



## DISTRICT OF CLEARWATER

### BYLAW NO. 93, 2012 OFFICIAL COMMUNITY PLAN BYLAW NO.93, 2012

#### A Bylaw to Adopt an Official Community Plan for the District of Clearwater

**WHEREAS** the *Local Government Act* authorizes Council to adopt an Official Community Plan;

**AND WHEREAS** the Council of the District of Clearwater deems it desirable to adopt a new Official Community Plan for the entire municipality;

**AND WHEREAS** after first reading of the Bylaw Council has, in sequence, considered the Official Community Plan in conjunction with its financial plan and the Regional Waste Management Plan pursuant to Section 882 of the *Local Government Act*;

**AND WHEREAS** in accordance with the *Local Government Act* Council has undertaken the necessary consultation;

**NOW THEREFORE** the Council of the District of Clearwater, in open meeting assembled, enacts as follows:

1. **CITATION**

- 1.1. This Bylaw may be cited as "District of Clearwater Official Community Plan Bylaw No.93, 2012".

2. **PURPOSE**

- 2.1 The document and the maps described as Maps "1" through "7" attached hereto as Schedule "A" which are incorporated in and form part of this Bylaw are hereby designated as the "District of Clearwater Official Community Plan".

3. **REPEAL**

- 3.1 District of Clearwater Official Community Plan Adoption Bylaw No. 1448 and amendments thereto are hereby repealed.

4. **SEVERABILITY**

- 4.1 Each portion or section of this Bylaw is intended to be independent to the extent that a decision of a court of competent jurisdiction that a portion or section of is invalid does not affect the validity of any other portion or section, and the invalid portion shall be severed.

READ A FIRST TIME this 20<sup>th</sup> day of November, 2012

READ A SECOND TIME this 20<sup>th</sup> day of November, 2012

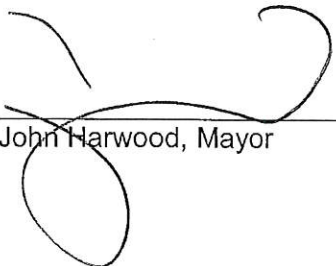
SECOND READING RESCINDED this 8<sup>th</sup> day of January, 2013

READ A SECOND TIME with amendments this 8<sup>th</sup> day of January, 2013

PUBLIC HEARING held on the 5<sup>th</sup> day of February, 2013

READ A THIRD TIME this 5<sup>th</sup>, day of February, 2013

ADOPTED this 5<sup>th</sup>, day of February, 2013.



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John Harwood, Mayor



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Leslie Groulx, Corporate Officer

Certified to be a true and correct copy of Bylaw No. 93, 2012 cited as "District of Clearwater Official Community Plan Bylaw No. 93, 2012 adopted by the Council of the District of Clearwater on this 5<sup>th</sup> day of February, 2013.



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Leslie Groulx,  
Corporate Officer

Schedule "A"

# DISTRICT OF CLEARWATER

## OFFICIAL COMMUNITY PLAN, 2012



**CONSOLIDATED JUNE 7, 2016**



**CONSOLIDATED FOR CONVENIENCE ONLY**

This information has been prepared by the District of Clearwater (DoC) for convenience only. The DoC does not represent that the consolidated bylaw is up to date or complete and anyone using this material should confirm its content by reference to the original legislation, codes, bylaws and their amendments.

# District of Clearwater Official Community Plan

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# Part 1 INTRODUCTION

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## 1.1 What is an Official Community Plan?

In consideration of guiding the future of local government in British Columbia, the Province of British Columbia authorizes municipalities to adopt Official Community Plans (OCPs). An OCP is a statement of objectives and policy to inform decisions on planning and land-use management respecting the purposes of local government within the area covered by the plan.

An Official Community Plan provides a framework to guide a community's future, including:

- character and nature of proposed land use and servicing requirements by area;
- direction for quality of life, health and well-being;
- policy respecting future growth, resource and housing needs;
- community energy auditing and management;
- transportation network and strategy;
- community development; and
- provision for amenities and services.

An effective Official Community Plan provides:

- increased certainty for residents and landowners regarding the location and nature of change in the community;
- tools for Council, staff and citizens for strategic long-term decision making; and
- a road-map to guide zoning decisions and subsequent implementation practices.

Community plans are typically reviewed every five years to assess whether the goals and objectives and subsequent policy directions remain valid. An OCP is not intended to be a static document; it is intended to be flexible in order to meet changing community needs and be adaptive to changing trends and circumstances within a community. As such, following careful consideration by Council, policy and land use designations in an OCP may only be revised through adoption of an amending bylaw following the provisions outlined within the *Local Government Act*.

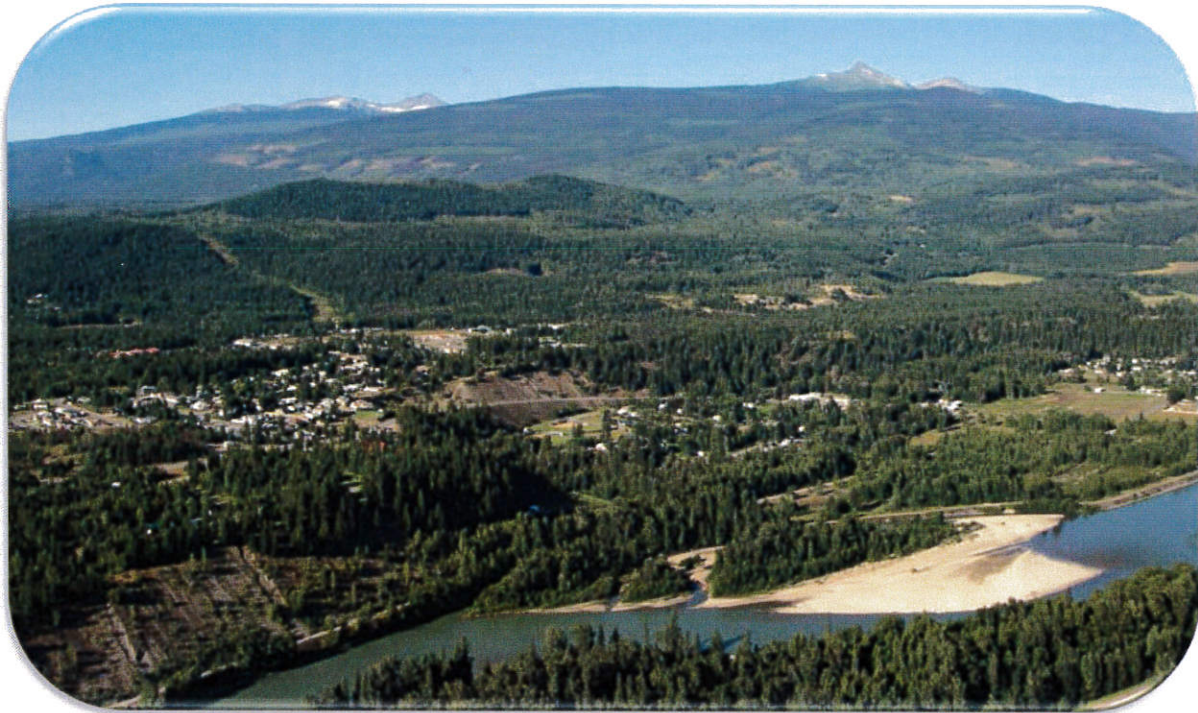
### OCP Legal Basis

*Once adopted by bylaw, an OCP becomes official and all future land use decisions made by Council, such as rezoning considerations, must be consistent with the objectives and policy outlined in the Plan. An OCP also provides direction to staff administration and discretionary decision-making such as that of the Subdivision Approving Officer.*

## 1.2 Creating the District of Clearwater Official Community Plan

Early in the planning process a community-based Steering Committee was selected to represent different demographics of the Clearwater community and act as a “Committee of the Council.” With the assistance of this Steering Committee, the project team collectively identified key areas of interest, issues, gaps in the existing Official Community Plan, and additional areas to be explored and addressed in the OCP review process.

Comprehensive community involvement was a key component of the District of Clearwater OCP review process. The OCP Steering Committee hosted a number of public engagements, events over the winter and spring of 2010 to garner as much public input as possible. Hundreds of Clearwater residents took part in the process and offered input and voice into the process.



## Part 2 VISION

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### 2.1 Community Vision

The following vision for the community of Clearwater is based on input gathered from the stakeholders through the public engagement process.

#### *Clearwater is . . .*

- *a healthy community that is attractive to all age groups, offering a wide range of social and cultural activities*
- *a community that retains and promotes its historic, rural character*
- *a carbon-neutral community achieved through the use of innovative energy alternatives, power production, and new construction*
- *a community that thrives, promotes, and coexists with its natural surroundings*
- *a great place to live, work, and play*
- *a safe, interconnected community*
- *a community where people can age in place in an affordable, safe environment*
- *a community with a diversified economy with emphasis on value-added and green industries to promote local employment, combined with a sustainable tourist industry that complements the natural environment*
- *a community that is linked both physically and spiritually with the rivers around it*
- *a community that shares resources and a cultural history with First Nations*



 adventure starts here

## 2.2 Sustainability Principles

The evolution and implementation of the District of Clearwater Official Community Plan is based upon sustainability principles and goals as identified early in the comprehensive public consultation process and through community feedback at public events and via relevant District strategic planning documents. Environmental sustainability encompasses addressing climate change and effectively managing natural resources to ensure they are available for future generations.

*Sustainable Development is most often defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs.”<sup>1</sup>*

### 2.2.1 Environmental Sustainability

- Objectives / Policy**
- (a) Recognize Dutch Lake as a jewel within the Clearwater community and preserve its ecology for the enjoyment of future generations.
  - (b) Ensure all Clearwater residents have a safe and sufficient supply of drinking water and water systems such as Dutch Lake, North Thompson River and Clearwater River, that are protected for future generations to experience.
  - (c) Grow in a manner that respects the surrounding natural environment that is valued and viewed as an integral component of the Clearwater community.
  - (d) Decrease the energy demands and greenhouse gas emissions from both the District and the community at large where energy is obtained with methods that minimize and mitigate negative impacts on the environment.
  - (e) Ensure the continuation of fresh, clean and safe airshed.
  - (f) Ensure land and resources are efficiently used and the negative impacts of land use and development are minimized.

