means an Interior Parcel Line that is common to two attached Dwelling Units. For example, a Semi-Detached Dwelling has one Shared Parcel Line, while a Multi-Unit Dwelling may have two or more Shared Parcel Lines, depending on the number of attached units.

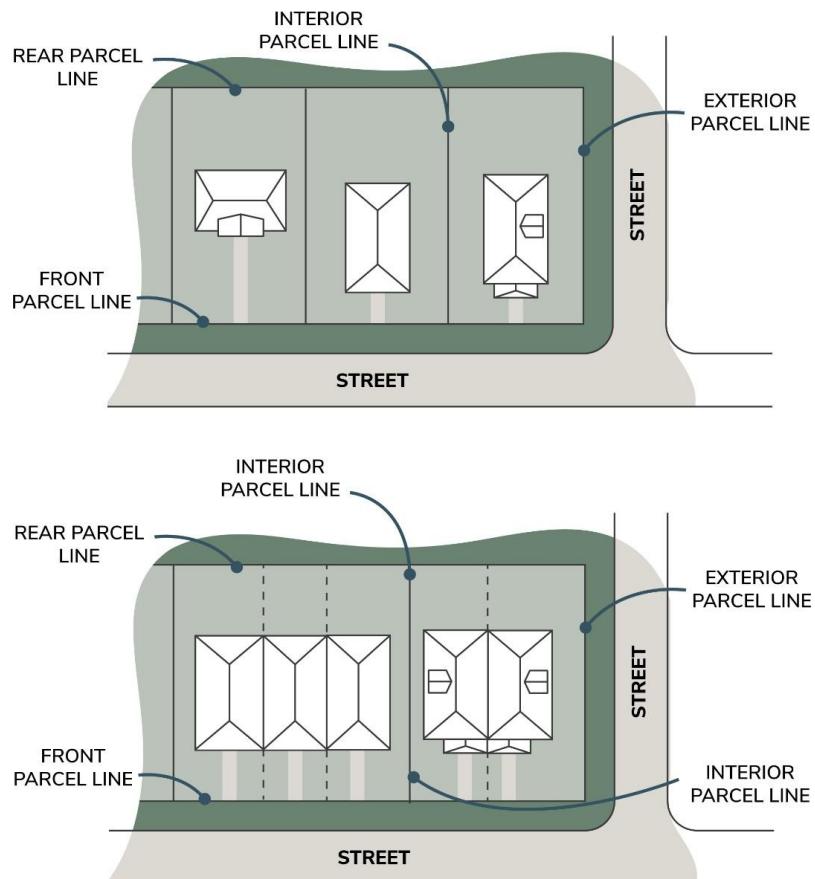
**PARCEL LINE, EXTERIOR** means a Parcel Line, referring to a corner lot, which is perpendicular to the front and rear Parcel line and that is common to a public roadway, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

**PARCEL LINE, FRONT** means a Parcel Line separating a Parcel from a Street except where it is an Exterior Parcel Line as illustrated in Diagram 3-7 Illustration of Parcel Lines. On a Corner Parcel the shorter Parcel Line abutting a Street shall be deemed the Front Parcel Line, and the longer Parcel Line abutting a Street shall be deemed to be an Exterior Parcel Line.

**PARCEL LINE, INTERIOR** means a Parcel Line perpendicular to the Front and Rear Parcel Lines, not abutting a public roadway, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

**PARCEL LINE, REAR** means the boundary of a Parcel, which lies the most opposite to and is not connected to the Front Parcel Line, as illustrated in Diagram 3-7 Illustration of Parcel Lines.

Diagram 3-7 Illustration of Parcel Lines



**PARK** means a Use of Land for conservation, horticulture, or recreation, typically featuring natural, historic, or landscaped elements. Examples include, but are not limited to picnic areas, playgrounds, community gardens, and may include Buildings or Structures incidental to a Park such as Buildings for Park maintenance.

**PARK MODEL TRAILER** means a trailer built on a single chassis to Canadian Standards Association standards in the CAN/CSA-Z241 Series, Park Model Trailers.

**PARKING LOT** means an area of Land consisting of Parking Spaces, Aisles, and drives, designed or intended for parking of motor vehicles.

**PARKING SPACE** means a space or stall, exclusive of Aisles and driveways, to park one motor

vehicle.

**PARKING SPACE, ACCESSIBLE** means a Parking Space that is accessible for those with mobility needs.

**PARKING, OFF-STREET** means available Parking Spaces for motor vehicles within a Parking Lot, personal garage, or parking Structure on a Parcel.

**PARKING, ON-STREET** means available Parking Spaces for motor vehicles on a public or strata Street or Highway.

**PATIO** means a surfaced, open space of Land at Grade adjacent to a residential or commercial unit, which is Used as an extension to the interior of the Building for entertainment or leisure activities.

**PERSONAL SERVICE ESTABLISHMENT** means a Use of a premises under which personal services are provided for gain and where the sale of retail goods is only accessory to the provision of such services. Example Uses include but are not limited to hair and personal aesthetic salons, tailor shops, dry cleaning, shoe repair, or watch repair.

**PRINCIPAL BUILDING** means the main Building on a Parcel of Land which reflects the Principal Use of that Parcel.

**PRINCIPAL FARM RESIDENCE** means the primary residential Building Used to accommodate a resident in the ALR but does not include an Additional Farm Residence or Temporary Farm Worker Housing.

**PRINCIPAL USE** means the primary purpose for which Land or Building is Used, designed, or intended to be Used.

**PUBLIC UTILITY** means the lawful distribution or distributor of communications services, electricity, internet services, natural gas, sanitary sewer stormwater, television services, and water under the *Utilities Commission Act*, RSBC 1996, c 473, the *Local Government Act*, or another applicable statute of the Government of Canada, or the Province of British Columbia.

**PUBLIC UTILITY INFRASTRUCTURE** means a Use for infrastructure associated with the provision of Public Utilities and services which are deemed by the Village to require specific placement due to potential impacts on adjacent Uses by virtue of their emissions, effects, or appearance. This Use may include, but is not limited to, garbage transfer and compacting stations, landfills, sewage lagoons or treatment plants, water treatment plants, snow storage sites, sludge disposal beds, power terminal and distributing stations, power generating stations, cooling plants, equipment and material storage yards for vehicles, utilities and services, district heating plants, incinerators, and waste recycling

plants.

**PUBLIC UTILITY INFRASTRUCTURE, BASIC** means infrastructure associated with Public Utilities that is not likely to impact adjacent uses such as pipelines, utility cables, power poles, telecommunication towers, pump houses, and lift stations.

## R

**RECREATIONAL VEHICLE** or **RV** means any vehicle, conveyance, or other type of unit or trailer, whether motorized, towed, self-propelled, or otherwise transportable intended as temporary accommodation for travel or recreation use and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, and other similar vehicles, including vehicles constructed to the CSA Z240 RV and Z241 Standards but does not include Manufactured Homes or Dwellings.

**RECREATION AND ENTERTAINMENT - OUTDOOR** means a Use under which Buildings, Structures, or Land is accessible to the public for sports and active recreational activities primarily conducted outdoors. This Use typically includes, but is not limited to sports fields, traditional cultural areas, unenclosed ice rinks, athletic tracks, driving ranges, riding stables, recreational trails, skateboard parks, playgrounds, and outdoor sport courts and may include Accessory Uses such as Park maintenance and service facilities.

**RECREATION AND ENTERTAINMENT - INDOOR** means a Use of Buildings or Structures for activities related to recreation, amusement, community gathering, or entertainment that are primarily conducted indoors. This Use typically includes, but is not limited to billiard halls, bowling alleys, arcades, fitness centres, sports facilities, gymnasiums, dance studios, theatres, cinemas, assembly halls, swimming pools, concert halls, galleries, museums, and art studios.

**RECYCLING PLANT** means the Use of a facility for collecting, sorting, refunding, and redistributing recyclable materials but excludes processing such materials.

**RELIGIOUS ASSEMBLY** means a Use of a premises wherein persons regularly assemble for religious worship.

**RESTAURANT** means a Use of a premises as an eating establishment where prepared food, snacks, and beverages are sold to the public either for dine-in or take out. This Use typically includes, but is not limited to, restaurants, cafes, cafeterias, bakeries, "take out" counters, ice- cream parlors, tea or lunch rooms, dairy bars, coffee shops, or snack bars.

**RESTAURANT DRIVE-THROUGH** means a Use that includes the sale or service of food or

beverages to a patron within a motorized vehicle. See also Restaurant.

**RETAIL SALES** means a Use under which goods, wares, merchandise, substances, articles, or other items are offered or kept for sale at retail, including storage of limited quantities of such goods, wares, merchandise, substances, articles, or things, sufficient only to service such store. This Use typically includes, but is not limited to, auction services, grocery stores, hardware stores, pharmacies, clothing stores, thrift or second hand stores, or sporting goods stores.

**RESEARCH AND DEVELOPMENT LABORATORY** means a Use for laboratory and associated offices for the development, testing, or development and testing of mechanical devices, materials, and non-biohazard chemical products.

## **S**

**SIGN** means a visual device or Structure intended to advertise, announce, or draw the attention of the public, excluding traffic control devices, as specified in the *Motor Vehicle Act, RSBC 1996, c 318*, and the Village's *Sign Bylaw No. 477, 2010*.

**SITE-SPECIFIC USE** means a Use that this Bylaw has designated for a single Parcel.

**SECONDARY USE** means a Use that is subordinate to the Principal Use of the Parcel. For example, a Home Based Business is a Secondary Use to a Dwelling unit; similarly, Outdoor Storage may be a Secondary Use to a Retail Service.

**SELF-STORAGE FACILITY** means a Use involving self-contained Buildings or a group of Buildings that contain individual lockers available for rent, intended for the storage of personal goods. This Use includes facilities used exclusively for storing bulk goods of a non-hazardous nature.

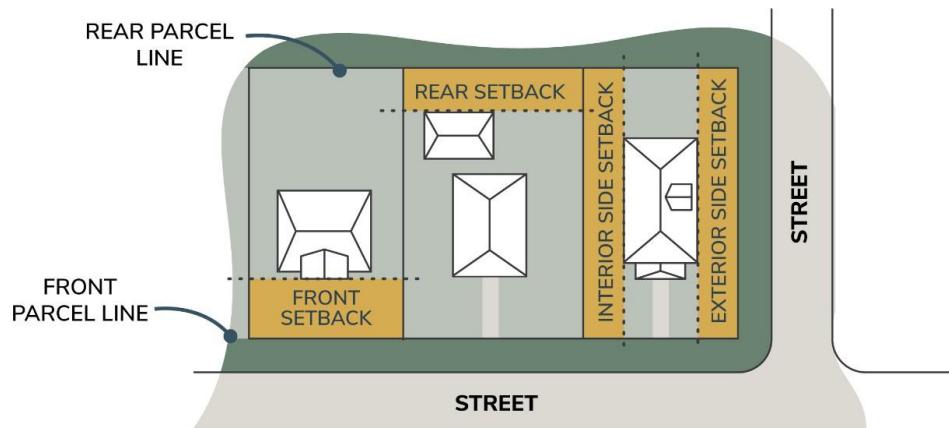
**SETBACK** means the distance that a Building or Structure must be set back from a Parcel Line, or any other Building or Structure specified by this Bylaw, as illustrated in Diagram 3-8 Illustration of Setbacks.

