



Development Services COUNCIL REPORT

TO: Mayor and Council **DATE:** July 10, 2020
FROM: A. Krause, Manager of Planning Services
SUBJECT: Official Community Plan – Minor Amendments 2020

RECOMMENDATIONS:

1. **THAT Official Community Plan Amendment Bylaw No. 240, 2020 be introduced and read a first time by title only.**
2. **THAT Official Community Plan Amenement Bylaw No. 240, 2020 be read a second time and taken to Public Hearing in conjunction with a Regular Council meeting to be held on August 18, 2020.**

A. KRAUSE, RPP, MCIP
Manager of Planning Services

Approved for
Council Consideration
CAO

SUMMARY:

This report is further to Council's resolution passed at the April 21, 2020 meeting directing Staff to prepare an Official Community Plan (OCP) Amendment Bylaw for minor amendments to OCP Bylaw No. 93, 2012 as outlined in the staff report dated April 17, 2020. OCP Amendment Bylaw No. 240 incorporates all of the recommended *minor* amendments that Staff make to the Bylaw ("housekeeping amendments") before more extensive OCP changes are made following completion of a Housing Needs Report and new census data expected in 2022.

BACKGROUND:**Amendments Incorporated into OCP Amendment Bylaw No. 240**

- Updated references to new community groups (since 2013) in “Accessibility and Inclusiveness” and “Arts and Culture” sections.
- Acknowledged Clearwater’s “Bee City” designation in the “Agriculture and Food Security” section.
- Expanded agricultural policies to include the following:
 - Encourage and support bee keeping on all lots subject to the Animal Control Bylaw; and
 - Encourage small scale backyard hobby food production subject to the Animal Control Bylaw.
- Added a policy to support garden and carriage suites as secondary/accessory uses on lots with sufficient space for on-site sewage disposal and adequate setbacks, recognizing that lands within the Agricultural Land Reserve (ALR) must comply with ALR regulations.
- Updated references to the most current Provincial legislation.
- Added policies to follow recommendations in the *Source Water Assessment and Protection Strategy Report* (March 2020) prepared by Western Water Associates Ltd.:
 - Consider 5 and 10 year groundwater protection capture zones during land use amendment and subdivision processes; and
 - Consider creating a future Development Permit (DP) area to implement more detailed policies for development around the 5 and 10 year groundwater capture zones.

An OCP is a visionary, guiding document. It is not a specific regulatory tool. Planning Services has recommended broad policies pertaining to urban agriculture, garden/carriage suites, and groundwater protection zones in order to inform/guide future development and proposed land use amendments. Further, these broad policies will “set the stage” for considerations in a future major OCP update.

Major Amendments to Come

To recap, more extensive updates to OCP Bylaw No. 93, 2012 will follow once new data from the Housing Needs Report and 2021 census collection are received (data from the census is expected to be available in 2022). Extensive amendments will include updating housing statistics and population projections, exploring policies on short-term/nightly rental use (i.e. Air BnB), considering

a new vision for former industrial lands and sewer expansion areas, and updating land use designations and mapping.

Attachments:

- OCP minor updates – highlighted changes
- Official Community Plan Amendment Bylaw No. 240, 2020

Proposed changes

Strikethrough = removed

Underline = new

4.2.2 Agriculture and Food Security

Our community supports concepts such as the “100 mile diet” that encourage more local food as a way to support resiliency, the local economy, and independence. Ample land/water resources and the agricultural settlement history of Clearwater help make this readily achievable. On April 2, 2019, the District was declared as Canada’s 24th Bee City and BC’s 3rd Bee City. This recognition provides opportunity for awareness and education around healthy pollinator habitats and beekeeping. The following points closely relate to Part 5.3: ALR.