### 2.2.2 Social Sustainability

For the community to function in a sustainable manner, fundamental human needs of its residents must be met without undermining the cohesion, respect, and care that binds the community. As a socially sustainable community there must be the ability to maintain and build on its own resources and have the resiliency to prevent and/or address problems in the future.

- Objectives / Policy**
- (a) Ensure residents of Clearwater continue to have access to both extended year round recreational and complete educational opportunities.
  - (b) Ensure Clearwater remains a safe community where residents of all ages and stages of life are healthy and a high level of local alternative or holistic healthcare services and mainstream medical care and facilities are available.

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<sup>1</sup> United Nations. 1987. "Report of the World Commission on Environment and Development" General Assembly Resolution 42/187, December 11, 1987.

- (c) Promote diversified housing typology that is affordable to accommodate the current and future needs of residents of all ages and demographics.
- (d) Ensure the creation of walkable neighbourhoods that are interconnected and allow for fluent flow between the different nodes of the community.
- (e) Ensure the community of Clearwater is meaningfully engaged in all planning processes to harness the expertise and knowledge found within its citizenship.

### 2.2.3 Cultural Sustainability

The diverse cultural elements of a community, both tangible and intangible, are avenues to embody many socio-economic and environmental dimensions of the community. Key cultural elements can also be used as anchors and focus points for policy and planning efforts to ensure cultural resources are integrated as a component of a community's sustainability.



**First Fish Ceremony**

- Objectives / Policy**
- (a) Continue to support community diversity and enhance the thriving cultural assets present within Clearwater.
  - (b) Encourage a wide variety of opportunities for people to interact and support community diversity, arts and culture.
  - (c) Enhance historical and cultural attributes important to the community of Clearwater and First Nations and ensure these attributes are acknowledged, celebrated and preserved.
  - (d) Continue to support and enhance existing traditions and celebrations such as the May Day Parade, Canada Day, First Fish Ceremony, Canoe Regatta, and Winter Fun Days.
  - (e) Ensure cultural assets in Clearwater are focal points for policy and planning that are integrated in our path towards sustainability.
  - (f) Acknowledge Clearwater's roots and First Nations' history and heritage.

## 2.2.4 Economic Sustainability

A healthy local economy is essential for a sustainable and livable community. It provides the resources to allow residents and their community to prosper. It brings employment and a solid tax base to support services, leading to healthier lifestyles and greater opportunities for personal and professional fulfillment. With a strong economy the community can achieve the higher standard of development, provide more services and enjoy an overall higher quality of life. The OCP recognizes the interrelated spheres of the local economy, including the business market (private and public companies, investments and trading), and the social economy (social enterprises, community-based entrepreneurship, social capital and investment).

### **Objectives / Policy**

- (a) Work towards a healthy, vibrant and diverse economy.
- (b) Support three functioning and interconnected downtown cores.
- (c) Encourage the creation of value added, eco-tourism ventures.
- (d) Encourage the creation of green energy.
- (e) Encourage the creation of a vibrant and diverse local economy that provides meaningful year round employment and services and expands a solid tax base to enable residents to enjoy an overall higher quality of life.
- (f) Promote a wide variety of sizes, scales, and types of businesses, which offer greater opportunities for personal and professional fulfillment that in turn contribute to the overall health of the community.
- (g) To support the development of a rich sustainable resource sector and retail business sector in our area.

## **2.3 Regional Context Statement**

A 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 the District of Clearwater planning and land use policy links and works toward the goals and objectives established by the Thompson-Nicola Regional District (TNRD) Regional Growth Strategy.

The following describes how the Clearwater OCP relates to the TNRD's growth management policies:

### **2.3.1 Human Settlement**

The intent of the Human Settlement section of the Regional Growth Strategy 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 Clearwater OCP supports the Human Settlement policy by encouraging infill on vacant lots adjacent to the commercial cores, targeting growth in areas serviced or serviceable by the municipal water and sewer system and by discouraging commercial and small-lot residential development in the unserved periphery of the community (Part 5 of the OCP). Clearwater is a regional center providing a service hub for residents in the North Thompson.

### **2.3.2 Transportation and Energy**

It is a policy of the RGS to integrate transportation and energy considerations with land use and settlement planning to achieve mobility, conservation and efficiency goals. The Clearwater 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 (Yellowhead Highway No. 5) and a Provincial Arterial Road (Clearwater Valley Road) (s. 4.7). The OCP further supports compact development through land use policies (Part 5) and policies related to energy efficiency and greenhouse gas reductions (s.4.8).

### **2.3.3 Economic Development**

The Clearwater OCP supports the Regional Growth Strategy'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 District's existing economic base and directly encourage new sectors such as green energy (s. 4.1).

### **2.3.4 Environmental Protection**

The Clearwater OCP supports the Regional Growth Strategy's goal of protecting and enhancing the environment. The OCP includes Development Permit Areas respecting the protection of riparian areas (watercourses) and environmentally sensitive habitat areas (Part 7). Policies regarding the protection of water resources (s.4.6) and policies regarding the expansion of sanitary sewer along the developed south perimeter of Dutch Lake (s. 4.9.2) are further aligned with the RGS's vision of protecting and enhancing the quality of water of the region's watercourses and ground water sources.

### **2.3.5 Open Space and Cultural Heritage**

It is a policy of the RGS to protect the open space and rural character of the region and unique heritage features. The OCP supports the RGS in this regard by identifying and preserving open space and park land within the municipality (s. 4.11 & 5.8); by including land use policies that encourage the retention of a larger parcel size in unserviced parts of the community to protect agricultural uses and rural lifestyle (s.5.1, 5.2 & 5.3); and by identifying archaeological resources and acknowledging a need to protect these sites within the District (s. 3.3).

### **2.3.6 Cooperation and Process**

The Clearwater 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.

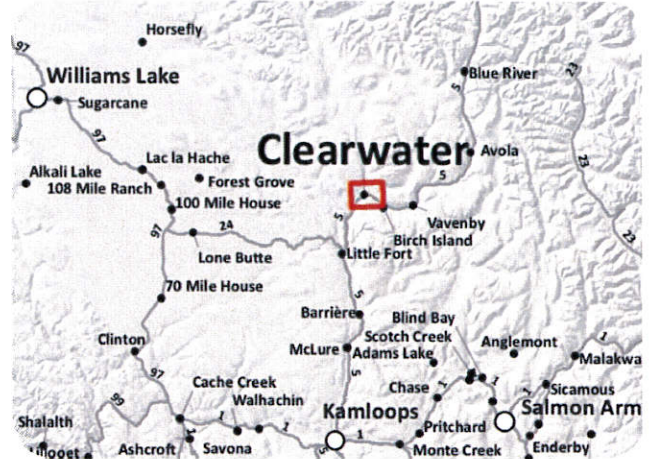
## Part 3    **CONTEXT**

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### 3.1    **Geography**

The District of Clearwater is located at the confluence of the Clearwater and North Thompson Rivers, 124km North of Kamloops and 317km southwest of Jasper on Yellowhead Highway No. 5. The community core is approximately 400m/1312ft above sea level nestled between the Trophy Mountains, Raft Peak, Grizzly Peak and Dunn Peak.

The District was incorporated on December 3, 2007, making it one of the newest municipalities in BC. Council comprises of a mayor and six councillors. It is the largest community in the North Thompson Valley and the service centre for business, finance, government (educational, health, etc.) in the area. It is the main gateway to Wells Gray Provincial Park and a hub for services and supplies for the travelling public.



Clearwater is a member municipality within the Thompson-Nicola Regional District. The urban area is surrounded by resource land, farms, large lot residential subdivisions, forested areas, utility corridors, and protected lands in neighbouring regional and provincial parks. Electoral Area “A” (Wells Gray Country) of the TNRD extends beyond all Clearwater boundaries.

### 3.2    **History**

The Clearwater area has an involved history of First Nations, European exploration and settlement, prospecting, trapping and farming. For over 10,000 years, the Clearwater region has been a home to the semi-nomadic Simpcw First Nation of the Secwepemc (or Shuswap) Nation. The Simpcw moved throughout the North Thompson Okanagan region hunting and fishing in sync with caribou and salmon migrations.

#### 3.2.1    **Resettlement**

The North Thompson River valley was inhabited by First Nations when Europeans travelled south in the 1860's on their way to search for gold in the Fraser Valley and Cariboo region. The major group of First Nations were the Okelhs but they, together with the Canims, were in battle with the Chilcotins. Place names such as Fight Lake, Fight Creek and Battle Mountain originate from that era.

The first European surveyors, trappers, and prospectors arrived in the 1800s, traveling up the North Thompson River from outposts at Kamloops. These explorers named a tributary, where pristine water entered the sediment-laden North Thompson River, *Fourche de l'Eau Claire*. This tributary eventually came to be known as Clearwater River.

In the mid-to-late 1800s, the Cariboo Gold-Rush brought more settlers, prospectors, trappers, and homesteaders to the Clearwater area. The valley started to be inhabited by white settlers shortly before the turn of the century. Dutch Lake, originally called *Deutsch Lake*, was named around 1900 by German homesteaders. Clearwater also had another name: it was called *Raft River* by John Smith, a prospector who, according to the records was the founder of the settlement. By the early 1900s, a permanent settlement was established. Several farms established during this time still thrive today. Sunshine Valley began as a northern construction camp in 1904, but its name dates from 1940 when a war internment camp was created in the community.

By 1916 the Canadian National Railway was constructed through the valley and became the main mode of transportation. It replaced the steamboats that previously travelled up the North Thompson River as far north as Vavenby, 30 km east of Clearwater. The last steamboat trip was in 1914.

Clearwater and area experienced little or no growth until the early 1930's when families began to homestead the area and the road to Kamloops was completed. A bus service was inaugurated between Kamloops and Clearwater in 1932. The population continued to grow as a result of road access to the region. The first school opened 1939 and the first church was established in 1953, the year that marked construction of the Trans-Mountain Pipeline through Clearwater.

By the early 1960's, Yellowhead Highway construction was well underway. It opened in 1970 despite the fact that many of the bridges were unfinished. The community of Clearwater was incorporated under the *Water Act* as an Improvement District in 1968 and incorporated as a municipality (District of Clearwater) on December 3, 2007. Today, Clearwater's close proximity to Wells Gray Provincial Park makes the community a popular location for outdoor adventure, including: wildlife viewing, bird watching, hiking, camping, whitewater rafting, kayaking, fishing, cross-country skiing and back country skiing.