**SETBACK, FRONT** means the area of Setback required from the Front Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

**SETBACK, SIDE** means the area of Setback required from the Interior or Exterior Side Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

**SETBACK, REAR** means the area of Setback required from the rear Parcel Line, as illustrated in Diagram 3-8 Illustration of Setbacks.

Diagram 3-8 Illustration of Setbacks



**SHIPPING CONTAINER** means a temporary portable reusable container designed for or used in the shipping or transportation of freight or for storage of materials related to the Use of the Parcel.

**SPECIAL WASTES** means any material classified as a special waste under the *Waste Management Act*, RSBC 1996, c 482..

**STOREY** as defined by the BC Building Code, means that portion of a Building which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it.

**STREET** means a Highway, road, roadway, or thoroughfare that affords the principal means of access to abutting Parcels; but does not include a Lane.

**STRUCTURE** means anything constructed on, erected on, placed on, fixed to, supported by, or sunk into Land, which does not shelter a Use. Example Uses include but are not limited to fences, pergolas, and gazebos; but does not include works related to the provision of services that are buried under the surface of the Land, areas of hard surfacing, or walls less than 1.5 metres in Height.

**SWIMMING POOL** means a structure capable of being filled with water, used or intended to be used for swimming, bathing, wading, or soaking having a surface area exceeding 14 m<sup>2</sup> or a depth of more than 600 mm.

**T**

**TEMPORARY FARM WORKER** means an individual or individuals who carry out agricultural work on a temporary, seasonal basis on a farm operation and are registered with a federal government temporary worker program.

**TEMPORARY FARM WORKER HOUSING** means a Use for accommodation that is solely for the purpose of providing cooking, sanitary, and sleeping facilities to house Temporary Farm Workers on a farm operation as necessary for the agricultural labour needs of a farm operation or other farms, if permitted.

## **U**

**USE** means the purposes or activities for which a Parcel, piece of land, Building or Structure are designed, arranged, developed, or intended, or for which it is occupied or maintained.

## **V**

**VILLAGE** means the Village of Clinton.

**VEHICLE AND EQUIPMENT SALES** means a Use of a premises for the sale, rental, or sale and rental of new or used vehicles, trucks, or heavy equipment.

**VEHICLE SERVICE AND REPAIRS** means a Use of a premises, or the portion thereof, for the servicing and repairing of vehicles, including boats and trailers, and may include the incidental sale of oils and accessories for motor vehicles.

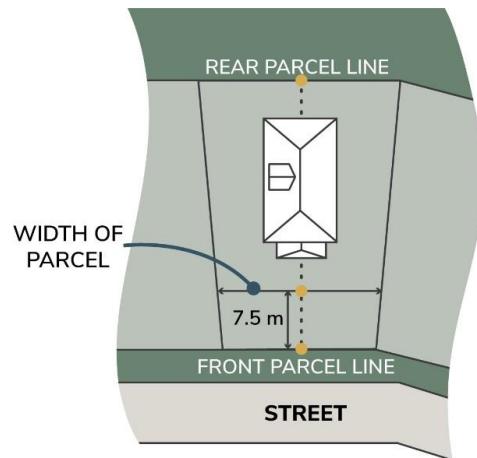
## **W**

**WAREHOUSING** means a Use of Land or Buildings to store products or goods before moving them to another location and may include indoor display, office, technical, and administrative support, e-commerce pickup, or retail sales as an ancillary and supportive Use to the warehouse.

**WIDTH OF BUILDING** is a term used specifically for manufactured homes; means the width of the building at the time it is placed on the Parcel, before vestibules, garages, decks, or other additions are added.

**WIDTH OF PARCEL** means the horizontal distance between the Side Parcel Lines, such distance being measured perpendicularly to the line joining the middle of the Front Parcel Line with the middle of the Rear Parcel Line and at a point 7.5 metres (25 feet) from the Front Parcel Line, as illustrated in Diagram 3-7 Illustration of Parcel width.

*Diagram 3-7 Illustration of Parcel width*



**WRECKING YARD** means a Use of any Land or Building for the collection, demolition, dismantling, storage, salvage, recycling, or sale of waste materials including scrap metal, inoperable or unlicensed vehicles, machinery, and other discarded materials.

## Y

**YARD, FRONT** means the area between the Principal Building and the front Parcel Line.

**YARD, SIDE** means the area between the Principal Building and the side Parcel Line.

**YARD, REAR** means the area between the Principal Building and the rear Parcel Line.

## Z

**ZONE** means a Zone established and designated by this Bylaw for a specific Use.

## SECTION 4 GENERAL REGULATIONS

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### 4.1 Applicability of General Regulations

4.1.1 Except as otherwise specified in this Bylaw, Section 4 applies to all Zones established under this Bylaw.

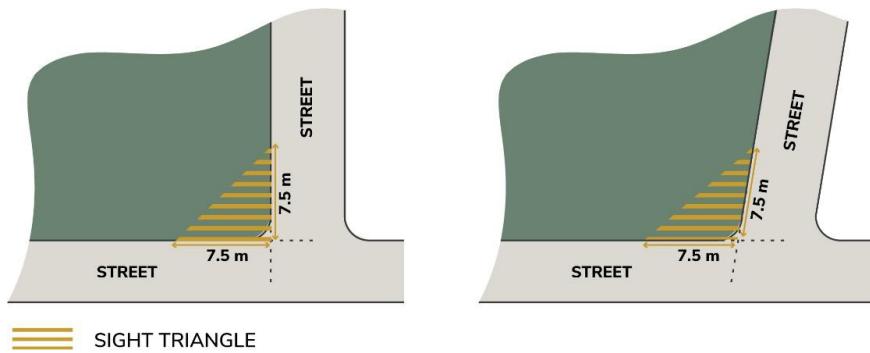
### 4.2 Provincial Highways

4.2.1 In accordance with the *Transportation Act*, a person shall not place a Building or a Structure within 4.5 metres (15 feet) from the Parcel Line fronting on any Arterial Highway, including the Cariboo Highway (Hwy 97).

### 4.3 Obstructions on Corners

4.3.1 On a corner Parcel, a person shall not plant or erect landscaping, screening, a Building, or a Structure to a Height greater than 1 metre (3.3 feet) above the established Grade of the Street within the triangular space formed by the Street lines and the line joining the points on the Street lines, 7.5 metres (25 feet) from the point of intersection of the street lines, as illustrated in Diagram 4-1.

Diagram 4-1 Sight line identification



### 4.4 CN Railway

4.4.1 All Owners of Parcels abutting the CN Railway shall setback any new residential Development abutting the CN Railway a minimum of 30 metres (98 feet) from the Shared Property Line.

### 4.5 Servicing Requirements

4.5.1 All Owners or Occupiers of Parcels created by new subdivision in the R1, R2, R3, C1, C2, I1, I2, P1, and P2 Zones shall connect any development on the Parcel to a community water system and a community sewer system.

4.5.2 Any new R4 lot created by subdivision must connect to the community water and sewer systems if the original lot was already connected.

## **4.6 Drainage**

4.6.1 A person shall not construct or locate a Building:

- a. with any part of the floor system of Habitable Area, or in the case of a Manufactured Home Dwelling, the ground level on which it is located, less than 1.5 metres (5 feet) above the Natural Boundary of Clinton Creek and Cutoff Valley Creek or the Natural Boundary of any other watercourse; or
- b. within thirty (30) metres (98 feet) of the Natural Boundary of Clinton Creek or Cutoff Valley Creek or the Natural Boundary of any other watercourse, and if land fill is used to achieve the required elevation, the toe of the fill slope shall be no closer than thirty (30) metres (98 feet) to the Natural Boundary of the relevant watercourse.

4.6.2 All persons Developing Land shall protect drainage courses and obtain the approval of the Ministry of Environment for any change in water courses,

4.6.3 A person Developing Land shall be responsible for any increase in runoff, and all persons Developing Land shall provide drainage calculations and information as to the specifics of runoff management to the Village.

## **4.7 Keeping of Livestock**

4.7.1 If a person is permitted to keep Livestock outside the A1 Zone, a person keeping Livestock shall:

- a. house all Livestock in a secure and sanitary Structure located a minimum of 1.5 metres from all Parcel Lines;
- b. keep all Livestock in a manner that does not cause a nuisance to neighbouring properties through noise, odour, unsanitary conditions, or other means; and
- c. keep Livestock in accordance with the provisions of Bylaw No. 543, 2016 - *Animal Regulation, Control and Licensing*.

4.7.2 If in a Zone where Agriculture Use is listed as a permitted Principal Use, a person may keep an unlimited number of Livestock provided that the keeping of the Livestock complies with Section 4.7.1 of this Bylaw.

4.7.3 If a person keeps Livestock **in a residential zone**, the person must locate all enclosures or shelters in the Rear Yard or interior Side Yard only and shall visually screen enclosures or shelters from adjacent properties or public Streets.

4.7.4 A person must not keep roosters, geese, peafowl, or crowing fowl in any Zone except A1.

4.7.5 A person shall not slaughter animals on any residential Parcel, except in compliance with

all applicable provincial and federal enactments and out of view from the public and neighbouring properties.

#### **4.8 Setback Exemptions**

4.8.1 A person shall not construct a Building or Structure such that a portion of the Building or Structure projects into the Setback required by this Bylaw, except the following:

- a. steps;
- b. eaves and gutters, cornices, sills, belt courses, bay windows, chimneys, or other similar features, provided that such projections, measured horizontally, do not exceed one (1) metre (3.3 feet) from the Building or Structure;
- c. balconies, porches, canopies, and sun shades, provided that such projections do not exceed 1.5 metres (5 feet) or 50% of the width of a required Setback;
- d. arbours and trellises, fishponds, ornaments, flagpoles, or similar landscape features;
- e. Fences, as permitted as an Accessory Structure and subject to other regulations of this Bylaw; and
- f. an uncovered swimming pool, provided that such pool shall not be constructed within any required front yard nor nearer than three (3) metres (10 feet) to any Parcel line and located within a Fenced yard or be surrounded by a Fence in accordance with the regulations in Section 4.9.1 (e) of this Bylaw.

4.8.2 Gasoline service pumps or pump islands must be located in a Front Yard or Side Yard, subject to other regulations of this Bylaw.

4.8.3 Underground Structures may be sited in any portion of a Parcel or Building pocket provided that the top surface of such Structure shall at no point extend above the average finished ground elevation.

4.8.4 If a common wall shared by two or more units within a Building for a residential Use, a commercial Use, or an industrial Use, coincides with an Interior Parcel Line of a Parcel or of a strata Parcel shown on a registered strata plan as provided in the *Condominium Act*, RSBC 1996, c 64, the Setbacks for the Principal Building specified in this Bylaw with respect to the Side Parcel Line shall not apply.