- Objectives**
- (a) To provide Clearwater residents the opportunity, knowledge and resources to grow, acquire, enjoy and celebrate affordable and nutritious local food.
 - (b) To support capacity for community-based growing, storage, and cooking of local food that provide opportunity, knowledge and resources for our community.
 - (c) To explore possible export niches for local agricultural commodities.
 - (d) To support implementation of the North Thompson Food Action Plan.
- Policy**
- (a) Continue to support the local farmers market and assist in establishing a year round market potentially in Strawberry Flats neighbourhood.
 - (b) Link food security and economic development initiatives wherever opportunities present.
 - (c) Encourage land owners to produce food products and by-products.
 - (d) Promote First Nations Peoples retaining access to their traditional foods, and maintaining their culture and health through eating traditional foods.
 - (e) Support and encourage educational workshops that provide local food production awareness and preservation techniques.
 - (f) Support the expansion of community gardens and collective food storage, production and cooking.
 - (g) Investigate the ability to create local soil and nutrients from local waste and natural material.
 - (h) Encourage the development of rainwater collection for irrigation.
 - (i) Support the creation of food-safe kitchens in public/institutional buildings.
 - (j) Protect all ALR land for either soil based agriculture or for non soil bound agriculture, such as greenhouses, nurseries, poultry and egg production.
 - (k) Encourage “organic intensive agricultural” and other sustainable farming activities on arable lands.

- (l) Support small scale farming and complimentary uses (permitted by ALC Regulation #171/2002) to encourage local food production and diversify farming income.
- (m) Encourage and support beekeeping on all lots subject to the Animal Control Bylaw.
- (n) Encourage small scale backyard hobby food production subject to the Animal Control Bylaw.

4.2.4 Accessibility and Inclusiveness

Yellowhead Community Services Society (YCS) was incorporated in 1989 under the former name of Wells Gray Community Resources Society in response to a recognized need for an umbrella organization to develop and administer a number of social/health services for the North Thompson Valley.

There are early childhood programs, including: a day care in Clearwater and Barriere, community support programs, children, youth and family programs, counselling services, and programs for adults with special needs. In addition, YCS operates the Clearwater and Area Transit System by third party contract to the District of Clearwater and sponsors the Clearwater Employment Services Agency.

~~“Success By 6” is an early childhood initiative jointly supported by the United Way, the Province, and the Savings and Credit Unions of British Columbia. “Success By 6” is dedicated to building the capacity of parents and communities to provide the foundation that children ages 0 – 6 require, including emotional, social, cognitive and physical skills.~~

~~**North Thompson Clearwater Community Resource Centre** is a multi-purpose not-for-profit entity serving the residents of Clearwater and the North Thompson. The Centre and Thompson Rivers University (TRU) have a partnership agreement that encompasses the provision of credit and non-credit programming. TRU provides organization of general interest courses, basic computer courses, work-related provincial certification training and some degree programming. The Centre includes a public computer lab, a business support centre, meeting rooms and office space.~~

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| Objectives | (a) To support and encourage projects that involve the entire community. |
| Policy | (a) Consider a Grant-in-Aid program for discretionary funds that encourage a caring, resilient community. |
| | (b) Continue to support affordable and appropriate recreation, leisure and cultural activities and programs to a diverse caring community. |
| | (c) Where feasible, support and participate with collaborative networks of community service providers to meet, share information and facilitate access to services such as childcare, health care, education, public safety, social services, and culture and heritage resources. |

4.3 Arts and Culture

Context

Clearwater has a rich and diverse cultural base with a host of clubs and associations, including the Wells Gray outdoor clubs, Clearwater Ski Club, Rotary Club, ~~Hosers Old Time Hockey~~ Clearwater Hosers Hockey Club, North Thompson Music Guild, and Clearwater Bee Club. There are numerous existing events held in Clearwater that contribute to the cultural fabric of the community, including the weekly Farmers' Market, North Thompson Arts Society, May Day Parade, ~~Clearwater Canoe Regatta~~, First Fish Ceremony, and Canada Day. There are also formal institutions that contribute to the culture of the community such as the Clearwater Library.



May Day Parade

Arts and heritage are increasingly recognized as significant contributors to community identity, diversity and overall quality of life. The collective community of Clearwater is brought together through these activities, programs and services. A thriving arts, culture and heritage sector is good for the economy, and the District of Clearwater supports these community values.