### **3.2.2 The Simpcw: “People of the North Thompson River”**

The Simpcw are a division of the Secwepemc, or Shuswap, who occupied the North Thompson River basin, upstream from McLure to the headwaters of Fraser River; from McBride to Tete Jeune Cache, and over to Jasper and south to the headwaters of the Athabasca River. The Simpcw speak the Secwepemc language, a Salishan language that is shared among many First Nations in the Fraser and Thompson River watershed.

The Simpcw traveled through the spring, summer and fall, gathering food and materials to sustain them through the winter. During the winter months they assembled in valley village sites close to water sources, occupying semi-underground houses.

The Simpcw are noted for their traditional hunting skills. In the summer months much of their time was spent in hunting camps in the mountains above the North Thompson and upper Fraser Rivers. Both river systems provided salmon caught in weirs, nets or by spear. Both meat and fish were smoked or dried then stored for consumption. Numerous plant foods were also collected and preserved for winter use. There was active trading and - at times - warfare with the Sekani and Cree people.

### 3.2.3 The Simpcw Today

Today approximately 240 Simpcw people live on the North Thompson Indian Reserve at Chu Chua just north of Barriere and on the Louis Creek Reserve. Many other Simpcw people live off reserve. The Band administration, governed by the chief and council, oversees the social, educational, and economic development of the membership and employs many Simpcw members. Alongside other Secwepemc communities, the Simpcw are taking steps to have aboriginal right to their traditional territory recognized by provincial and federal governments.

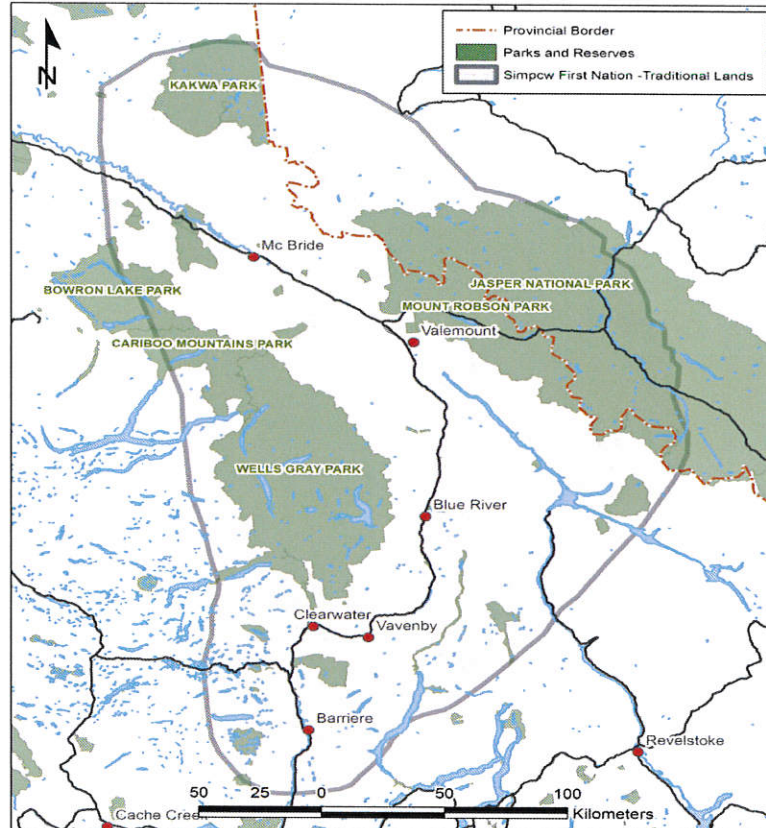
Simpcw people value their positive relationships with non-native people in the North Thompson and Robson Valleys. They have relayed that their key strength lies in maintaining links to their traditional heritage and look forward to securing a place for their children in contemporary society that they can embrace with pride.



In 2010, Simpcw First Nation and the District of Clearwater signed a Memorandum of Understanding and Protocol Agreement with the intention and desire to establish a cooperative government-to-government relationship for the purpose of sharing information, improving communications, addressing specific concerns, setting a solid foundation for future planning and raising awareness and understanding of Simpcw First Nation title and rights and the responsibilities of the District under the *Local Government Act* and the *Community Charter*.

### 3.3 Archaeology

Archaeological studies have identified winter home and underground food cache sites at a variety of locations including Tete Jeune, Finn Creek, Vavenby, Birch Island, Raft River, confluence of Clearwater and North Thompson River, Chu Chua, Barriere River, Louis Creek, and McLure. The adjacent map illustrates the location of Clearwater within the traditional territory of Simpcw First Nation.



Map source:  
Simpw First Nation

- Objectives**
- (a) To recognize First Nations rights and enhance public awareness of the Provincial regulations protecting archeological sites.
  - (b) To cooperate with the Simpcw First Nation by identifying and protecting archeological sites within District boundaries while respecting confidentiality.
  - (c) To continue to work in partnership with Simpcw First Nation on collaborative ways on development and cultural issues.

- Policy**
- (a) Council recognizes that archaeological sites are protected under the BC *Heritage Conservation Act* where designation or by virtue of being of particular historic or archeological value.
  - (b) Council will cooperate to protect cultural and heritage sites by open communication with local bands and by providing relevant information to developers, landowners, and the general public.
  - (c) The District shall do its utmost to ensure archeological resources are neither altered nor destroyed by advising owners and developers of the regulations; by referencing the Provincial RAAD mapping database; and by periodically updating the reference maps maintained by the District.

## 3.4 Population Forecasts and Projections

According to Statistics Canada 2011 census data, the District of Clearwater has a population of 2331.

### 3.4.1 Regional Forecast

In the context of the Thompson Nicola Regional District Regional Growth Strategy forecast (post 2012 census), the growth rate is forecast to be 13% over the next 25 years or 0.5% per annum, approximately a third of that of the City of Kamloops.

OCP required content includes population & housing projections as well as land demand forecasts for at minimum, a 5 year window, albeit a 10 to 20 year window is most often undertaken.

### P.E.O.P.L.E. Projections

In addition to demographic forecasts from other agencies, the BC Stats' P.E.O.P.L.E. 34 (Province wide growth projections) is available for the North Thompson *Local Health Area*, though not for the municipality subset. These projections are reviewed and updated around February of each year. BC Stats applies the Component/Cohort-Survival method to project the population. This method "grows" the population from the latest base year estimate by forecasting births, deaths and migration by age based on past trends modified to account for possible future changes. It should be viewed as only one possible scenario of future population.

The P.E.O.P.L.E. 2011 total *Local Health Area* population for Clearwater area was 4320 (approx. 2000 more than the District) while the 20 year forecast growth is 4833, a growth rate of 11.8% in 20 years or 0.6% annually. Applying this rate to the District of Clearwater would yield an additional 14 persons annually. The greater context, the P.E.O.P.L.E. projections for the entire TNRD, is double at 1% to 1.3% or 28 additional residents annually.

### Extrapolation

The most basic method to extrapolate projection is simply to look back as far as the data can offer and project any available trends or patterns while having due regard for demography and migration patterns. In the case of new municipalities population forecasts and land demand/housing projections can be challenging as there is less disaggregated historical data available for a detailed analysis. To gain background understanding of potential population growth scenarios for the District of Clearwater, research was undertaken by Statistics Canada for their five-year census reporting and then correlated against annual BC Stats. This helps determine a more accurate coefficient of census underreporting.

The resulting data indicates that aside from the general trend of the 1981 recession and other broad economic events such as the closure of a major employer and centralization of government services, there is still significant variation between five-year reporting periods. This means that localized migration has had a major impact on Clearwater's population.

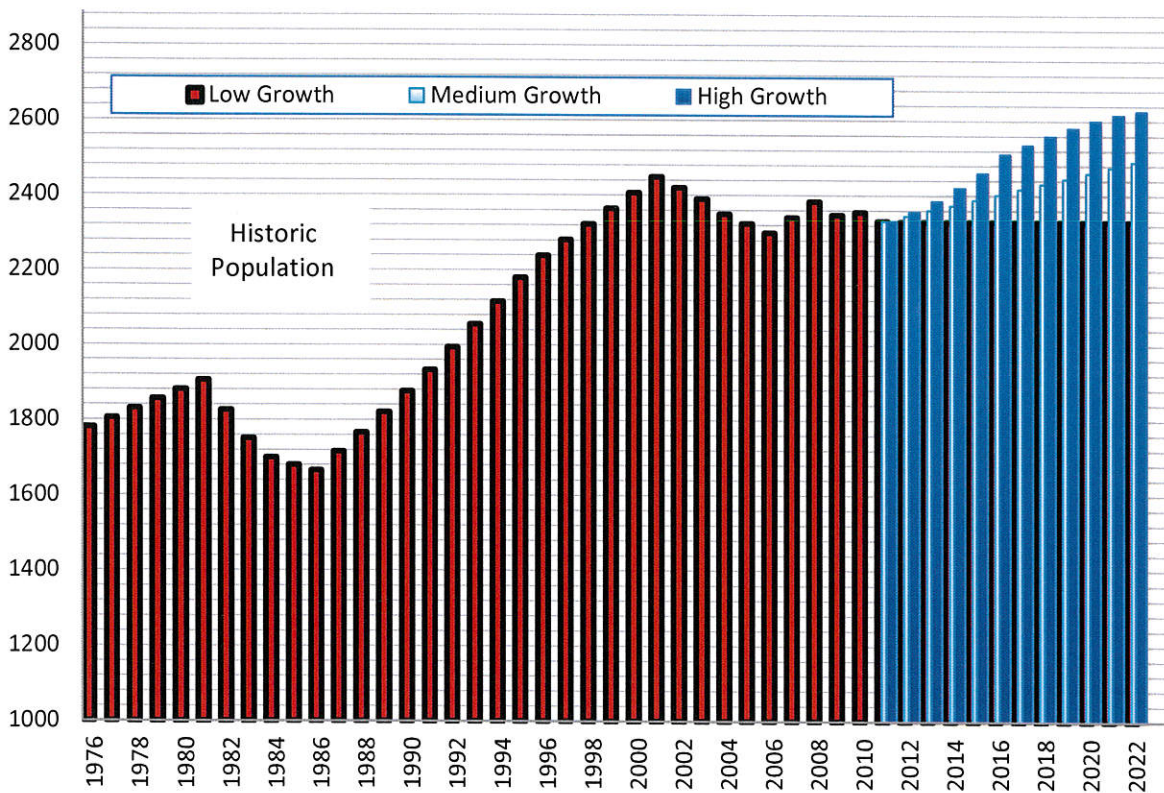
Applying a combination of the three preceding approaches, the Figure 1 (next page), illustrates a low, medium, and high estimate of population projection.