#### **4.9 Height Exemptions**

4.9.1 The maximum Height regulations of this Bylaw do not apply to the following:

- a. chimney, smoke stack;
- b. dome, cupola;
- c. farm Structures;
- d. hose and fire alarm tower;
- e. industrial cranes;

- f. mechanical appurtenance on rooftops, including satellite dishes or other telecommunications apparatus used for domestic or commercial purposes;
- g. monument, sculpture;
- h. pole, flood light;
- i. radio and television tower or antenna;
- j. spire, steeple, belfry;
- k. stadium bleachers;
- l. transmission tower;
- m. water tanks.

#### **4.10 Signs**

- 4.10.1 Signs, signboards, and advertising devices are subject to the *Motor Vehicle Act* and the *Village of Clinton Sign Bylaw No. 477, 2010*.

## **SECTION 5      STORAGE, LANDSCAPING, AND SCREENING**

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### **5.1      Fencing**

- 5.1.1    In all Zones, a person shall not erect a Fence greater than 3.5 metres (11.5 feet) in Height.
- 5.1.2    In residential Zones, a person shall not erect a Fence greater than 1.2 metres (3.9 feet) in Height in the Front Yard and 2.0 metres (6.5 feet) in Height in the Side Yard and Rear Yard.
- 5.1.3    A person may erect a deer Fence along the side and rear of a Parcel greater than 2.0 metres (6.5 feet) in Height, provided that any portion above this Height is constructed from a material that allows visibility, such as wire mesh or wire strand, but excluding chain-link, barbed wire, and razor wire Fencing.
- 5.1.4    A person shall not erect pool Fencing and its gate less than 2.5 metres (8 feet) in Height.
- 5.1.5    If a person erects pool Fencing and a gate, the person shall install a child proof lock on the gate.

### **5.2      Junk Materials**

- 5.2.1    If a person stores Junk Materials in A, C, or I Zones, the person shall:
  - a.    locate the Junk Materials at least thirty (30) metres (98 feet) from the boundary of an R or P Zone;
  - b.    enclose the Junk Materials with a Building or solid, view obscuring Fence, wall, or chain link Fence with a Landscape Screen at least 2.5 metres (8 feet) in Height; and
  - c.    not pile Junk Materials to a greater Height than the surrounding Fence or wall.

### **5.3      Screening**

- 5.3.1    In all Zones, an Owner or Occupier of a Parcel shall screen outdoor garbage bins and outdoor storage areas from the view of Highways and adjacent properties with a Landscape Screen.
- 5.3.2    Despite Section 4.3.1, all Owners or Occupiers of a Parcel in a commercial or industrial Zone abutting a residential Zone, park Zone, or a Highway shall provide and maintain a Landscape Screen that is 1.5 metres (4.9 feet) in Height or greater.

### **5.4      Shipping Containers**

- 5.4.1    Unless otherwise intended, Shipping Containers are considered Accessory Buildings and shall comply with the Height, Parcel Coverage, and Setback requirements applicable to the Zone in which they are located.
- 5.4.2    The maximum number and dimensions of Shipping Containers permitted on a Parcel is as

follows:

- a. In the A Zone, two (2) Shipping Containers per Parcel are permitted, to a maximum length of 12.1 metres (39.7 feet).
- b. In the C and R Zones, one (1) Shipping Container per Parcel is permitted, to a maximum length of 12.1 metres (39.7 feet).
- c. In I and P Zones, four (4) Shipping Containers per Parcel are permitted, to a maximum length of 12.1 metres (39.7 feet).

5.4.3 If used for their intended operational purpose of transporting goods in quantity, a person may keep additional Shipping Containers in the A, C, and I Zones; only when their use is required in conjunction with a permitted Use within the applicable Zone, such as hauling, moving, and storage; rail yards; wholesale distribution; or receiving goods for Retail Sale.

5.4.4 A person may temporarily place Shipping Containers in all Zones subject to the following conditions:

- a. Shipping Containers may be placed on construction sites for storage incidental to an active construction project on that site, provided that a Building permit has been issued for construction on the site, and the permit has not expired;
- b. Shipping Containers placed on construction sites shall be removed once construction is completed, stopped, or the Building permit expires;
- c. a single Shipping Container may be placed on a Parcel for a period totaling no more than thirty (30) days, for the intended operational purpose of loading or unloading goods; and
- d. a person may temporarily place a Shipping Container in accordance with this section in addition to any Shipping Containers permitted in Section 5.4.2.

5.4.5 A person placing Shipping Containers shall:

- a. place and keep Shipping Containers in relatively new and good condition, with no external signs of damage or wear;
- b. place Shipping Containers that are a singular colour that is complementary of the Principal Building on the Parcel, with no wording or branding on its exterior;
- c. not use Shipping Containers for the storage of gasoline, propane, or any flammable, combustible liquid or compressed gas or explosives;
- d. not use Shipping Containers for permanent or temporary Occupancy by people or animals;
- e. screen all Shipping Containers from view along Highway 97 using either Fencing or a Landscape Screen; and
- f. not stack Shipping Containers.

## **5.5 Storage of Vehicles, Machinery, or Equipment**

- 5.5.1 In this Section:
  - a. **Vehicle** means any automobile, Recreational Vehicle, or boat.
  - b. **Gross Vehicle Weight** means the loaded weight of a single Vehicle.
  - c. **Licensed Gross Vehicle Weight** means the Gross Vehicle Weight for which a commercial Vehicle is licensed under the *Commercial Transport Act* RSBC 1996, c 58.
- 5.5.2 In all residential zones, Parcels with up to two Dwelling Units, a person shall not park or store more than five (5) Vehicles outside of a Building for any purpose.
- 5.5.3 In all residential zones, except if located within an enclosed Building on the same Parcel, a person shall not park a commercial Vehicle with a Licensed Gross Vehicle Weight exceeding five (5) tonnes (11,000 pounds).
- 5.5.4 In all Zones, a person shall not:
  - a. park or store dismantled or wrecked Vehicles or equipment in any Front Yard.
  - b. except in Wrecking Yards, park or store dismantled or wrecked Vehicles or equipment in the Rear Yard or Side Yard for a period of more than thirty (30) consecutive days.
  - c. except in Wrecking Yards, store machinery, equipment, or Vehicles in a state of disrepair outside.

## **SECTION 6      SPECIFIC USE REGULATIONS**

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### **6.1      Accessory Buildings and Structures**

6.1.1 Accessory Buildings and Structures are permitted in all Zones, subject to the following regulations:

- a. a person shall not erect Accessory Buildings or Accessory Structures on any Parcel unless the Principal Building to which the Accessory Building is a Secondary Use has been erected or will be erected simultaneously with the Accessory Building; and
- b. a person shall not use an Accessory Building or an Accessory Structure as a Dwelling Unit, except for Accessory Dwelling Units that are permitted under this Bylaw.

6.1.2 If an Accessory Building or Structure is attached to the Principal Building, it shall be considered part of the Principal Building and shall comply in all respects with the requirements of this Bylaw applicable to Principal Buildings.

6.1.3 Except for Fences, Accessory Buildings and Accessory Structures are subject to the Height, Parcel Coverage, and Setback requirements applicable to the Zone in which they are located.

### **6.2      Accessory Dwelling Units**

6.2.1 Where permitted, an Accessory Dwelling Unit:

- a. shall only be within an Accessory Building;
- b. shall be a Secondary Use to the Principal Residential Use of the Parcel;
- c. may occupy up to 100% of the floor area of the Accessory Building in which it is located;
- d. shall not exceed the floor area of the Single Detached Dwelling located on the same Parcel; and
- e. shall not be located within a Recreational Vehicle or Manufactured Home Dwelling.

6.2.2 If an Accessory Dwelling Unit is located on a Parcel that is connected to municipal services, the Accessory Dwelling Unit shall also be connected to municipal services.

6.2.3 An Owner of a Parcel with an Accessory Dwelling Unit shall provide designated parking for the Accessory Dwelling Unit in accordance with Section 20 Off-Street Parking and Loading.

6.2.4 Where permitted in residential Zones, a maximum of one (1) Secondary Suite and one (1) Accessory Dwelling Unit is permitted per Parcel.

### **6.3      Animal Shelters, Kennels, and Animal Clinics**

6.3.1 Where permitted, Animals Shelters and Kennels shall be:

- a. sited so that there is a minimum setback of 30 metres (98 feet) from all property lines; and
- b. maintained in a clean, dry, and well-ventilated condition, and to not create a nuisance.

6.3.2 If an Animal Shelter or Kennel has an outdoor run, the Owner or Occupier shall effectively contain and screen the outdoor run from adjacent Parcels by a solid Fence or wall not less than two (2) metres (6.5 feet) in Height and not more than 2.5 metres (8 feet) in Height.

6.3.3 Owners and Occupiers of Animal Clinics shall only keep animals overnight when required for medical supervision.

#### **6.4 Cannabis Production**

6.4.1 Where permitted, Cannabis Production facilities shall be subject to the following restrictions:

- a. facilities shall have a minimum Parcel size of five (5) acres;
- b. facilities shall have a minimum setback of thirty (30) metres (98.4 feet) from all Parcel lines; and
- c. Cannabis Production shall comply with all applicable federal and provincial approvals.

#### **6.5 Cannabis Sales**

6.5.1 Cannabis Sales are permitted in Zones where that Use is expressly permitted as a Site-Specific Use and are subject to the following regulations:

- a. a cannabis retailer must be located at least one hundred (100) metres (328.0 feet) from the main entrance of a school or Daycare, measured from property line to property line following accessible Streets; and
- b. a cannabis retailer shall not be located within 400 metres (1312.3 feet) of another cannabis retailer measured from property line to property line following accessible Streets.

#### **6.6 Daycare**

6.6.1 All Daycare facilities licensed or otherwise permitted in accordance with the *Community Care and Assisted Living Act*, shall have a valid Business License under the *Village of Clinton Business License Bylaw No. 551, 2017*.

#### **6.7 Dwelling Unit, within a Principal Building**

6.7.1 In commercial Zones where a Dwelling Unit within a Principal Building is permitted to accommodate the combination of residential and non-residential Uses in the same Building, the following regulations shall apply:

- a. Dwelling Units shall be located in the same Building as the commercial units;
- b. Dwelling Units shall not be located in the area typically reserved for interactions with

patrons;

- c. in a Building that has one (1) Storey, Dwelling Units must be located at the rear of the Building and shall not be greater than 40% of the Gross Floor Area; and
- d. in a Building with more than one (1) Storey, Dwelling Units may be located above the ground floor.