- Objectives**
- (a) To achieve a diverse set of community-based social/cultural recreation opportunities for all residents of Clearwater.
 - (b) To improve the quality of life and facilitate community social interaction and achieve a community with a thriving social economy.
 - (c) To facilitate collaborative planning whereby individuals, organizations, and groups cooperate and work together on common social and cultural goals.
- Policy**
- (a) Council will encourage arts and culture proponents seeking private sector support and external resources such as BC lottery funding.
 - (b) Council will consider allocating subsidized use of District facilities to community not-for-profit cultural groups for events or through grant-in-aid.
 - (c) Council will partner with the Simpcw First Nation in hosting the First Fish Ceremony.

4.4 Seniors' and Affordable Housing

Context

Based on Statistics Canada 2011 data, there are approximately 987 dwellings (including seasonal residences) in the District. For 2006, Statistics Canada reports that 81.4% of occupied private dwellings in Clearwater were owned (compared to the 70% BC average) and 18.6% of residents rent. The average number of people per household in Clearwater is 2.3 compared to 2.7 in the Province as a whole.

Housing type is predominantly single-family dwellings, accounting for 77% of the total Clearwater housing stock (compared to the 48% BC average in the 2011 census). Clearwater has a high percentage of mobile dwellings, accounting for 12% of the housing stock compared to the 2011 provincial average of 2.7%. Other housing types found in Clearwater in smaller percentages include: duplex (3.5%), semi-detached units (1.5%) and apartment building (6%).

The Canadian Mortgage and Housing Corporation (CMHC) recommends that the cost of adequate shelter should not exceed 30% of household income. Housing costing below 30% is considered affordable. Census data indicates 34% of local residents who rent pay more than 30% of their household income on housing. A further 12% of residents that own their homes pay more than 30% of their household income on housing.

Diversity of housing is essential to a healthy community. OCPs can direct the development of housing types to accommodate the various housing needs of existing, as well as future, residents and to meet the changing needs of the various age groups of residents.



- Objectives**
- (a) To support a range of available housing types and tenures to meet the diverse needs of our community.
 - (b) To encourage pedestrian-friendly residential developments.
 - (c) To provide affordable and attainable housing opportunities and protect the stock of rental housing.
 - (d) To encourage rural residential development to locate in existing settlement areas that have community services.
 - (e) To make age-friendly housing a priority to accommodate elderly residents.
- Policy**
- (a) Support diverse housing types and densities to accommodate the various housing needs of existing and future residents, as well as the changing needs of residents who wish to age in place.
 - (b) Request multi-family strata developments with 8 units or more to incorporate a minimum of one rental dwelling unit.

- (c) Encourage all proposed multi-family and affordable housing units to contain a diversified mix of sizes (varied floor space for family, bachelor and disabled residents, etc.).
- (d) Encourage residents to self-organize into groups to facilitate co-housing, co-operatives and other forms of collective tenure.
- (e) Allow for serviced small-lot residential developments in order to encourage smaller houses with less environmental footprint.
- (f) Support mixed commercial, residential and industrial residential developments.
- (g) Create a suitable zoning structure to accommodate residential-based tourism developments (e.g., B & B, vacation rental, nightly rental above commercial space).
- (h) Seek partnerships with BC Housing, CMHC and the private sector to create affordable housing developments.
- (i) Encourage assisted living housing and care for elders and persons requiring moderate supportive housing.
- (j) Promote development of an age-friendly housing complex through government and non-government organisation partnerships.
- (k) Provide opportunities for senior residents to live a fulfilling life through promotion of access to safe and affordable housing, physical and social mobility and social engagement in the community.
- (l) Conduct an Affordable Housing Needs Assessment and Action Plan in order to support a strategic approach toward housing in Clearwater.
- (m) Support garden and carriage suites as accessory uses on lots with sufficient area for on-site sewage disposal and adequate setbacks, recognizing that lands within the Agricultural Land Reserve must also comply with ALR regulations.

4.6.2 Water Resources

Dutch Lake, a 65.5 hectare lake, is the focal point of the Clearwater community. It plays host to a popular sport fishery as well as private residences and a small number of commercial enterprises. The surrounding river system is also important to the community. The North Thompson, Raft, and Clearwater Rivers provide geographic / watershed amenities, including:

- a large system to facilitate the water cycle;
- fresh water for potable uses;
- natural storm water infiltration and treatment;
- healthy ecosystems, including wildlife; and
- water for growing food and other products vital to local economic resiliency.