### 3.4.2 Analysis

Reliably estimating growth in a resource based economy with significant resident in/out migration is difficult given it will fluctuate largely in response to localized economic conditions. Figure 1 provides a “what if” scenario reflecting the different growth rate assumptions based on the following three growth scenarios:

- a) **Low (0%)** scenario assumes no major or sudden migration changes or economic developments
- b) **Moderate (0.6%)** scenario assumes progressive but very gradual growth due to some immigration for employment and stable fertility rates
- c) **High (1% - 1.5%)** scenario assumes stable fertility rates and progressive growth due to in-migration for employment at industries such as the Harper Creek Mine

**Figure 1: Clearwater Population History & Estimates**



### 3.4.3 Demographics

Provincial, regional, and municipal trends indicate the population of seniors is rapidly increasing due to higher life-expectancy rates, lower disability rates, and an aging 'baby boomer' population. Figure 2 below illustrates the projected growth trend for the TNRD as a whole.

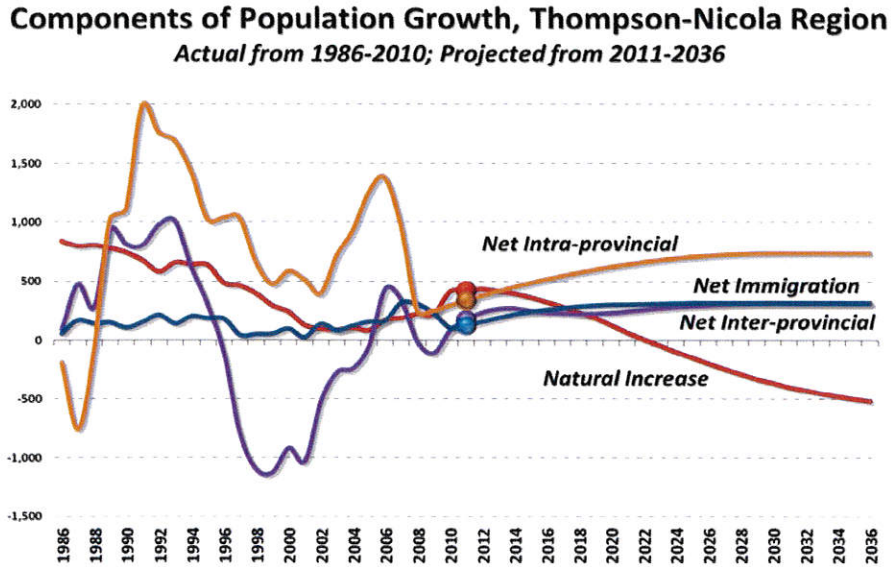


Figure 2: Projected Regional Growth Trend

From 2011 to 2022, the North Thompson Local Health Area resident age groups 65+, 75+ and 85+ are expected to increase 61%, 81% and 131% respectively. Planning for accessible amenities and necessary facilities for these age groups requires careful consideration. Services must compare the current and potential supply of seniors housing/support with the forecast demand of seniors according to both their needs and preferences. The District of Clearwater Seniors' Needs Survey Report prepared in May 2012 provides valuable information regarding housing, mobility and service needs for seniors in the community. Policies on this subject are identified in s. 4.4 of this OCP.

### 3.4.4 Housing Demand

For the OCP's purposes of planning, the high growth scenario will be assumed when calculating land and housing demand under Part 4.9 (page 44). Using an average of 2.3 residents per household (Source: Clearwater and Upper North Thompson Valley Community Profile) yields the following dwelling demand for a 10 year window: **13 per year x 10 years = 130 dwellings.**

Assuming the existing pattern of ownership by dwelling type continues for a 10 year forecast:

- |                          |     |          |                  |
|--------------------------|-----|----------|------------------|
| • Detached/duplex        | 74% | 96 units | thus 10 hectares |
| • Multi-family units     | 6%  | 8 units  | thus 1 hectare   |
| • Pre-manufactured homes | 20% | 26 units | thus 1 hectare   |

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Note: preceding estimates include lands for road dedications, park, and other necessary infrastructure.

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## **Part 4      GUIDING PRINCIPLES AND POLICY**

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### **4.1      Resiliency and Economic Base**

Clearwater is a thriving community with an economy based in forestry, tourism, retail, agriculture, and potentially, increased activity in mining. Tourism has experienced significant growth as travellers from around the world explore the wilderness that surrounds the community, the main attraction being Wells Gray Provincial Park.

#### **4.1.1      Labour Profile and Income**

Disaggregated labour force and income statistics are not available for the District of Clearwater (formerly a part of Electoral Area “A” of the TNRD) given the municipality incorporated in 2007. Despite the fact that Statistics Canada data from 2006 includes all of Electoral Area “A”, it provides general information relevant to Clearwater. Based on Statistics Canada 2006 census data, the primary labour force employment industries are as follows:

- 24%                  forestry/agriculture
- 12.5%                accommodation or food and beverage service industry
- 9.5%                  manufacturing
- 8.5%                  retail trade

According to Statistics Canada census data for 2006, the rate of unemployment for the total Electoral Area “A” population aged 15 and up is 9.5% compared to the 2006 provincial average 6%. More recent data from BC Stats for 2011 indicates an unemployment rate of 7.9% for the Thompson/Okanagan Development Region compared to the 2011 provincial average 7.5%. The Thompson/Okanagan Region includes larger centres such as Kelowna and Kamloops, which lowers the average rate.

According to Statistics Canada, the full time median earning for males in the Clearwater area (TNRD Electoral Area “A”) in 2005 was \$54,778, higher than the provincial average of \$48,070. This is advantageous given the relatively lower cost of living in the District of Clearwater. The female median full time earning in the Clearwater area in 2005 was significantly less at \$20,076, as compared to the BC average of \$36,739.

#### **4.1.2      The Overall Economy**

Traditionally farming and forestry have been the mainstays of the community. Today there are main economic sectors – forestry, tourism, and agriculture as well as retail commercial and public services. This is somewhat of a diversified economy however there is potential to provide further diversification through the mining sector providing further stability for our economy.

As the gateway to Wells Gray Provincial Park in the heart of Wells Gray Country, Clearwater is marketed as a rural community for all seasons with an abundance of recreational opportunities at its doorstep attracting residents, businesses and visitors. For this reason, Clearwater has adopted the slogan “the adventure starts here!”.

As the largest community in the area, it is the main centre for business, financial and government (educational, health, etc.) services in the area. As the main gateway to Wells Gray Provincial Park and being midway between Kamloops and Jasper, it is also a hub for providing services and supplies to the traveling public (tourists and others).

- Objectives**
- (a) Sustain and diversify year-round economic sustainability.
  - (b) Retain and attract skilled workforce to further future resource based economic activities.
- Policy**
- (a) Guide community economic development by the recently completed and adopted Community Economic Development Strategic Plan (2011) and be consistent with the OCP and Community Vision.
  - (b) Accommodate economic diversification opportunities with designated commercial and light industrial zoned lands.
  - (c) Encourage the use of land to cultivate local produce.
  - (d) Encourage the establishment of small businesses – store front or home based.
  - (e) Encourage the creation of live/work residential development ensuring adequate parking, noise and other potential impacts are considered.
  - (f) Work with the Regional District to identify potential light and heavy industrial lands outside of the municipal boundaries to ensure economic diversification.
  - (g) Encourage an “open for business” environment.
  - (h) Encourage and accommodate existing and new business to create year-round employment.
  - (i) Retain and attract workers and their families, particularly skilled workers, through continued investment in the community’s physical and social infrastructure and programs.
  - (j) Support and encourage local businesses to understand potential local impacts from climate change.
  - (k) Encourage sustainable purchasing policies and practices within the community.

### 4.1.3 Forestry Sector

Since the early 1900's the area has been a forestry based economy, growing to accommodate three major mills in the early 1970's, more recently downsizing to one major licensee in the area and smaller value added manufacturers. British Columbia is the largest producer of forest products in Canada and the North Thompson has been a significant contributor to the production of conventional lumber.

Forestry and value added wood are still one of the major economic sectors in Clearwater. Through a strong trained labour pool of forestry professionals, technicians, contract loggers, truckers and silviculture workers, forestry continues to support employment in the area.

The number of value-added wood products manufactured in Clearwater and more specifically in Well Gray Country ranges from veneer products, flooring, tongue and groove housing products, wood crafters and more. There are several woodlot licences and the Wells Gray Community Forest within the District boundaries which provide for opportunities to grow value added and green energy components of forestry.

- Objectives**
- (a) Retain a vibrant, flexible forestry and wood products sector within the community.
  - (b) Continue to diversify value added wood manufacturing.
  - (c) To develop a strong non-timber forest products sector.

- Policy**
- (a) Encourage use of local wood products in local construction projects.
  - (b) Encourage the forest sector in exploring opportunities to increase local processing of non-timber forest products.
  - (c) Encourage and accommodate value-added wood manufacturing.
  - (d) Encourage green energy projects in the use of Bio Mass for District energy systems.

### 4.1.4 Tourism Sector

Wells Gray Provincial Park is a popular destination for tourists from May to October. The milder climates during the spring and summer along with our pristine wilderness make it ideal for outdoor recreation enthusiasts. Opportunities abound for world-class hiking, canoeing, and white water rafting. The winter months provides for plentiful winter tourism opportunities such as Cross Country Skiing with 84 kms of groomed trail.

Tourism Wells Gray is moving tourism forward which has an increasingly important role in the local economy, with 15% of the population employed in or involved with the hospitality industry, generating in excess of 123 person years of employment and contributing over \$20m in community revenue.

In 2011 Clearwater and district hosted over half a million visitors from around the world, who came to enjoy the accessible wilderness and adventure lifestyle that Tourism Wells Gray promotes on the global stage.

**Objectives** (a) Expand tourism capacity in the community to attract, host and satisfy visitors from a global perspective.

**Policy** (a) Continue to facilitate Tourism Wells Gray in marketing the community as a tourism destination and the Gateway to Wells Gray Park.

(b) Develop adequate directional signage to entice travellers into the community and promote community amenities.

(c) Encourage the community to find a theme in which the community can develop into a cohesive presentation to the outside world.

(d) Encourage enhancement of community facilities that will augment the visitor experience.