## **6.8 Gas Bars**

6.8.1 Gar Bars are permitted in Zones where that Use is expressly permitted as a site-specific Use and are subject to the following regulations:

- a. a Gas Bar may not be within two hundred (200) metres of another Gas Bar as measured from Property Line to Property Line following accessible Streets;
- b. pumps or pump islands shall be located not closer than 4.5 metres (15 feet) to any Property Line;
- c. canopies over gasoline pumps and pump islands shall not extend to a point greater than 1.5 metres (4.9 feet) from any Property Line, exclusive of canopy supports which shall be located not less than 4.5 metres (15 feet) from any Property Line;
- d. all exterior lighting shall be designed to deflect away from adjacent Parcels;
- e. all tires, automobile accessories, and related goods shall be located on pump islands or contained within a booth, rack, or stand, and a maximum of two (2) such outdoor merchandise display booths, racks, or stands shall be permitted on each Gas Bar Parcel and shall be located not less than 4.5 metres (15 feet) from any Property Line;
- f. all vehicle use areas must be surfaced with asphalt, concrete, or a similar durable, dust- free pavement; and
- g. all vehicle use areas shall be properly Graded and drained to ensure effective disposal of surface water, and any unpaved portions of the Parcel must be landscaped, maintained, and separated from the paved areas by a curb or other suitable barrier.

## **6.9 Home Based Business**

6.9.1 Where permitted, Home Based Businesses shall be subject to the following regulations:

- a. a person operating a Home Based Business shall hold a valid Business License;
- b. the Village's *Business License Bylaw No. 551, 2017*, shall determine the number of non-resident employees permitted to work in a Home Based Business;
- c. a Home Based Business shall be considered a Secondary Use to the Residential Use of a Parcel;
- d. the residents of the Dwelling shall primarily carry out a Home Based Business, with the exception of Daycares, which may have additional non-resident employees;
- e. a Home Based Business shall be located within a Dwelling Unit or within a permitted Accessory Building, except for contractor services which may use the premises for

- administrative purposes and conduct work off-site; and
- f. a Home Based Business shall not vary the residential character of the Parcel, except for signage permitted under the Village's *Sign Bylaw No. 477, 2010*.

6.9.2 Home Based Businesses shall not:

- a. involve materials or products that produce flammable or explosive vapors or gases under normal Village temperature conditions;
- b. generate traffic that exceeds the level prevailing in the neighbourhood or create a demand for parking that cannot be contained within the Parcel containing the Home Based Business; or
- c. produce noise, smoke, dust, fumes, steam, odour, vibration, waste, or excessive traffic which may create a nuisance that interferes with or affects the use or enjoyment of neighbouring Parcels.

6.9.3 A residential Daycare in a Principal Dwelling, serving no more than seven (7) pre-school or school-aged children at one time, is considered a Home Based Business and shall comply with all applicable provincial licensing requirements.

6.9.4 A Bed and Breakfast is considered a Home Based Business and shall accommodate no more than six (6) patrons at a time.

## **6.10 Manufactured Homes**

6.10.1 Where permitted, Manufactured Homes shall be subject to the following regulations:

- a. the Manufactured Home shall be placed on a foundation complying with the provisions of the current edition of the *BC Building Code*;
- b. all Manufactured Homes must meet the CSA Z240 standard, comply with the British Columbia Electrical Code currently in force, the British Columbia Plumbing Code currently in force, and other applicable codes and standards; and
- c. the Manufactured Home shall be protected by skirting.

## **6.11 Mobile Vendor**

6.11.1 Mobile Vendors are permitted in any C, I, P Zone provided that the Mobile Vendor is:

- a. in compliance with all regional health and local business licensing, as applicable;
- b. fully self-contained with no service connection; and
- c. given permission from the Land Owner.

6.11.2 If a Mobile Vendor is placed on public property or roadways, the Village is the Land Owner.

6.11.3 Mobile Vendors shall not occupy a public roadway for a period of more than eight (8) consecutive hours in any day or impede pedestrian or vehicle traffic on a Highway.

6.11.4 Mobile Vendors in the ALR are subject to the *Agricultural Land Commission Act* and the *Agricultural Use, Subdivision and Procedure Regulation*, BC Reg 171/2002.

## **6.12 Pools**

6.12.1 Above ground Swimming Pools and associated decks greater than 0.6 metres in height shall meet the siting requirements of Accessory Buildings.

6.12.2 The Owner or Occupier of Lands on which a swimming pool is to be constructed shall provide Fencing or equivalent barrier from grade of not less than 1.07 metres in height, with any openings through or under said fence or barrier to be of a size as to prevent the passage of a spherical object having a diameter of ten (10) centimetres. The fence or barrier shall be designed so that no member, attachment, or opening located between ten (10) centimetres and ninety (90) centimetres above grade will facilitate climbing. Access to the pool, other than through a dwelling unit, shall be equipped with a self-closing gate or door designed to return to a locked position when not in use and secured by a spring lock located on the pool side of the fence at least ninety (90) centimetres above grade.

6.12.3 If a Swimming Pool is 1.07 metres or more above surrounding ground, the Owner or Occupier of the Lands shall only be required to enclose the ladder or other access points to the pool by a Fence conforming to the requirements of Section 6.12.3 of this Bylaw.

6.12.4 The Owner or Occupier of any property on which the swimming pool is situated shall maintain the required Fence and gate in good repair at all times.

6.12.5 All persons draining Swimming Pools shall do so in a manner that does not negatively impact adjacent properties or result over time in negative impacts to slopes or natural areas.

## **6.13 Public Utilities**

6.13.1 Basic Public Utility Infrastructure is permitted in all Zones.

6.13.2 A person placing Public Utility Infrastructure and Basic Public Utility Infrastructure shall comply with all applicable provincial and federal enactments and follow all guidelines to ensure public health and safety and to protect the unencumbered continuous use of the facilities.

6.13.3 Individual Parcels for Public Utility Infrastructure and Basic Public Utility Infrastructure are exempt from minimum Parcel area requirements.

## **6.14 Secondary Suites**

6.14.1 Where permitted, a Secondary Suite shall:

- only be permitted within a Single Detached Dwelling;
- be considered a Secondary Use to the Principal Residential Use of the Parcel;

- c. have a floor area less than or equal to the floor area of the Dwelling in which it is located; and
- d. have a private entrance separate from the primary entrance of the Principal Use.

6.14.2 A Parcel Owner with a Secondary Suite shall provide designated parking for the Secondary Suite in accordance with Section 20 Off-Street Parking and Loading.

6.14.3 Where permitted in residential Zones, a maximum of one (1) Secondary Suite and one (1) Accessory Dwelling Unit is permitted per Parcel.

## **6.15 Temporary Dwellings During Construction**

6.15.1 An Owner or Occupier of a Parcel may occupy a Recreational Vehicle on that Parcel as a temporary residence during the process of constructing a Dwelling for which a Building permit has been issued, and the Owner or Occupier shall:

- a. not occupy the Recreational Vehicle as a temporary residence for more than six (6) months and not beyond the validity period of the Building permit issued for construction on the Parcel;
- b. remove the temporary residence at the expiration of such Building permit;
- c. dispose of sewage at an approved off-site sani-dump or as otherwise authorized by the Village;
- d. locate the Recreational Vehicle no closer than 2 metres (6.7 feet) from any Parcel line; and
- e. not use a Park Model Trailer as a temporary or permanent residence.

## **6.16 Vehicle Service and Repairs**

6.16.1 Vehicle Service and Repair is permitted in Zones where that Use is expressly permitted as a Site-Specific Use, and the Use is subject to the following regulations:

- a. a Vehicle Service and Repair Use may not occur within two hundred (200) metres (656.2 feet) of another Vehicle Service and Repair Use measured from Property Line to Property Line following accessible Streets;
- b. all servicing and servicing equipment, other than that normally carried out on a pump island, shall be entirely enclosed within a Building, unless a vehicle or piece of equipment to be repaired cannot fit inside the Building;
- c. all exterior lighting shall be designed to deflect away from adjacent Parcels; and
- d. all tires, automobile accessories, and related goods shall be contained within a booth, rack, or stand. A maximum of two (2) such outdoor merchandise display booths, racks, or stands shall be permitted on each Parcel on which a Vehicle Service and Repair Use is located and shall be located not less than 4.5 metres (15 feet) from any Front Parcel Line or Exterior Parcel Line.

## **6.17 Restaurant Drive-Through**

6.17.1 Any Restaurant Drive-Through Use is subject to the following regulations:

- a. All Restaurant Drive-Through queuing Aisles shall:
  - i. have a minimum of six (6) queuing spaces on site, with a minimum of three (3) queuing spaces for in-bound vehicles;
  - ii. not be located in a Frontage area or Setback area;
  - iii. not accessed from a Lane;
  - iv. be separated by access Aisles and parking areas with curbs; and
  - v. be buffered from abutting residential Parcels with a minimum of 3.5 metres (11.5 feet) of landscaped area designed and maintained with Screening not less than 1.0 metres (3.3 feet) in Height.
- b. If possible, a Restaurant Drive-Through shall prevent headlights from shining onto other properties through the Use of Fencing, Landscape Screening, and orientation of the drive Aisle.
- c. Each queuing space shall be a minimum of 6.0 metres (19.7 feet) long and 3.0 metres (9.8 feet) wide.
- d. Restaurant Drive-Through queuing space shall provide sufficient space for vehicle turning and maneuvering.

# SECTION 7 ESTABLISHMENT OF ZONES

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## 7.1 Establishment of Zones

- 7.1.1 The area within the boundaries of the Village shall be divided into the Zones identified in Schedule B, the Zoning Map.
- 7.1.2 The correct name of each Zone provided for in this Bylaw is set out in Table 7-1 Establishment of Zones with abbreviations listed for convenience only.

*Table 7-1 Establishment of Zones*

ZONE ABBREVIATION	ZONE TITLE
A1	Agriculture
A2	Rural
C1	Downtown Commercial
C2	Highway Service Commercial
I1	Light Industrial
I2	Heavy Industrial
P1	Public Use
P2	Parks and Recreation
R1	Low Density Residential
R2	Medium Density Residential
R3	Manufactured Home Park Residential
R4	Country Residential

## 7.2 Location of Zones

- 7.2.1 The location of each Zone is established on Schedule B, the Zoning Map, of this Bylaw.

## 7.3 Zone Boundaries

- 7.3.1 Where a Zone boundary is shown on Schedule B, the Zoning Map, as following a Highway or watercourse, the centerline of the Highway or water course shall be the Zone boundary.
- 7.3.2 Where the Zone boundary does not follow a legally defined line, and where the distances are not specifically indicated, the location of the Zoning boundary shall be determined by scaling from the Zoning Map.

## **SECTION 8      A1 AGRICULTURE**

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### **8.1      Purpose**

8.1.1 The purpose of this Zone is to accommodate Parcels located within the Agricultural Land Reserve (ALR) that are primarily used for agricultural purposes, as well as for Uses considered complementary or appropriate within an agricultural context. The intent is to protect these lands for long-term agricultural Use. All Uses within the A1 Zone are subject to the *Agricultural Land Commission (ALC) Act*, and associated regulations and policies, which may change from time to time. This Zone has been specifically designed to align with ALR regulations and policies; as such, some terminology used in this Zone may differ from that used elsewhere in the Zoning Bylaw.