Healthy riparian areas along streams, lakes, and other bodies of water support productive ecosystems and a rich diversity of plants and animals. Water-loving plants, birds, amphibians and small mammals thrive in these ecosystems. Larger animals use them for foraging, travel corridors, or giving birth. Because moist and productive riparian areas are limited in dry regions like the Interior Douglas Fir Zone, they are especially important habitat for many species in this zone.

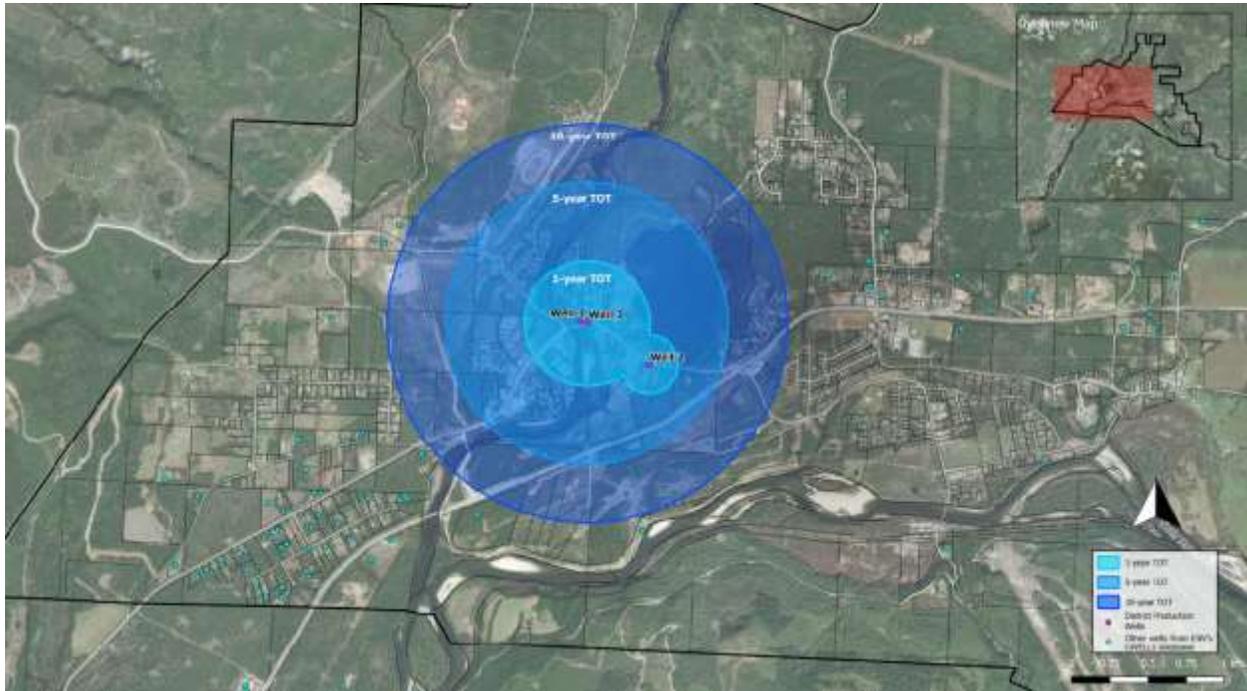


Cattle and horses are also attracted to riparian areas and, if not properly managed, can seriously degrade these sensitive areas. Refer to Parts 7.4, 7.5 and Map 5 for Clearwater Riparian Area Development Permits and impacted lands.