(e) Work with Tourism Wells Gray to allocate the hotel tax revenues and implement projects that are consistent with developing a community theme.

(f) Promote opportunities for development of tourism infrastructure in Clearwater and Wells Gray Provincial Park in conjunction with the Thompson-Nicola Regional District.

#### 4.1.5 Agriculture Sector

Agriculture is an important component of the local economy; there is a rich history of ecologically diverse and healthy living since the first peoples arrived over 10,000 years ago, to modern day farmers who have homesteaded, raised families, and worked in the valley since the mid 1800's. Agriculture in the region has traditionally been livestock operations of beef and sheep, predominately beef, with alfalfa and hay crops providing a value added component to the beef operation. Beef production continues to be the primary agricultural activity in the region.

The diverse climate of the region supports major crops like alfalfa, hay, and most vegetables. Local crop production is consumed partially by the weekly Farmers Market during the months of May to October.

**Objectives** (a) To provide local food security, enhance the sustainability of local agriculture, and expand and diversify agriculture's contribution to the local economy.

**Policy** (a) Encourage backyard gardens in denser areas of the community.

(b) Encourage education on local food production.

(c) Encourage a food charter for the community.

(d) Support the protection of agricultural lands and rural acreages through land use policies as outlined in Part 5 of this OCP.

#### 4.1.6 Retail / Commercial Sector

Clearwater is the main service and commercial centre for the North Thompson. There are three distinct retail and commercial nodes in the community: the “Riverside Centre” area; the “Wells Gray Gateway” area situated along Yellowhead Highway No.5 in the middle of the community; and the “Strawberry Flats” area which is a mixture of retail services, industrial, and some government services. The retail sector is a significant employer within the community; however, the lower wages and intermittent work make it difficult for stable employment. In order for growth to occur in this area there is a need for appropriate retail space possibly with a residential mix. Location and quality of development will help ensure residents’ needs are met and viable retail environments are established. It is advantageous for the community to adopt a “theme” to grow the community around providing for a community and visitor experience that is unique to Clearwater.

- Objectives**
- (a) Create a retail, service, commercial setting that is unique to Clearwater capitalizing on Clearwater being the Gateway to Wells Gray Park.
  - (b) Expand community retail and service capacity to meet the needs of residents and various types of visitors.
- Policy**
- (a) Encourage retail, personal services professional / business, office, bank and similar commercial uses to locate within the 3 existing commercial nodes.
  - (b) Establish a “gateway” centre to Wells Gray Park with a mapping mobile device system to direct visitors to attractions, retail and commercial areas.
  - (c) Consider tax incentives for business building owners and retailers to implement the decided theme for their buildings, storefront and signage to add to the sense of place for Clearwater.
  - (d) Ensure that commercial developments are directed towards the existing commercial cores and discourage new commercial developments from locating in areas that compromise the vitality and success of the main commercial cores.
  - (e) Animate the retail environment, and pedestrian routes within the commercial core areas.
  - (f) Ensure transportation services and connecting community trails are encouraged between the three commercial cores.
  - (g) Consider zoning regulations that limit or restrict the size and scale of retail and commercial development, and discourage strip mall development in the “Wells Gray Gateway” corridor.
  - (h) Aggressively support the retention of government offices in Clearwater to maintain and enhance the community’s role as a service centre for the North Thompson Valley.

## 4.2 Community Resiliency

Clearwater has numerous strengths upon which to base strong and diversified economic growth, including:

- access to natural resources; proximity to a variety of outdoor recreation and tourism opportunities in a pristine natural environment;
- land and resources that hold economic and environmental value;
- proximity to transportation modes such as Provincial Highway and railway;
- accommodation types and lifestyle choices; and
- strong arts and culture base and quality of life for residents and businesses.

Creating and maintaining a local economy is one foundation of a sustainable community and is one of the cornerstones of a more liveable community. Local economic development provides a valuable form of growth that contributes to a balanced and connected future. Without a resilient economy the liveability of a community can suffer, forcing residents to work great distances from home, outside of the local community, and to more often seek support from outside their own community.



The following speaks to the policies and objectives that bind the community and make it stronger.

### 4.2.1 Volunteerism and Partnerships

Clearwater has an active and enthusiastic community spirit for volunteerism. Volunteerism in Clearwater is largely based on partnerships among individuals and organizations who pride themselves on being the backbone of numerous successful community events and programs. Countless hours are contributed by individuals through a wide range of organizations, clubs and associations that service every aspect of community life. There's never a function that doesn't have a volunteer on hand to make sure it's a success!

- Objectives**
- (a) To empower our community members to identify needs, set priorities and pursue a common vision.
  - (b) To form strong inner-community bonds with the view to enhance resiliency.
  - (c) To support and participate in collaborative networks of community service providers to share information and facilitate access to services, such as childcare, healthcare, education, public safety, social services, and culture.
  - (d) To provide opportunities for citizens to contribute positively to the community through volunteering.

- Policy**
- (a) Encourage residents of all ages to volunteer for community organizations and events.
  - (b) Support Junior Council and youth in their involvement in the community and encourage leadership education and guidance.
  - (c) Provide resources to liaise with all groups and provide formal communication and knowledge sharing between organizations.
  - (d) Support a network of volunteerism that continues the “identity” of Clearwater.

#### 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. 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.

### 4.2.3 Healthcare Networks and Social Services

In 2002 the Province created the Provincial Health Authority and divided BC into five Health Regions, each administered by a Regional Health Authority. The Interior Health Authority is further divided into four Health Service Delivery Areas (HSAs); these are further subdivided into 31 Local Health Areas (LHAs). Clearwater is part of the North Thompson Local Health Area, a subset of the Thompson Cariboo Shuswap Health Service Delivery Area (LHA) of the four HSAs of the Interior Health Authority.

Dr. Helmcken Memorial Hospital (adjacent photo) is a Level One community acute care hospital, open 24 hours, 7 days per week. Active physicians supported by locums deliver a range of medical services and care to the community.

Beds include acute care, general medicine, surgery, and low-risk obstetrics. Finally, a local health clinic provides outpatient services in association with Dr. Helmcken Memorial Hospital.



- Objectives**
- (a) To support the provision of quality, reliable, and available primary healthcare services for the community, including alternative health and wellness practices.
  - (b) To support and promote the sustainability of the local hospital.
- Policy**
- (a) Assist in and lobby for recruiting healthcare professionals to provide suitable and reliable ongoing services and expertise for Clearwater and area.
  - (b) Support creation of a multi-faceted health unit or wellness centre within the District of Clearwater.
  - (c) Encourage assisted living housing and care for elders and persons requiring moderate supportive housing.

- (d) Ensure fire, police, ambulance, health and emergency response services keep pace with growth in the Clearwater community and area.
- (e) Support the Hospice Society to provide services for end-of-life living at home residences.

#### 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.

- 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, and Hosers Old Time Hockey. 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.

## 4.5 Education

### Context

Clearwater is a part of School District (SD) No. 73. There are two schools within the municipality as identified by “S” on *Map 1*. The local school population history is as shown in Figure 3, below.

While secondary school enrollment has shown a steady decline over the past decade, elementary numbers are increasing as a function of students transferring from the recently closed Dutch Lake Elementary School and upper grades being bused from Vavenby and Blue River. According to the SD forecast (below), need can be accommodated by existing facilities.

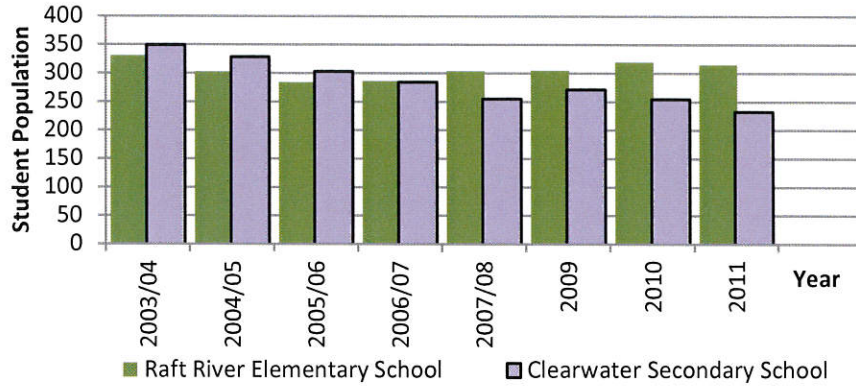


Figure 3: School Enrollment History

As the SD owns ample land for potential future school development, they advise that for the time-frame purposes of this OCP no additional lands are anticipated to be dedicated for school purposes.

The municipality and local community met in spring of 2011 with the SD to discuss acquiring the Dutch Lake former school for District offices and community use.

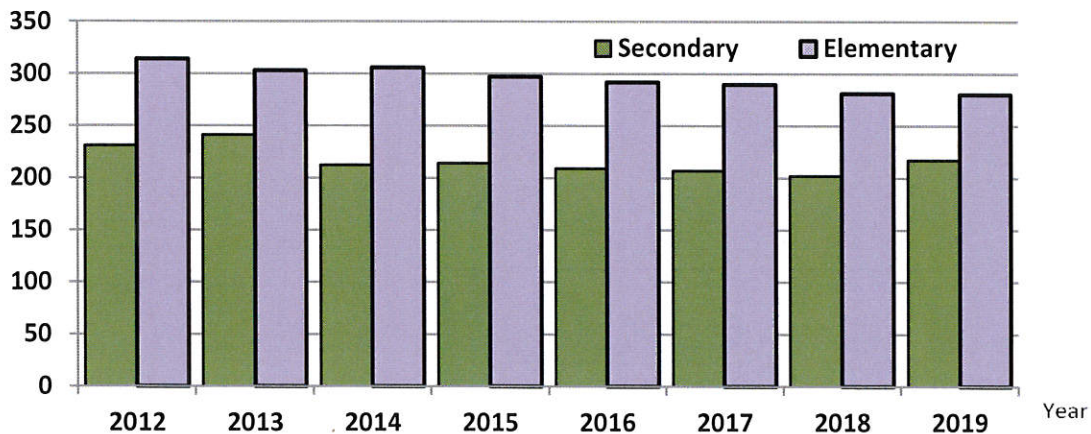


Figure 4: School Enrollment Projections

Overall local education attainment levels of those aged 25-64 are below the BC average:

- 23% lack a high school diploma;
- 32% have high school diplomas only;
- 16% have an apprenticeship diploma;
- 15% have a college diploma; and
- 14% have a university degree.