### **8.2      Principal Uses**

8.2.1 In accordance with the ALC Act and regulations, the following Uses and no others may be permitted as Principal Uses in the AG Zone:

- a. Farm Use
- b. Kennel
- c. Park
- d. Principal Farm Residence
- e. Temporary Farm Worker Housing

### **8.3      Secondary Uses**

8.3.1 The following Uses are permitted as Secondary Uses in the A1 Zone:

- a. Accessory Farm Residential Facilities
- b. Additional Farm Residence
- c. Dwelling, Accessory Dwelling Unit
- d. Dwelling, Secondary Suite
- e. Home Based Business
- f. Storage, processing, or sales of products produced on site, in association with Farm Use

### **8.4      Prohibited Uses**

8.4.1 In accordance with ALC policy and regulations, certain Uses or Structures are not permitted in the ALR without approval of the ALC. The following is a non-exhaustive list of examples of such prohibited Uses:

- a. Animal clinic
- b. Campground

- c. Commercial or Industrial Uses
- d. Dwelling, Duplex
- e. Dwelling, Multi-unit
- f. Dwelling, Semi-Detached

8.4.2 In the A1 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a subdivision plan, which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel Size	-
b. Minimum Parcel Width	-
c. Maximum number of Principal Buildings	-
d. Maximum road setbacks <ul style="list-style-type: none"> <li>• Measured from the front Parcel Line to the rear or opposite side of the Farm Residential Footprint</li> </ul>	60 m (196.9 ft.)
e. Maximum Farm Residential Footprint size <ul style="list-style-type: none"> <li>i. Principal Farm Residence, plus (if applicable)</li> <li>ii. Additional Farm Residence, plus (if applicable)</li> <li>iii. Temporary Farm Working Housing</li> </ul>	2,000 m <sup>2</sup> 1,000 m <sup>2</sup> per residence 35 m <sup>2</sup> per residence
f. Maximum Floor Area for Farm Residences <ul style="list-style-type: none"> <li>i. Principal Farm Residence</li> <li>ii. Additional Farm Residence on parcel less than 40 ha</li> <li>iii. Additional Farm Residence on parcel greater than 40 ha</li> <li>iv. Temporary Farm Working Housing</li> </ul>	500 m <sup>2</sup> 90 m <sup>2</sup> 186 m <sup>2</sup> 15 m <sup>2</sup> per residence
g. Maximum total floor area of an Accessory Dwelling Unit, for Parcels less than 40 ha	90 m <sup>2</sup>
h. Maximum total floor area of an Accessory Dwelling Unit, for Parcels greater than 40 ha	186 m <sup>2</sup>
i. Maximum Density	-
j. Maximum Parcel Coverage	-
k. Maximum Building Height	12.0 m (39.0 ft.)

## **8.5    Conditions of Use**

- 8.5.1    All Lands located in the ALR must follow the regulations of this Bylaw as well as the regulations of the ALC.
- 8.5.2    Elements of specific Farm Uses, such as those associated with mushroom farms, Cannabis Production, Livestock and poultry barns, and storage of byproduct, may have additional siting regulations as determined by the ALC which are beyond what has been included in this Bylaw. For additional information, please contact the Village or the ALC.
- 8.5.3    It is recognized that some Parcels may have anomalies which prevent the Farm Residential Footprint from being located according to the standard location criteria above. The Village shall consider variance requests for their merit, in reference to the Ministry of Agriculture Discussion Paper and Minister's Bylaw Standard titled *Regulating the Siting and Size of Residential Uses in the ALR (2011)*, as amended.
- 8.5.4    Only one Additional Residence Building is permitted.

## **SECTION 9      A2 RURAL**

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### **9.1      Purpose**

9.1.1 The purpose of this Zone is to accommodate a variety of rural land Uses including agriculture-related activities, and low- density residential development, on larger Parcels in a rural setting.

### **9.2      Principal Uses**

9.2.1 The following Uses are permitted as Principal Uses in the A2 Zone:

- a. Agriculture Use
- b. Campground
- c. Daycare
- d. Dwelling, Duplex
- e. Dwelling, Manufactured Home
- f. Dwelling, Single Detached
- g. Forestry
- h. Kennel
- i. Outdoor Market

### **9.3      Secondary Uses**

9.3.1 The following Uses are permitted as Secondary Uses in the A2 Zone:

- a. Agri-Tourism
- b. Dwelling, Accessory Dwelling Unit
- c. Dwelling, Secondary Suite
- d. Home Based Business
- e. Microbrewery and Craft Distillery
- f. Recreation and Entertainment - Outdoor
- g. Retail Sales for non-residential Principal Uses

### **9.4      Regulations**

9.4.1 In the A2 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	4 ha (40,000 m <sup>2</sup> , 9.88 ac)

COLUMN 1	COLUMN 2
b. Minimum Parcel width	-
c. Maximum number of non-residential Principal Buildings	-
d. Maximum number of residential Principal Buildings	1
e. Minimum width of Principal Building	-
f. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	4.5 m (15.0 ft.)
iv. Rear Parcel Line	6.0 m (20.0 ft.)
g. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	4.5 m (15.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
h. Maximum density	3 du/ Parcel
i. Maximum Parcel coverage	30%
i. For a Parcel with an Accessory Dwelling Unit	40%
j. Maximum Building height	12.0 m (39.0 ft.)

## 9.5 Conditions of Use

- 9.5.1 For Uses permitted under Section 9.3.1d, no exterior storage of any kind and no garages for the repair and maintenance of equipment shall be permitted.
- 9.5.2 Forestry practice, including silviculture, is limited to logging and the processing of timber grown on the property on which the processing is taking place supplemented by the processing of a maximum of 500 m<sup>3</sup> of timber annually grown elsewhere.

## **SECTION 10      C1 DOWNTOWN COMMERCIAL**

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### **10.1      Purpose**

10.1.1 The purpose of this Zone is to accommodate a mix of commercial Uses that support the vibrancy of the downtown commercial corridor and provide services to the community.

### **10.2      Principal Uses**

10.2.1 The following Uses are permitted as Principal Uses in the C1 Zone:

- a. Alcohol Sales
- b. Animal Clinic
- c. Cannabis Sales
- d. Club or Lodge
- e. Community Service
- f. Daycare
- g. Education Facility
- h. Financial Institution
- i. Funeral Services
- j. Health Services
- k. Microbrewery and Craft Distillery
- l. Office
- m. Outdoor Market
- n. Personal Service Establishment
- o. Recreation and Entertainment - Indoor
- p. Religious Assembly
- q. Restaurant
- r. Retail Sales

### **10.3      Secondary Uses**

10.3.1 The following Uses are permitted as Secondary Uses in the C1 Zone:

- a. Dwelling Unit, within Principal Building
- b. Home Based Business, within Dwelling Unit

### **10.4      Regulations**

10.4.1 On a Parcel located in an area Zoned as C1, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated, and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	450 m <sup>2</sup> (4843 sqft)
b. Minimum Parcel width	10.0 m (32.8 ft)
c. Maximum number of Principal Buildings	2
d. Minimum width of Principal Building	5.5 m (18.0 ft.)
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	0.0 m (0.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	0.0 m (0.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	0.0 m (0.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum Building height	12.0 m (39.0 ft.)

## 10.5 Conditions of Use

10.5.1 All persons conducting business or activity within the C1 Zone shall do so within a completely enclosed Building or areas otherwise screened from public view except for parking and Loading facilities, Restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.

## 10.6 Site-Specific Regulations

10.6.1 The following Uses and regulations apply to this Zone on a site-specific basis as follows:

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
a. Amended Lot 69B (146909F) Townsit of Clinton	N/A	To permit: • Multi-Family Dwelling

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
b. Lot 80 Townsite of Clinton	N/A	To permit: • Multi-Family Dwelling

## **SECTION 11 C2 HIGHWAY SERVICE COMMERCIAL**

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### **11.1 Purpose**

11.1.1 The purpose of this Zone is to accommodate a mix of commercial and employment Uses that support a vibrant Highway commercial core and provide services to the community.

### **11.2 Principal Uses**

11.2.1 The following Uses are permitted as Principal Uses in the C2 Zone:

- a. Alcohol Sales
- b. Animal Clinic
- c. Cannabis Sales
- d. Car Wash
- e. Club or Lodge
- f. Daycare
- g. Financial Institution
- h. Funeral Services
- i. Health Services
- j. Hotel
- k. Microbrewery and Craft Distillery
- l. Motel
- m. Office
- n. Outdoor Market
- o. Personal Service Establishment
- p. Recreation and Entertainment - Indoor
- q. Religious Assembly
- r. Restaurant
- s. Retail Sales
- t. Self-Storage Facility

### **11.3 Secondary Uses**

11.3.1 The following Uses are permitted as Secondary Uses in the C2 Zone:

- a. Dwelling Unit, within Principal Building
- b. Home Based Business, within Dwelling Unit
- c. Outdoor Storage
- d. Mobile Vendor
- e. Restaurant Drive-Through

## 11.4 Regulations

11.4.1 On a Parcel located in an area Zoned as C2, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	758 m <sup>2</sup> (8,159 sqft)
b. Minimum Parcel width	15.0 m (49.2 ft.)
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	5.5 m (18.0 ft.)
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	3.0 m (10.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum Building height	12.0 m (39.0 ft.)

## 11.5 Conditions of Use

11.5.1 Every person conducting business or activity within the C2 Zone shall do so within a completely enclosed Building or areas otherwise screened from public view except for parking and loading facilities, Vehicle Service and Repair, Restaurant patios and the incidental outdoor display of merchandise essential to the conduct of business.

11.5.2 Outdoor Storage shall be in dedicated areas and shall not extend to parking or areas

designated for other purposes.

## **11.6 Site Specific Regulations**

11.6.1 The following Uses and regulations apply to this Zone on a site-specific basis as follows:

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
a. Lot 7A Townsite of Clinton Lot 8 Townsite of Clinton Lot 8A Townsite of Clinton	1322 Highway 97, Clinton	To permit: • Gas Bar • Vehicle Service and Repairs
b. Lot A Townsite of Clinton Lillooet District Plan 35067	1429 Highway 97, Clinton	To permit: • Gas Bar • Vehicle Service and Repairs
c. Parcel J (Being a consolidation of Lots 3A and 4, see LB495076) Townsite of Clinton	1302 Highway 97, Clinton	To permit: • Cannabis Sales

## **SECTION 12 I1 LIGHT INDUSTRIAL**

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### **12.1 Purpose**

12.1.1 The purpose of this Zone is to accommodate light industrial operations in locations and under development standards that minimize conflict with adjacent Uses.

### **12.2 Principal Uses**

12.2.1 The following Uses are permitted as Principal Uses in the I1 Zone:

- a. Agriculture Use
- b. Alcohol Production Facility
- c. Animal Shelter
- d. Cannabis Production
- e. Car Wash
- f. Forestry
- g. Funeral Services
- h. Industry, Light
- i. Kennel
- j. Microbrewery and Craft Distillery
- k. Office
- l. Outdoor Market
- m. Public Utility Infrastructure
- n. Recycling Plant
- o. Research and Development Laboratory
- p. Self-Storage Facility
- q. Vehicle and Equipment Sales
- r. Warehousing

### **12.3 Secondary Uses**

12.3.1 The following Uses are permitted as Secondary Uses in the I1 Zone:

- a. Agri-Tourism
- b. Outdoor Storage
- c. Retail Sales

### **12.4 Regulations**

12.4.1 On a Parcel located in an area Zoned as I1, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	0.1 ha, 1.011 m <sup>2</sup> (0.25 ac)
b. Minimum Parcel width	-
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	3.0 m (10.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum Building height	12.0 m (39.0 ft.)