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| Objectives | <p>(a) To protect and enhance the quality of Clearwater area lakes, rivers, streams and ground water sources thereby supporting the Clearwater River and North Thompson River watershed ecosystem and the Russell, Hascheak, and McDougall Creek Watershed.</p> <p>(b) To continue to recognize the value of taking a watershed approach to Clearwater's long-term planning, development practices, infrastructure, and where possible, municipal operations.</p> |
| Policy | <p>(a) Support establishing a ground water monitoring and protection plan.</p> <p>(b) Require the implementation of Clearwater Riparian Areas <u>Protection Regulations</u> for all development occurring within a Riparian Area.</p> <p>(c) Support sewer expansion around Dutch Lake to protect its water quality.</p> |

- (d) The 5 year and 10 year groundwater protection capture zones should be considered during land use amendment and subdivision processes.
- (e) A future Development Permit area should be considered to implement more detailed policies for development around the 5 and 10 year groundwater protection capture zones.

Calculated Fixed Radius Capture Zones (November 14, 2019)



Source: District of Clearwater Source Water Protection Plan (March 2020) prepared by Western Water Associates Ltd.

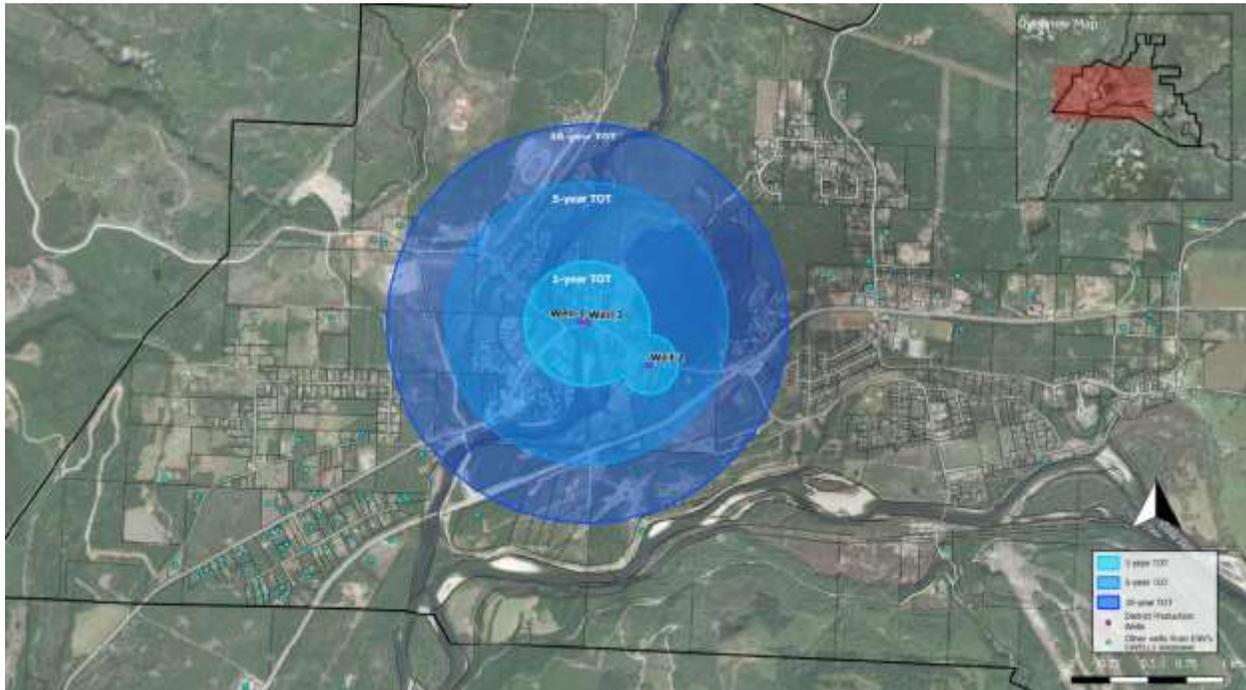
SCHEDULE “3”

4.6.2 Water Resources

Policy

- (d) The 5 year and 10 year groundwater protection capture zones should be considered during land use amendment and subdivision processes.
- (e) A future Development Permit area should be considered to implement more detailed policies for development around the 5 and 10 year groundwater protection capture zones.

Calculated Fixed Radius Capture Zones (November 14, 2019)



Source: District of Clearwater Source Water Protection Plan (March 2020) prepared by Western Water Associates Ltd.

Schedule “1”, “2” & “3” are incorporated in and form part of Bylaw No. 240, 2020

Certified Correct:

Corporate Officer