**School Program with Simpcw**

Thompson Rivers University has a satellite campus at the Clearwater Community Resource Centre. This facility serves as an important asset to increase local education attainment levels and capacity-build in the community. The District recognizes that education is closely interrelated to social sustainability and policies described in s.2.2.2 of this OCP.

- Objectives**
- (a) To support an excellent local education system which meets community needs and attracts and supports local families.
  - (b) To support education providers in diversifying local skill sets and increase the education attainment levels, all with a view to community resiliency and an environment of life-long learning.
  - (c) To create a child-friendly community and support local and regional initiatives.
  - (d) To support a “grow your own” program for professional career positions.
- Policy**
- (a) Designate lands owned by the School District as *Institutional* and consider any and all land uses surrounding these lands and District infrastructure planning in light of this designation.
  - (b) Council will continue negotiations with SD No. 73 to acquire the Dutch Lake former school property for the long term benefit of the local community.
  - (c) Encourage early childhood education services and facilities within existing and new developments and neighbourhoods.
  - (d) Partner with SD No. 73 on the Community Recreation and Healthy Living Program.
  - (e) Promote local career training opportunities at the high school, post-secondary and continuing education levels through the post secondary system, and work with industry proponents to identify the necessary qualifications for local jobs and encourage education providers to enable training.
  - (f) Collaborate with Thompson Rivers University for future educational planning and continuing education combined with learning opportunities for residents of all ages.

## 4.6 Environment

### 4.6.1 Ecological Context

Ecological integrity and protection of environmental assets are integral components of Clearwater's OCP vision. The community feels a bond with the surrounding environment and prides itself in the relationship with natural areas such as Dutch Lake, Clearwater River, Raft River, the North Thompson River and Wells Gray Park that residents share. There is a strong community desire to ensure the local environment is preserved, protected and enhanced for future generations to enjoy.

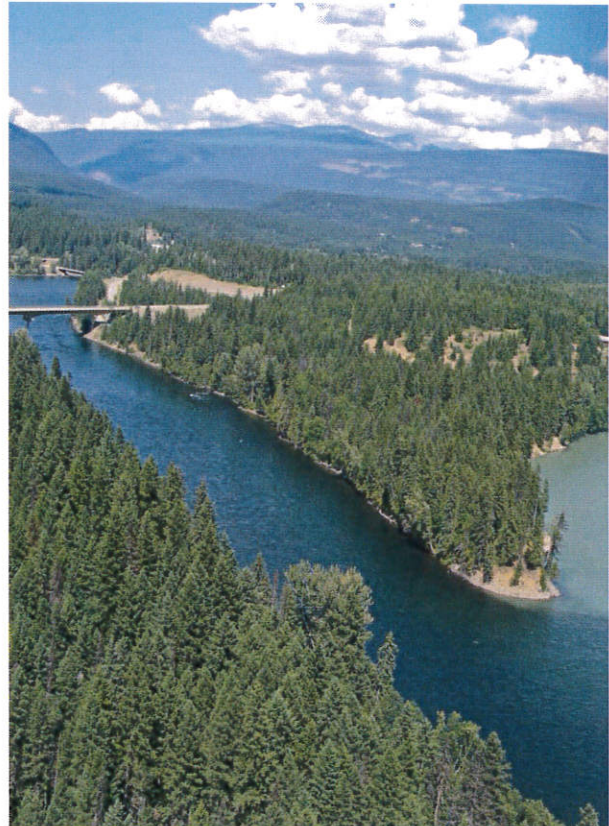
The District of Clearwater lies at the junction of the Clearwater River and the Upper North Thompson Watershed thus is uniquely dependant on the carrying capacity and health of both of these basins. It is surrounded by the Trophy Mountains, which include Raft Peak (2451m/8041ft) and Dunn Peak (2636m/8648ft). Local geography is the resultant combination of volcanic activity and glacial erosion. The Wells Gray-Clearwater volcanic field began forming about 3.5 million years ago and continues to expand. The Clearwater Centre Plan, prepared in 2002, identified a number of key ecological features important to the health of Clearwater's environmental and socio-economic resiliency.

### 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 / water-shed 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.

- Objectives**
- (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.
  - (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.
- Policy**
- (a) Support establishing a ground water monitoring and protection plan.
  - (b) Require the implementation of Clearwater Riparian Area Regulations for all development occurring within a Riparian Area.
  - (c) Support sewer expansion around Dutch Lake to protect its water quality.

#### 4.6.3 Wildlife

The Provincial biogeoclimatic ecosystem classification system identifies eco-regions throughout British Columbia. Clearwater falls into the Interior Douglas Fir Zone, while the predominant characteristics are also suited to an Interior Cedar Hemlock Zone and Engelmann Spruce Sub Alpine Fir Zone.

Native wildlife includes moose, white-tailed deer, mule deer, black bears, grizzly bears, cougars, coyotes, wolves, and squirrels. Additionally, there are several species found in the Interior Douglas Fir Zone that are considered by the Ministry of Environment to be vulnerable and at risk, for example: Great Blue Heron, American Bittern and Painted Turtle.

- Objectives**
- (a) To protect valuable existing habitat, especially wetlands, through appropriate regulations and guidelines on both private and public lands.
- Policy**
- (a) Encourage all new subdivisions to incorporate wildlife corridors, greenways, or other alternative design standards.
  - (b) Encourage native landscaping (trees, shrubs, and plants) in all new subdivisions, developments and redevelopments.
  - (c) Identify wildlife and wilderness connectivity opportunities through natural corridors, especially surrounding watersheds and riparian areas.
  - (d) Be a practicing "Bear Smart" Community.
  - (e) Inventory, protect and enhance Environmentally Sensitive Areas (ESAs), including natural watercourses, riparian areas, and habitat areas.

#### 4.6.4 Stewardship and Integrated Resource Management

The following objectives and policies summarize the overall approach the community wishes to follow when planning and deliberating on matters related to the environment and resource management.

- Objectives**
- (a) To be stewards of the pristine lands surrounding the Clearwater community.
  - (b) To conserve and protect Clearwater resources, amenities and attributes for the benefit of existing and future generations.
  - (c) To pursue development of renewable energy resources and related technologies and support industries.
  - (d) To employ a cradle-to-cradle approach to resource management and District operations.
- Policy**
- (a) Encourage local resource industry (forestry, agriculture, mining) to establish value-added commodities for improving the local economy.
  - (b) Encourage prioritization and phasing of projects to maintain long-term viability instead of sudden, short term resource extraction.
  - (c) Collaborate with First Nations, and surrounding government organizations and communities in order to capitalize on federal programs for alternative and renewable energy sources, such as solar, wind, and geothermal.
  - (d) Continue to work with the TNRD to support recycling programs, options and alternatives.
  - (e) Adhere to “Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia” where applicable.
  - (f) Work with Wells Gray Community Forest to protect area watersheds.

Areas of managed community forest and woodlots within the District's municipal boundary are shown on **Map 1: Land Use Strategy**

## 4.7 Transportation Infrastructure

### Greater Context

A transportation system that is comprehensive, effective, and safe contributes to a community's quality of life; parallel to this, recognizing alternative modes of transportation while balancing mobility needs and ensuring safety is also important. Coordinating transportation and land use planning can promote convenient and sustainable alternatives, potentially reducing reliance on traditional vehicular travel.

Highway No. 5 or the "Yellowhead" is a controlled access provincial highway linking Vancouver, via connection to the TransCanada Highway, to Edmonton and east to Manitoba. Highway No. 24, located in the Little Fort area, connects to Highway No. 97 in the Cariboo and Highway No.16, which travels north to Prince Rupert.



Bus services include intercity providers: Greyhound, and the Clearwater and Area Transit System operated by Yellowhead Community Services in partnership with the District of Clearwater, BC Transit and the Thompson-Nicola Regional District. Local transit services are available weekdays, with a connection to Kamloops.

The Jasper-Kamloops-Vancouver link of the Canadian National Railway's (CNR) main line runs through the North Thompson Valley passing through Clearwater, Birch Island and Vavenby. While there are no airport services in Clearwater, there is an unused dirt airstrip west of the Clearwater River. The nearest regional airport to Clearwater is Kamloops Airport. Blue River also has an asphalt runway operated by the BC provincial government. There is also a privately-operated Helicopter Landing Pad located adjacent to the Yellowhead Highway along the southwest boundary of the municipality which provides charter service.



### Municipal Context

Within District boundaries, **Map 3: Transportation** illustrates the existing road network of arterials, collectors, and the proposed links. The large District land base results in a significant extent of roads that require operations and maintenance financing as well as, over time, significant capital injection.

There are approximately 66 km of municipal road in the District. There are also significant extents of undeveloped dedicated road land.

To assure long-term financial sustainability, planning a road network that is functional *and* affordable is a priority. The ideal scenario has all new development locate on existing roads and undertake capital improvements on those roads thus alleviating the taxpayer's burden of maintaining new roads and fixing failing roads. For this reason, the development of new road or even dedication of land for road is best considered and weighed against the long term cost of its maintenance and reconstruction.

- Objectives**
- (a) To create an efficient, affordable transportation network for the current and future Clearwater tax base.
  - (b) To cooperate with the Province in protecting and enhancing the controlled access Yellowhead Highway corridor that transects Clearwater.
- Policy**
- (a) Council supports the creation of a highway scale roundabout at the intersection of Yellowhead Highway and Clearwater Valley Road.
  - (b) Council will consider land use decisions in respect to improving the existing municipal road network while supporting infill development on existing infrastructure with no additional financial burden on the District over new green-field development and new roads.
  - (c) To qualify the preceding Policy, where development necessitates new roads, the District will support cases where a road system is looped and dead ends are eliminated.
  - (d) The subdivision approving officer shall consider road network and its cost burden in all case of subdivision decision making while keeping in mind the statutory requirements.
  - (e) The District will undertake a lifecycle or asset management approach to completing a long term road and pavement management plan.
  - (f) The District acknowledges the extent of undeveloped road dedication and discourages further land being dedicated for road where no roadbed or pedestrian walkway/greenway is developed; where roads are necessary to lead to lands beyond, a road reserve covenant may be required.
  - (g) Encourage development of an airstrip (aerodrome) in the Camp 2 area.