## 12.5 Conditions of Use

- 12.5.1 Every person conducting activity in the I1 Zone shall do so completely housed within an enclosed Building, except for permitted outdoor displays, storage yards, rental and sales, parking and Loading facilities and specialized outdoor work yards.
- 12.5.2 Items for sale or rent may be displayed within the required Front Setback area, subject to the condition that any display area shall be Setback from an abutting roadway or Parcel by not less than two (2) metres (6.6 feet).
- 12.5.3 A person shall not conduct a Use in the I1 Zone that emits or discharges to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation, or vibrations which exceed applicable standards set out by Provincial or Federal enactments.

12.5.4 Retail Sales in the I1 Zone must be directly related to the Principal Use and cannot occupy more than a maximum of 20% of the total Building area.

12.5.5 The following Uses and regulations apply to this Zone on a site-specific basis as follows:

LEGAL DESCRIPTION	CIVIC ADDRESS	REGULATION
a. Lot 1 District Lot 1060 Lillooet District Plan KAP68363	60 Boyd Pit Rd, Clinton	To permit: • Vehicle Service and Repairs

## **SECTION 13 I2 HEAVY INDUSTRIAL**

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### **13.1 Purpose**

13.1.1 The purpose of this Zone is to accommodate a broad range of Heavy Industrial operations in locations and under conditions that minimize conflicts with surrounding Land Uses.

### **13.2 Principal Uses**

13.2.1 The following Uses are permitted as Principal Uses in the I2 Zone:

- a. Agriculture Use
- b. Cannabis Production
- c. Forestry
- d. Industry, Heavy
- e. Natural Resource Extraction and Processing
- f. Public Utility Infrastructure
- g. Recycling Plant
- h. Research and Development Laboratory
- i. Self-Storage Facility
- j. Vehicle and Equipment Sales
- k. Vehicle Service and Repairs
- l. Warehousing
- m. Wrecking Yard

### **13.3 Secondary Uses**

13.3.1 The following Uses are permitted as Secondary Uses in the I2 Zone:

- a. Agri-Tourism
- b. Office
- c. Retail Sales

### **13.4 Regulations**

13.4.1 On a Parcel located in an area Zoned as I2, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	1.0 ac (0.41 ha, 4,047 m <sup>2</sup> )
b. Minimum Parcel width	-

COLUMN 1	COLUMN 2
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	8.0 m (26.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	8.0 m (26.0 ft.)
ii. Interior Parcel Line	3.0 m (10.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum Building height	12.0 m (39.0 ft.)

### 13.5 **Conditions of Use**

- 13.5.1 Every person conducting activity in the I2 Zone shall do so completely housed within an enclosed Building, except for permitted outdoor displays, storage yards, rental and sales, parking and Loading facilities and specialized outdoor work yards.
- 13.5.2 A person may display items for sale or rent within the required Front Setback area, subject to the condition that any display area shall be Setback from an abutting roadway or Parcel by not less than two (2) metres (6.6 feet).
- 13.5.3 The perimeter of all sites in this Zone shall be Fenced sufficiently to restrict the movement of people and Livestock into the operational area, with a Fence that is maintained in sound and good condition.
- 13.5.4 The operations area of permitted Uses shall be screened by a visually effective barrier from all surrounding roadways.
- 13.5.5 Uses permitted within this Zone shall comply with all applicable regulations,

requirements, restrictions, and standards as set forth by the Waste Management Branch and the Ministry of Energy and Mines of BC.

- 13.5.6 Industrial Uses shall not emit or discharge to the surrounding area odours, toxic or noxious matters or vapours, liquid effluent, dust, fumes, smoke, heat, glare, noise, radiation, nor vibrations which exceed applicable standards set out by Provincial or Federal enactments.
- 13.5.7 Retail Sales in the I2 Zone must be directly related to the Principal Use and cannot occupy more than maximum 20% of the Building's total area.

## **SECTION 14 P1 PUBLIC USE**

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### **14.1 Purpose**

14.1.1 The purpose of this Zone is to provide essential public facilities and services that support the well-being of the community.

### **14.2 Principal Uses**

14.2.1 The following Uses are permitted as Principal Uses in the P1 Zone:

- a. Animal Shelter
- b. Cemetery
- c. Community Care Facility
- d. Daycare
- e. Education Facility
- f. Emergency and Protective Services
- g. Government Services
- h. Health Services
- i. Park
- j. Public Utility Infrastructure
- k. Recreation and Entertainment - Indoor
- l. Recreation and Entertainment - Outdoor

### **14.3 Secondary Uses**

14.3.1 The following Uses are permitted as Secondary Uses in the P1 Zone:

- a. Agriculture Use
- b. Office
- c. Outdoor Market
- d. Restaurant
- e. Retail Sales

### **14.4 Regulations**

14.4.1 On a Parcel located in an area Zoned as P1, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated, and Column 2 sets out the regulations.

COLUMN 1	COLUMN 2
a. Minimum Parcel size	450 m <sup>2</sup> (4,843 sqft.)

COLUMN 1	COLUMN 2
b. Minimum Parcel width	10.0 m (32.8 ft.)
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
f. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	4.5 m (15.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum Building height	12.0 m (39.0 ft.)

## **SECTION 15 P2 PARKS AND RECREATION**

---

### **15.1 Purpose**

15.1.1 The purpose of this Zone is to provide for Parks, open spaces, and recreational areas for public enjoyment and community gathering.

### **15.2 Principal Uses**

15.2.1 The following Uses are permitted as Principal Uses in the P2 Zone:

- a. Park
- b. Recreation and Entertainment - Outdoor

### **15.3 Secondary Uses**

15.3.1 The following Uses are permitted as Secondary Uses in the P2 Zone:

- a. Outdoor Market
- b. Restaurant
- c. Retail Sales

### **15.4 Regulations**

15.4.1 On a Parcel located in a P2 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	N/A
b. Minimum Parcel width	15.0 m (49.2 ft.)
c. Maximum number of Principal Buildings	-
d. Minimum width of Principal Building	-
e. Minimum setback of Principal Building to:	
i. Front Parcel Line	7.5 m (24.6 ft.)
ii. Interior Parcel Line	7.5 m (24.6 ft.)
iii. Exterior Parcel Line	9.0 m (30.0 ft.)
iv. Rear Parcel Line	9.0 m (30.0 ft.)
f. Minimum setback of Accessory Buildings to:	

COLUMN 1	COLUMN 2
i. Front Parcel Line	7.5 m (24.6 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
g. Maximum density	-
h. Maximum Parcel coverage	30%
i. For a Parcel with an Accessory Dwelling Unit	N/A
i. Maximum Building height	12.0 m (39.0 ft.)

## **SECTION 16 R1 LOW DENSITY RESIDENTIAL**

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### **16.1 Purpose**

16.1.1 The purpose of this Zone is to accommodate a variety of small-scale housing types while maintaining the low-density residential character of the area.

### **16.2 Principal Uses**

16.2.1 The following Uses are permitted as Principal Uses in the R1 Zone:

- a. Community Care Facility
- b. Dwelling, Duplex
- c. Dwelling, Semi-Detached
- d. Dwelling, Single Detached

### **16.3 Secondary Uses**

16.3.1 The following Uses are permitted as Secondary Uses in the R1 Zone:

- a. Dwelling, Accessory Dwelling Unit
- b. Dwelling, Secondary Suite
- c. Home Based Business

### **16.4 Regulations**

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, Landscaping, and Screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading the following shall apply:

16.4.1 On a Parcel located in an R1 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel Area	350 m <sup>2</sup> (3,767 sqft)
b. Minimum Parcel Width	12.0 m (40.0 ft.)
i. Minimum Parcel Width for Semi-Detached Dwelling Units with Shared Parcel Lines.	6.5 m (21.3 ft)
c. Maximum number of Principal Buildings	1
d. Minimum setback of Principal Building to:	

COLUMN 1	COLUMN 2
i. Front Parcel Line	5.0 m (16.4 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	3.0 m (10.0 ft.)
iv. Rear Parcel Line	6.0 m (20.0 ft.)
e. Minimum Setback of Accessory Buildings to:	
i. Front Parcel Line	5.0 m (16.4 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
f. Maximum Density	3 du/ Parcel
g. Maximum Parcel Coverage	50%
i. For a Parcel with an Accessory Dwelling Unit	60%
h. Maximum Building height	12.0 m (39.0 ft.)

## **SECTION 17 R2 MEDIUM DENSITY RESIDENTIAL**

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### **17.1 Purpose**

17.1.1 Accommodate a variety of medium scale housing types, including multi-unit dwellings and comprehensively planned sites, to support a diverse range of housing options that are compatible with the existing neighbourhood.

### **17.2 Principal Uses**

17.2.1 The following Uses shall be permitted as Principal Uses in the R2 Zone:

- Community Care Facility
- Comprehensive Site Development - Residential
- Dwelling, Duplex
- Dwelling, Multi-unit
- Dwelling, Semi-Detached
- Dwelling, Single detached

### **17.3 Secondary Uses**

17.3.1 The following Uses shall be permitted as Secondary Uses in the R2 Zone:

- Dwelling, Accessory Dwelling Unit
- Dwelling, Secondary Suite
- Home Based Business
- Mobile Vendor

### **17.4 Regulations**

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, Landscaping, and Screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading the following shall apply:

17.4.1 On a Parcel located in an R2 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel Area	350 m <sup>2</sup> (3,767 sqft)
b. Minimum Parcel Width	12.0 m (40.0 ft.)

COLUMN 1	COLUMN 2
c. Maximum number of Principal Buildings	1 unless developed as strata or comprehensive site development
d. Minimum setback of Principal Building to:	
i. Front Parcel Line	5.0 m (20.0 ft)
ii. Interior Parcel Line	1.5 m (5.0 ft)
iii. Exterior Parcel Line	3.0 m (10.0 ft)
iv. Rear Parcel Line	6.0 m (20.0 ft)
e. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	5.0 m (20.0 ft)
ii. Interior Parcel Line	1.5 m (5.0 ft)
iii. Exterior Parcel Line	1.5 m (5.0 ft)
iv. Rear Parcel Line	1.5 m (5.0 ft)
f. Maximum density	30 du/ha (10 du/ac)
g. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	65%
h. Maximum Building height	12.0 m (39.0 ft.)

## **SECTION 18      R3 MANUFACTURED HOME PARK RESIDENTIAL**

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### **18.1    Purpose**

18.1.1 Accommodate existing Manufactured Homes within designated Manufactured Home Parks.

### **18.2    Principal Uses**

18.2.1 The following Uses shall be permitted as Principal Uses in the R3 Zone:

- Manufactured Home Park

### **18.3    Secondary Uses**

18.3.1 The following Uses shall be permitted as Secondary Uses in the R3 Zone:

- Home Based Business

### **18.4    Regulations**

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, Landscaping, and Screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading the following shall apply:

18.4.1 On a Parcel located in an R3 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	5.0 ac (2.02 ha, 20,234 m <sup>2</sup> )
b. Maximum density	17 du/ha (7 du/ ac)
c. Maximum Building height	12.0 m (39.0 ft.)
d. Minimum setbacks	See Village of Clinton Mobile Home Park Bylaw

### **18.5    Conditions of Use**

18.5.1 Manufactured Home Parks shall comply with the provisions of the *Village of Clinton Mobile Home Park Bylaw no. 272, 1990*.

## **SECTION 19      R4 COUNTRY RESIDENTIAL**

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### **19.1      Purpose**

19.1.1 Accommodate small-scale housing and agricultural Uses while preserving the rural character of the area.

### **19.2      Principal Uses**

19.2.1 The following Uses are permitted as Principal Uses in the R4 Zone:

- a. Agriculture Use
- b. Daycare
- c. Dwelling, Duplex
- d. Dwelling, Manufactured Home
- e. Dwelling, Semi-Detached
- f. Dwelling, Single Detached

### **19.3      Secondary Uses**

19.3.1 The following Use(s) are permitted as Secondary Uses in the R4 Zone:

- a. Agri-Tourism
- b. Dwelling, Accessory Dwelling Unit
- c. Dwelling, Secondary Suite
- d. Home Based Business
- e. Kennel
- f. Mobile Vendor
- g. Retail Sales, associated with a permitted Agriculture Use

### **19.4      Regulations**

In addition to the regulations outlined in Section 4 General Regulations, Section 5 Storage, Landscaping, and Screening, Section 6 Specific Use Regulations, and Section 20 Off-Street Parking and Loading the following shall apply:

19.4.1 On a Parcel located in an R4 Zone, a person shall not construct, locate, or Alter a Building or Structure, and the Village shall not approve a plan of subdivision which contravenes the regulations set out in the table below in which Column 1 sets out the matters to be regulated and Column 2 sets out the regulations.

<b>COLUMN 1</b>	<b>COLUMN 2</b>
a. Minimum Parcel size	0.40 ha, 4,047 m <sup>2</sup> (1 ac)
b. Minimum Parcel Width	-

COLUMN 1	COLUMN 2
c. Maximum number of non-residential Principal Buildings	-
d. Maximum number of residential Principal Buildings	1
e. Minimum width of Principal Building	-
f. Minimum setback of Principal Building to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	4.5 m (15.0 ft.)
iv. Rear Parcel Line	6.0 m (20.0 ft.)
g. Minimum setback of Accessory Buildings to:	
i. Front Parcel Line	6.0 m (20.0 ft.)
ii. Interior Parcel Line	1.5 m (5.0 ft.)
iii. Exterior Parcel Line	1.5 m (5.0 ft.)
iv. Rear Parcel Line	1.5 m (5.0 ft.)
h. Maximum density	3 du/Parcel
i. Maximum Parcel coverage	60%
i. For a Parcel with an Accessory Dwelling Unit	60 %
j. Maximum Building height	12.0 m (39.0 ft.)

## 19.5 Conditions of Use

19.5.1 For Uses permitted under Section 19.2 and 19.3, a person shall not use a Parcel for exterior storage of any kind and shall not construct garages for the repair and maintenance of equipment.

## **SECTION 20 OFF-STREET PARKING AND LOADING**

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### **20.1 Application of Regulations**

- 20.1.1 Parcel Owners or Occupiers shall provide and maintain Off-Street Parking and Loading as required to support Uses within each Zone in accordance with the regulations of this section.
- 20.1.2 Parcel Owners or Occupiers shall not credit Off-Street Parking Spaces as Off-Street Loading spaces or vice versa.
- 20.1.3 The Village may allow property Owners or Occupiers to provide less than the required amount of parking outlined in this Bylaw if the Parcel Owner or Occupier can demonstrate to the satisfaction of the Village that:
  - a. sufficient On-street Parking is available for the proposed Uses,
  - b. there would be no undue negative harm to surrounding properties, or;
  - c. the proposed Use for the Parcel does not require the amount of parking outlined in this Bylaw, which may be the case for Uses associated with users that do not drive.
- 20.1.4 In lieu of providing the required number of Off-Street Parking Spaces, a property Owner may enter into an agreement with Village to pay to the Village a sum of money equal to the number of Parking Spaces not provided, to a maximum of 1/3 of the spaces required, multiplied by the applicable cash-in-lieu amount as determined by the Village at the time of application.

### **20.2 Exemptions**

- 20.2.1 The regulations contained in this section shall not apply to Buildings, Structures, and Uses existing on the effective date of this Bylaw except that:
  - a. Owners or Occupiers of a Parcel shall provide and maintain Off-Street Parking and Loading in accordance with this section for any addition to any existing Building and Structure or any change or addition to such existing Use; and
  - b. Owners and Occupiers of a Parcel shall not reduce Off-Street Parking and Loading that existed prior to the adoption of this Bylaw below the applicable Off-Street Parking requirements of this section.

### **20.3 Parking Space Requirements**

- 20.3.1 The number of Off-Street Parking Spaces required for any Use is calculated according to the table below in which Column 1 classifies the types of Use, and Column 2 sets out the minimum number of required Off-Street Parking spaces to be provided.
- 20.3.2 If a proposed Use is not specifically referred to in Column 1, the number of Off-Street

Parking and Loading spaces shall be calculated on the basis of requirements for a similar listed Use.

- 20.3.3 All calculations that result in a fraction shall be rounded up.
- 20.3.4 If seating accommodation is used as the basis for a unit of measurement, and linear seating is anticipated (e.g., pews, bleachers), a linear distance of 0.5 metres (2 feet) is assumed to accommodate one person.
- 20.3.5 If more than one Use is located on a Parcel, the total number of Parking Spaces required shall be the sum total of those required for each Use unless it can be demonstrated to the satisfaction of the Village that consistent, secure, shared parking can be accommodated.
- 20.3.6 If a Building or Parcel contains more than one Use and the hours of operation for the Uses do not overlap, the required number of Off-Street Parking Spaces shall be the greatest of the maximum number required for Use of the Uses.

*Table 20-1 Parking Space Requirements*

COLUMN 1	COLUMN 2
<b>Residential Uses</b>	
• Dwelling, Single Detached, Semi-Detached, Duplex, Dwelling, Multi-unit	2 spaces per Dwelling Unit
• Dwelling, Multi-Unit (Comprehensive Site Development)	1.5 spaces per Dwelling Unit Plus 0.5 spaces per Dwelling Unit for visitors
• Dwelling, Secondary Suite, Accessory Dwelling Unit	1 space per Dwelling Unit
• Dwelling, Manufactured Home	1 space per Dwelling Unit
<b>Uses located in the A1 Zone</b>	
Farm Retail Sales including Green houses and Nurseries	One (1) parking space per 15 m <sup>2</sup> of retail area
<b>All Other Uses</b>	
Animal Clinic	4 spaces per veterinarian, minimum 4 spaces
Campground	1 space per campsite

COLUMN 1	COLUMN 2
	Plus 2 spaces per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area for all accessory activities, including but not limited to indoor display, Office, or Retail Sales.
Car Wash	2 queuing spaces per wash bay Plus 1 space per 25 m <sup>2</sup> (269 sqft) of Retail Floor Area.
Club or Lodge	1 space per 40 m <sup>2</sup> (430 sqft) of Gross Floor Area
Commercial Uses, not listed	1 space per 20 m <sup>2</sup> (215 sqft) of Gross Floor Area
Education Facility	1.5 spaces per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Emergency and Protective Services	1 space per 25 m <sup>2</sup> (269 sqft) of Gross Floor Area
Financial Institution	1 space per 20 m <sup>2</sup> (215 sqft) of Gross Floor Area
Funeral Services	1 space per 10 seats
Government Services	1.5 spaces per 50 m <sup>2</sup> (538 sqft) of Gross Floor Area
Health Services	1 space per 30 m <sup>2</sup> (323 sqft) of Gross Floor Area
Hotel	1 space per guest room Plus 1 space per 5 seats in Restaurant Use.
Industry, Heavy	1 per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area Plus 1 space per service bay.
Industry, Light	1 per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Industrial Use, not listed	1 per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Motel	1 space per guest room Plus 1 space per 5 seats in Restaurant Use.
Office	1 space per 30 m <sup>2</sup> (323 sqft) of Gross Floor Area
Personal Service Establishment	1 space per 15 m <sup>2</sup> (161 sqft) of Service Floor Area Plus 1 space per 200 m <sup>2</sup> (2153 sqft) of storage area.
Recreation and Entertainment - Outdoor	Number of Spaces to be determined by the Village, based on the closest type of Use.
Recreation and Entertainment - Indoor	2 spaces per 100 m <sup>2</sup> (1076 sqft) of Gross Floor Area
Religious Assembly	1 space per 4 seats

COLUMN 1	COLUMN 2
Restaurant	1 space for 5 seats
Retail Sales - Commercial (C) Zone Includes Gas Bar	1 space per $25\text{ m}^2$ (269 sqft) of Retail Floor Area. Plus 1 space per $200\text{ m}^2$ (2153 sqft) of storage area.
Retail Sales - Industrial (I) Zone	1 space per $100\text{ m}^2$ (1076 sqft) of Retail Floor Area. Plus 1 space per $200\text{ m}^2$ (2153 sqft) of storage area.
Vehicle Service and Repairs	1 space per $70\text{ m}^2$ (753 sqft) of Retail Floor Area Plus 2 spaces per service bay.

- 20.3.7 In addition to the requirements listed above, Building Owners or Occupiers must provide the minimum number of Accessible Parking Spaces in the *BC Building Code*.
- 20.3.8 Of the required number of Parking Spaces required, an Owner or Occupier may designate a maximum of 20% to accommodate small-sized vehicle parking.
- 20.3.9 Owners or Occupiers shall use all Off-Street Parking for the purpose of accommodating vehicles of clients, customers, employees, members, residents, or tenants who Use the Principal Building on the Parcel. Such parking shall not be used for Off-Street Loading, driveways, access or egress, commercial repair work, display sales, or storage yards.
- 20.3.10 Owners or Occupiers of Parcels in in R or P Zones shall use Parking Spaces solely for parking of private non-commercial vehicles.

#### **20.4 Location of Off-Street Parking Spaces**

- 20.4.1 All Owners and Occupiers of Parcels shall locate Off-Street Parking Spaces on the same Parcel as the Use they serve.
- 20.4.2 Despite the above, in the case of C Zones, Off-Street Parking may be located on another Parcel, provided:
  - a. the alternative location is within 150 metres (492 feet) of the Building or Use they serve, and
  - b. the Owner or Occupier of the Parcel using the Parking Spaces can assure, to the satisfaction of the Village, that such Parking Spaces are used only for parking that serves that Building or Use.

#### **20.5 Design Standards**

- 20.5.1 Each Off-Street Parking Space shall conform to the provisions of Table 20-2 Dimensions of Off-Street Parking Spaces.