## 4.8 GHG Emissions Reduction

Scientific consensus is that increasing emissions of human caused greenhouse gases (GHG), including carbon dioxide, methane, and other GHG emissions released into the atmosphere are affecting the earth's climate. Some climate change issues identified that may directly affect Clearwater include warmer winter temperatures causing less snowfall, lower snowpack and earlier snowmelt. Warmer summer temperatures may increase periods of low water flows and result in an increase in the amount of wildfires. Precipitation shifts may change the climate suitability of forest species while higher amounts of precipitation may increase the risk of more severe and frequent floods and landslides. The scientific and environmental community believe that reducing GHG emissions will generate environmental and health benefits for individuals, families, and communities as a step towards addressing the impacts of climate change.

The Province has provided each local government with a Community Energy and Emissions Inventory (CEEI) report to track and report annual community-wide energy consumption and GHG emissions. The District's CEEI report uses 2007 as a baseline measurement and includes GHG emission estimates for the following three sectors: on-road transportation, buildings, and solid waste. The estimated GHG emission totals for Clearwater have not been included in the OCP as the data and methodology used is being refined by the Province. The most current estimates are available on the Ministry of Environment's website under "Climate Action Secretariat" by searching for "Community Energy and Emissions Inventory Reports". Figure 5 shows the breakdown of GHG emissions sources in Clearwater for the baseline year of 2007.

### Bill 44

In 2007, the Province passed Bill 44 – the *Greenhouse Gas Reduction Targets Act* – thereby committing the Province to reduce GHG emissions by 33% below 2007 levels by the year 2020 and 80% below 2007 levels by the year 2050. In order to help achieve this commitment, the Province enacted the *Local Government (Green Communities) Statutes Amendment Act* (Bill 27). Under this legislation and the *Local Government Act*, Official Community Plans are required to include targets for the reduction of GHG emissions as well as policies and actions to support the reduction targets.

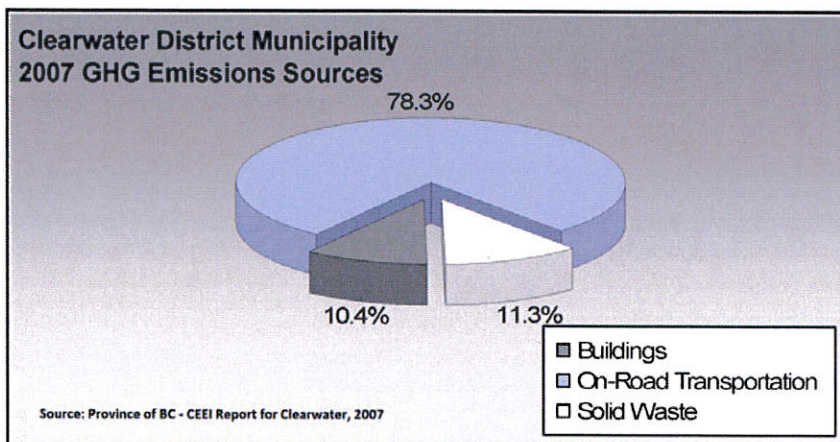


Figure 5: GHG Emissions Sources in Clearwater, 2007

Although the data will fluctuate when it is revised by the Province, the high impact of transportation will remain. Reductions in building and solid waste generated emissions are also important to target.

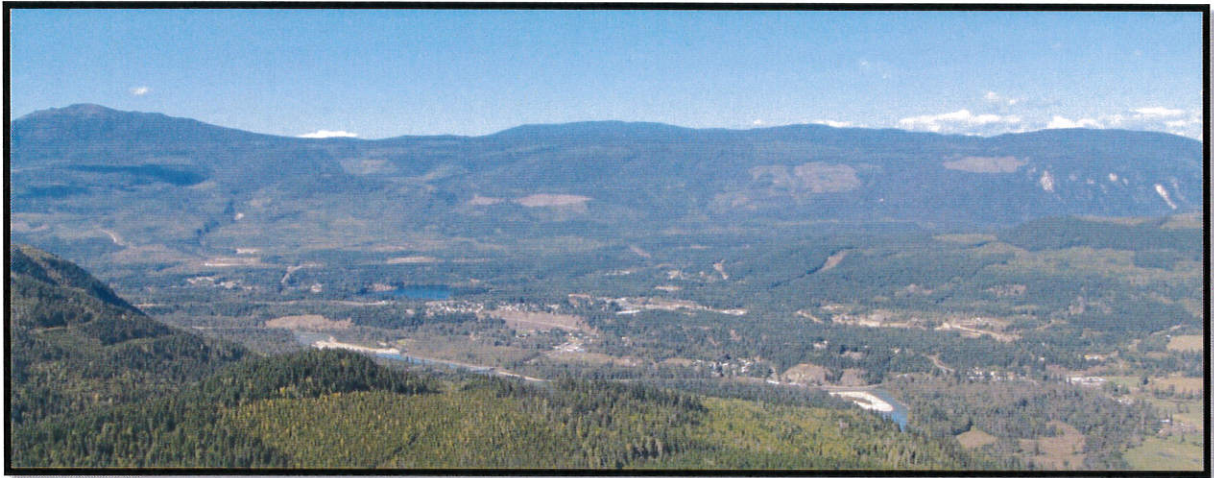
As signatory to the *B.C. Climate Action Charter* in 2008, the District has voluntarily agreed to develop strategies and take actions to achieve the following goals:

- strive to become carbon neutral in respect to corporate operations;
- measure and report on the community's GHG emissions profile; and
- create a complete, compact, more energy efficient community.

**Objectives** To reduce community-wide GHG emissions by 10% below 2007 levels by the year 2020, and 33% below 2007 levels by 2050

- Policy**
- (a) Encourage building operators to shift away from propane and heating oil towards efficient and renewable energy such as woodchip, wood pellet, air source heat pumps and geo-exchange systems.
  - (b) Encourage the conversion to a biomass woodchip energy system at Dr. Helmcken Memorial Hospital.
  - (c) Encourage the conversion to biomass woodchip / wood pellet energy systems at local schools, hotels and industrial buildings.
  - (d) Encourage the use of wood pellet appliances except where there are significant winter air quality concerns.
  - (e) Encourage the conversion of existing buildings to air source heat pumps/ geo-exchange systems.
  - (f) Encourage buildings with high hot water demands to install solar hot water systems.
  - (g) Promote land use policies that support compact development and infill development within existing serviced neighbourhoods.
  - (h) Encourage the development of an electric car recharging station in the community.
  - (i) Continue to encourage residents and businesses to reduce solid waste through reduction, recycling and re-use.
  - (j) Educate and promote active transportation options for traveling through the community.
  - (k) Support the expansion of public transit.
  - (l) Encourage bike-parking facilities in core nodes of the community.
  - (m) Explore the adoption of alternative road standards that include bicycle lanes and pedestrian walkways in place of conventional concrete sidewalks.
  - (n) Research implementation of solar power wherever feasible for municipal infrastructure.

- (o) Investigate the business case for utilizing waste heat within the Sportsplex Arena for domestic hot water and/or space heating.
- (p) Work with other governmental and non-governmental partners to promote a progressive per capita reduction in residential GHG emissions across Clearwater.
- (q) As per the Climate Action Charter, work toward becoming carbon neutral in respect of corporate emissions.
- (r) Seek community group involvement in initiatives and develop partnerships that strive to reduce community energy consumption.
- (s) Consider incentives such as reduced Development Cost Charges or reduced Building Permit fees for developments that incorporate renewable energy systems.



## 4.9 Utilities Infrastructure

At time of writing, the District of Clearwater was in the process of completing an infrastructure master plan. Many of the objectives and policies in this section will become more focused by that plan and some may have to be amended or replaced. Refer to **Map 2: Infrastructure** for the existing and proposed system networks and proposed expansion areas.

### 4.9.1 Domestic Water

#### Context

The District of Clearwater domestic water system comprises of 40 km of mains with over 1000 connections serving developed neighborhoods wherein +/- 20% run to vacant parcels. Additionally some residents remain on wells or private systems. Given the exceedingly high water demand, the system is assumed to have loss due to leakage both over the property line on the private side and from District mains.

There are abundant water resources in the valley; however, the system is under-sized for firefighting purposes and few lines are looped to ensure better water flow, pressure, quality, as well as back-up supply during maintenance. With the exception of electrical systems and pumps which have a 20 years estimated life, the system, being relatively new (constructed since 1970), has an estimated life of approximately 50 years. The pipes have a significantly longer life expectancy, 80 to 100 years; however, this is dependent upon water quality and localized attributes such as ph level, corrosive soils, external load on pipe, and bedding conditions. Where pipes need to be replaced, an approximate budget cost can range from \$200 per linear metre for 200mm pipe to \$600/m for 600mm pipe (\$2011). Over time the cost of system maintenance will be significant and thus must be planned for via appropriately funded reserves.

The three existing domestic water sources are as follows:

- 1) Russell Creek gravity intake (ultraviolet disinfection system is being installed);
- 2) Clearwater Water Supply Well No. 1 near Clearwater River; and
- 3) Clearwater Water Supply Well No. 2 near Dutch Lake.

To meet *BC Drinking Water Protection Act* treatment objectives, required purification works include two-stage treatment along with additional improvements such as upsizing mains and construction reservoirs suggested to improve capacity for fire fighting and water quality. In 2012, the District received a *Towns for Tomorrow* grant for UV disinfection contingent upon their adopting a water conservation plan.

#### Water System Priorities

- Water reservoir west of Dutch Lake as backup supply and to increase firefighting flows
- Potential well #3 near Brookfield Creek and Clearwater River
- Upsizing of watermains in Brookfield between Young Road and Clearwater Village Road

- Objectives**
- (a) To supply Clearwater residents with a high quality of potable water in a sustainable manner based on the watershed's carrying capacity.
  - (b) Work towards compliance with the BC *Drinking Water Protection Act*.
  - (c) Maintain a well-designed and well-operated water distribution system for the longer term by ensuring reserves are adequately funded for emergencies and capital replacement works.
  - (d) Achieving system efficiencies and water conservation via appropriate technologies, regulation, and education, all for future affordability as part of the Water Conservation Plan, adopted in summer of 2012.
- Policy**
- (a) Continue to require mandatory and comprehensive testing of drinking water (as per IHA regulation) and public notification/reporting of water quality problems.
  - (b) Require all new development to provide a supply of potable water, including filtration and disinfection and encourage development to locate on the municipal system via infill development or by extending and improving the existing District system.
  - (c) Expand the municipal water system by combination of grants and user pay.
  - (d) Strongly discourage approval of "leap-frog" development including subdivision of unserviced parcels.
  - (e) Continue to provide adequate resources and funding to operate the water systems.
  - (f) Install an auxiliary power system for water treatment and distribution.
  - (g) Protect water supply at the source by means of conservation or restriction on land uses.
  - (h) Improve and update District policy and regulations relating to the municipal water system, including watering restrictions.
  - (i) Investigate the use of incentive programs/policies to encourage new construction to beat building code requirements and to encourage the replacement of older fixtures with low flow shower heads and toilets.
  - (j) Regulate any proposed use or sale of bulk water from the municipal system.
  - (k) Implement public educational programs encouraging responsible water use and conservation technologies as a component of a sustainable community.