*Table 20-2 Dimensions of Off-Street Parking Spaces and Driving Aisles*

PARKING SPACE TYPE	MIN. LENGTH	MIN. WIDTH	MIN. VERTICAL CLEARANCE
Off-Street Loading	7.5 m (25.0 ft.)	3.0 m (10 ft.)	2.3 m (7.5 ft.)
Regular size vehicle	6.0 m (20.0 ft.)	2.7 m (9.0 ft.)	2.0 m (6.5 ft.)
Small sized vehicle	5.0 m (16.4 ft.)	2.5 m (8.2 ft.)	2.0 m (6.5 ft.)
Accessible Parking Space	6.0 m (20.0 ft.)	3.7 m (12.0 ft.)	2.3 m (7.5 ft.)

20.5.2 Owners or Occupiers shall ensure that each Accessible Parking Space is:

- located as close as possible to a handicapped-accessible Building entrance, and
- clearly identified for exclusive use by accessible parking permit holders.

20.5.3 Owners or occupiers shall clearly identify all Parking Spaces to facilitate ease of use and maximum efficiency.

20.5.4 Owners or Occupiers shall make adequate provisions in the design of Parking Lots for entry or exit by vehicles, to all Parking Spaces, at all times. To do this, unobstructed maneuvering Aisles shall have widths not less than those included in Table 20-3 Dimensions of Maneuvering Lanes.

*Table 20-3 Dimensions of Maneuvering Lanes*

PARKING SPACE ANGLE	MINIMUM MANEUVERING AISLE WIDTH
90 degrees to the maneuvering Aisle	7.3 m (24.0 ft.)
60 degrees to the maneuvering Aisle	5.5 m (18.0 ft.)
45 degrees to the maneuvering Aisle	3.9 m (13.0 ft.)

## 20.6 Surfacing, Landscaping, Fencing, and Curbing

20.6.1 Owners or Occupiers shall surface all parking areas to be hard-surfaced and Graded to increase durability, prevent dust creation, reduce the likelihood of them becoming muddy, and minimize environmental contamination.

20.6.2 All Owners or Occupiers of Parcels with Parking Lots shall include measures to prevent encroachment or nuisance to abutting properties such as curb-stops, Fences, walls, hedges, or landscaped areas.

20.6.3 If a Parking Lot includes more than three (3) spaces and is located on a Parcel that is abutting or facing an R or P Zone, the Owner or Occupier of the Parcel shall provide and maintain a Landscape Screen of not less than 1.5 metres (5 feet) along the edge of the

Parking Lot facing or abutting an R or P Zone.

20.6.4 If a Parking Lot abuts a Highway or a sidewalk, the Owner or Occupier of the Parcel shall place curb stops at the end of each Parking Space to prevent vehicles from encroaching into pedestrian areas. The Owner or Occupier of the Parcel shall place the curb stops at a distance of not less than 0.75 metres (2.5 feet) from the sidewalk or Highway.

## 20.7 Other Regulations

20.7.1 If more than fifteen (15) Parking Spaces are required for a Parcel, the Owner or Occupier of the Parcel must provide lighting to enhance user safety.

## 20.8 Off-Street Loading

20.8.1 A person shall not undertake a Use in any Zone unless the Off-Street Loading requirements in this Bylaw have been met for that Use.

20.8.2 The number of Off-Street Loading Spaces required for any Use is calculated according to Table 20-4 Off-Street Loading Requirements in which Column 1 classifies the type of Use and Column 11 sets out the Off-Street Loading requirements for each Use in Column 1.

20.8.3 If more than one Use is located on a Parcel, the total number of Off-Street Loading Spaces required shall be the sum total of those required for each Use.

20.8.4 Each Off-Street Loading Space shall be designed in accordance with Table 20-2 Dimensions of Off-Street Parking Spaces.

20.8.5 Despite the above, in no case shall the length of a loading space be such that a vehicle in the process of loading or unloading shall project into any Highway.

*Table 20-4 Off-Street Loading Requirements*

COLUMN 1	COLUMN 2
a. Agricultural and Industrial Uses	
i. less than 1,000 m <sup>2</sup> (10,764 sqft)	1
ii. 1,000 m <sup>2</sup> to 2,500 m <sup>2</sup> (26,910 sqft)	2
iii. greater than 2,500 m <sup>2</sup>	3
b. Uses in P1 Zone	
i. less than 3,000 m <sup>2</sup> (32,293 sqft)	1
ii. 3,000 m <sup>2</sup> or greater	2
c. Commercial Zones	
i. less than 2,500 m <sup>2</sup> (26,910 sqft)	0

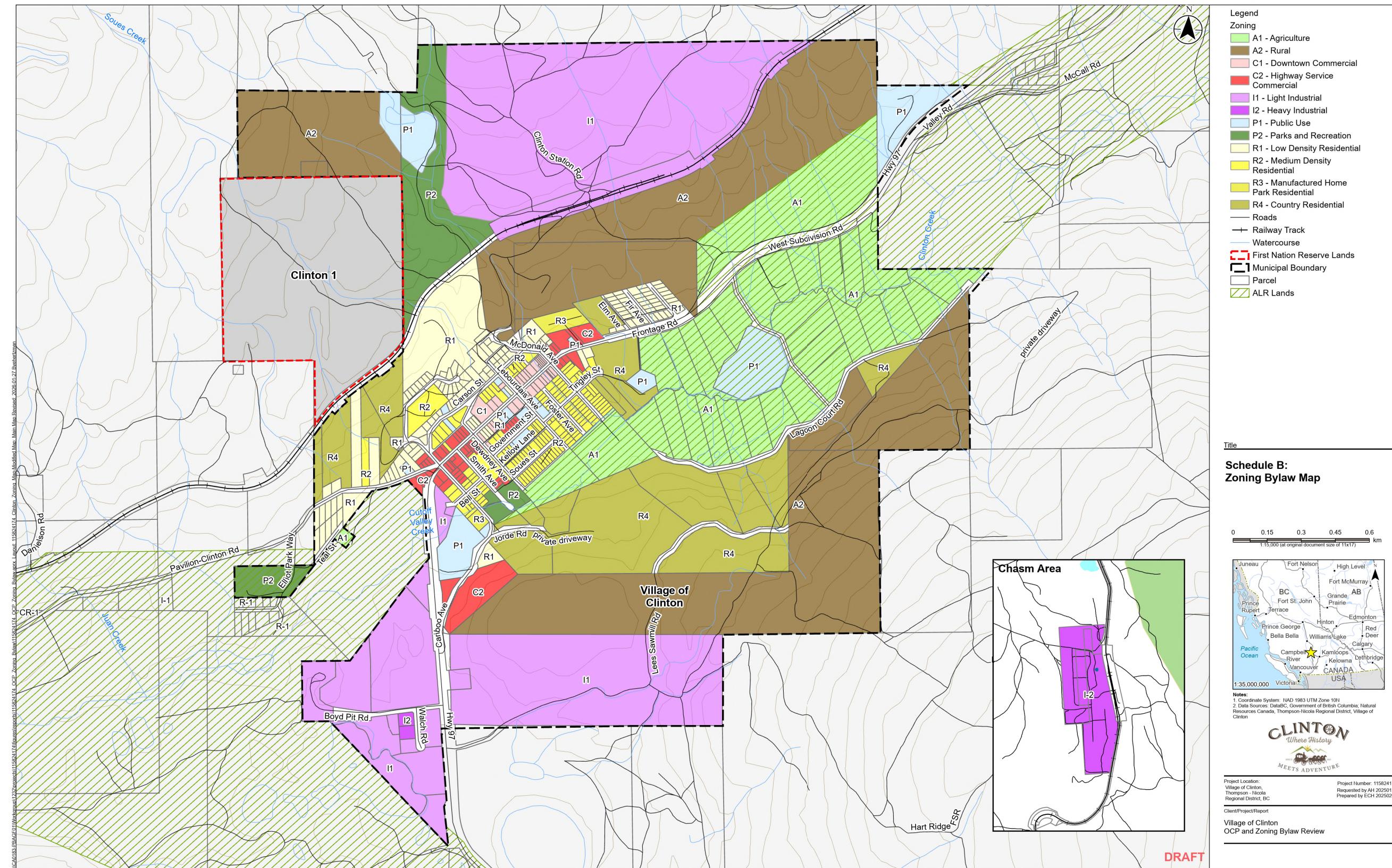
COLUMN 1	COLUMN 2
ii. greater than 2,500 m <sup>2</sup>	1

20.8.6 Off-Street Loading Spaces shall:

- a. be located on the same Parcel as the Use served,
- b. not be within the required Front Yard or Side Yard, nor closer than 7.5 metres (25 feet) to the nearest intersection of any two Highway allowances,
- c. be hard surfaced so as to enhance durability and minimize dust,
- d. be sited at an elevation convenient to a floor level in the Building, and
- e. have any lighting arranged as to reflect the light away from any adjoining premises.

20.8.7 Despite Section 30.8.3.b, Off-Street Loading Spaces required for Commercial Uses under 2,500 square metres (26,910 square feet) may be permitted within a Side Yard.

20.8.8 Owners or Occupiers of a Parcel shall not reduce Off-Street Loading Spaces existing on the effective date of this Bylaw below the applicable requirement for Off-Street Loading Spaces of this Bylaw.



## Action items arising from Council Meetings

Date updated: February-4-26

Resolution/Direction to Staff	WHO/DONE
January 2026	
Heritage Registry – <i>Staff is working with the Museum</i>	CAO In progress
Multi-Use Court – <i>New RFP going out in early 2026 due to unfavorable bids the first time.</i>	CAO In progress
Bill M216 – <i>That, Council directs staff to send a letter outlining concerns and expressing opposition.</i>	CAO In progress
Whispering Pines Clinton Indian Band Elections – <i>Council issues a letter of congratulations to the newly elected Council.</i>	DCO Completed
CRI FireSmart and Emergency Preparedness Fund – <i>Application has been submitted</i>	CAO Completed
VOC Election Bylaw – <i>Council directs staff to draft an Election Bylaw.</i>	CAO Completed

Fire Truck Replacement: Waiting for Grant Decision

Long-term Financial Plan Project: Waiting for Grant Decision

Flood Early Warning System Project: Grant approval delayed to next intake

Wastewater Lagoon Armouring Project: Grant approval delayed to next intake

Wayfinding and marketing project: Obtaining Quotes and designing signage

Official Community Plan and Zoning Bylaw: *These have been presented on this agenda*

Whispering Pines Clinton Indian Band MOU Development: *Whispering Pines is reviewing the draft*

Food Hub Development: *Seeking other funding sources*

Reg Conn Park Multi-Use Court Project: New RFP being developed

Reg Conn Pond Dredging Project: Waiting for Grant Decision

Lot 9 Development: *Canada Housing Infrastructure Fund Grant was denied. Staff working on report for other options*

Dam Safety Review: Fieldwork and test drilling complete. Awaiting final Dam Safety Review in the next few weeks

Fire Department Equipment Upgrade Project: Waiting for Grant Decision

Grant Writing Project: *Will reapply for 2026 funding*

BC Hydro Property (Clinton Station Road): Preparing background information to inform an application for Crown Land Grant

Bell Street Extension Project: Waiting for final title transfer by Province

The above projects are not exhaustive.