## 4.9.2 Wastewater Collection and Treatment

### Context

The District operates a wastewater system comprising of 4.3 linear km of gravity sewers, 150 - 250mm diameter and two lift stations serving a relatively small residential/commercial area of Clearwater. There is also approximately 2 km of force main which can be problematic for connection purposes. The current system capacity is up to 190 households. Properties not on the municipal system use septic tanks and fields for which maintenance service is available locally.

Regarding treatment, the District operates an aerated lagoon system powered by a PV solar source and two settling ponds. These sewage ponds require periodic sludge removal and so present an opportunity for nutrient recovery. Similar to the water system, given the relatively recent installation (1972 forward) and the 2010 lagoon improvements, based upon asset management accounting, the piped system is forecast to have a long life with low estimated lifecycle cost. Sewage lift stations at Park Drive (Hospital) and Eden Road have a more limited life expectancy with a remaining pump life of less than a decade. Replacing both pumps can cost approximately \$30k while the complete lift stations can cost \$200k to \$400k to replace depending upon the quality and longevity of selected replacement infrastructure.

### Wastewater System Expansion Priorities

Refer to the *Sanitary Sewer Expansion Study* (March 2012) for a complete analysis of the existing system and the options and recommended priorities for expansion; report highlights only are relayed in this Part of the OCP. The study identifies seven sanitary sewer collection areas and advises that feasibility for any expansion is determined by willingness to pay and affordability for the benefitting property owners.

That said, Council's priority for system upgrade and expansion is along the developed south perimeter of Dutch Lake with the purpose to improve lake water quality by elimination of septic fields. Over the longer term, system expansion will be north for settled areas off Clearwater Road, subject to new development cost sharing, and west, the Brookfield Area.

Servicing the Strawberry Flats area is important for environmental reasons but problematic given that it is within the floodplain, so cost sharing with new development is unlikely. High groundwater conditions and flat topography make design and construction more challenging and expensive.



- Objectives**
- (a) To provide an efficient, cost-effective waste water system to address need given the failure rate for septic tank and on-site systems is over 25%.
  - (b) To expand the wastewater system in a manner that is affordable and, if and where grants cannot be secured, is funded via user-pay approach.
  - (c) To support community education regarding water conservation in respect to plumbing fixtures and keeping toxic and deleterious substances out of the sanitary system.

- Policy**
- (a) Support and adhere to a sewer infrastructure plan that analyzes the feasibility of staged expansion to unserved areas in Clearwater.
  - (b) Prioritize expansion to areas where existing landowners support added densities or where there is willingness for user pay for frontage.
  - (c) Support added density and new development to the Brookfield area subject to developers contributing to a sewer expansion reserve; or, hold development until adequate reserve or grant funding is in place.
  - (d) No new septic or alternative ground disposal sewage system shall be located within the immediate drainage basin of Dutch Lake.
  - (e) No new septic or alternative ground disposal sewage system shall be located within 90 metres of the high-water mark of any other watercourse or body of water.
  - (f) The District recognizes the challenge of providing sewer servicing to Strawberry Flats but will continue to explore dike improvements / certification and cost sharing options with residents to provide sanitary sewer service to existing properties.
  - (g) Development which does not extend the sanitary sewer north up Clearwater Valley Road is discouraged; acknowledging that settled areas such as Wyndhaven Place shall eventually be responsible for funding an expansion and connection to the District system.
  - (h) Administer a reserve to fund upgrades and lifecycle replacement costs through asset management accounting, and other capital expenditures.
  - (i) Implement a maintenance system to eliminate leakage and sewer infiltration.

### 4.9.3 Stormwater Collection and Discharge

#### Context

The District of Clearwater has almost no piped stormwater infrastructure. Water is either infiltrated onsite or directed via ditches as runoff into nearby tributaries of the Clearwater River or the North Thompson River watersheds. This approach to stormwater management has costs and benefits, as explained below.

The most environmentally defensible or “best practice” for stormwater management is to filter it through soils and recharge the aquifer. This eliminates point-discharge of piped stormwater replete with heavy metals from vehicle undercarriages, chemicals used in environmental controls, and waste such as dog feces, etc. A non-piped system also has lower initial and replacement capital costs; however, there are significant and ongoing ditch maintenance costs for this system given the channels fill with sediment and encourage vegetation growth (including invasive species). If not maintained, a ditch system may result in flooding and water damage. Finally, it can be noted that the higher the density of development and hard-surfacing of lands, the more reliance there is, typically, for a piped storm system. At the same time higher density development is more economically viable for other infrastructure such as water/sewer/road and transit.

- Objectives**
- (a) To create and adopt a stormwater management plan based in best practices that the District can afford to maintain over the long term future.
  - (b) To support responsible stormwater management for the community and to educate landowners on the best practices for undertakings on their land and their responsibilities for District boulevards.
  - (c) To undertake a scheduled ditch maintenance program that meets the requirements for the Riparian Areas Regulation and seeks to minimize flooding potential.
- Policy**
- (a) Continue to require all new development to incorporate onsite stormwater management capabilities and respect the particular site geotechnical, hydrological and topographical conditions.
  - (b) Promote the use of grey-water systems for irrigation where feasible.
  - (c) Encourage higher density of development while minimizing impervious surfaces.
  - (d) Mitigate environmental impact of surface parking by encouraging permeable surfaces at stall locations and appropriate catch basins for filtering contaminants.
  - (e) Encourage stormwater retention by property owners and the planting of vegetation that will transpire and filter groundwater.

#### 4.9.4 Solid Waste Management

##### Context

As set out in the *Local Government Act*, solid waste management including landfills and refuse transfer stations is undertaken by the Thompson-Nicola Regional District (TNRD) which then contracts to private companies. With the exception of Kamloops and a few private landfill sites, the TNRD has the mandate to regulate, store and manage solid waste including, but not limited to, the removal and disposal of refuse and recyclables for all of the electoral areas and municipalities in the TNRD. There is private curb-side pickup service offered in Clearwater with the remaining residents and businesses delivering their refuse to TNRD disposal sites.

The TNRD has established a regional recycling program with the goal of reducing waste sent to landfill sites by 30%. Since 2009 the TNRD has been successful in reaching its target diversion and is currently working on increasing diversion opportunities for residents. All TNRD landfill and transfer station sites are equipped with bins for comingled recycling products including household plastics (#1-#7), aluminum and tin cans, newspapers, mixed paper, boxboard corrugated cardboard and a separate bag for the collection of glass bottles and jars.

The Clearwater landfill is nearing capacity and in fall of 2012 will be replaced by the Clearwater Eco-Depot located in the Camp 2 industrial area (290 Clearwater-100 Mile Forest Service Road). The Eco-Depot will have enclosed tipping floors for garbage and recycling collection. Waste and recycling will be tipped onto the floor of the building and loaded into B-Train trailers for transport to the nearest landfill or facility for processing. Diversion opportunities may include but are not limited to scrap metal, propane tanks, CFC appliances, used oil, tires, batteries, yard waste, clean lumber, asphalt shingles and drywall. An exchange area for useable items will also be established to keep material from being landfilled and to provide a community service.

- Objectives**
- (a) To cooperate with the TNRD to reduce the stream of refuse directed to landfills.
  - (b) To cooperate with the TNRD to increase the quality and quantity of sorted and cleaned recycled materials.
  - (c) To educate the community on recycling best practices and product lifecycle costs.

- Policy**
- (a) Promote an equitable user-pay system in waste and recycling collection and undertake reasonable enforcement of illegal dumping.
  - (b) Plan an efficient collection system that is bear-safe and serves local residents.
  - (c) Encourage composting, recycling and community waste reduction.

## 4.10 Land Demand and Growth Management

### Context

Under the *Local Government Act*, policy regarding growth management that answers: “Where will the new buildings, houses, utilities, and parks be built?” is required OCP content. Clear ascertainable policy that the District considers in making discretionary land use decisions is critical to the long term economic viability and the quality of life for Clearwater residents.

### Land Demand vs. Availability by Use

Part 3.4.4 quantifies the land area anticipated to be required for housing needs. While additional land for commercial, institutional, and industrial use must also be designated, anticipating these demands can be more challenging, but typically area designated well exceeds what will be required.

**Map 1: Land Use Strategy\*** designates area for future development as follows:

1. almost 300 ha of lands is designated **Suburban and Urban Residential** for detached/duplex development, well exceeding anticipated demand;
2. approximately 70 ha is designated **Commercial**, some 15 ha vacant but most having the opportunity to support a significant extent of infill (re)development;
3. over 60 ha is designated **Institutional**, again some is vacant but most allows for expanded development on existing serviced parcels; and
4. over 300 ha is designated **Industrial**, most having limited servicing, access, or being limited by the floodplain.

\*Refer to Part 5 for the full description, objectives, and policy for each land designation category.

The District of Clearwater has a wealth of land to meet future needs; however, this excess can be a handicap if “leap-frog” development is allowed into unserviced areas. Consideration of where and in what consecutive order lands are developed is critical. The market conditions and cooperation of owners is obviously a factor in the settlement pattern.

- |                   |  |
|-------------------|--|
| <b>Objectives</b> | (a) To achieve informed public engagement and meaningful awareness of community planning and implementation of the community vision.   |
|                   | (b) To direct growth to established centres where utility services are available or imminent.  |
|                   | (c) To protect the natural environment, including aquatic ecosystems (lakes, wetlands, rivers and streams) and other environmentally sensitive areas.                          |
| <b>Policy</b>     | (a) Provide diverse housing options through infill, new development, redevelopment, and interconnectivity while minimizing the impact of new development in established areas. |

- (b) Establish a community-growth boundary for Clearwater to achieve a compact community while retaining its rural nature.
- (c) Promote development that creates a reduced ecological footprint by connecting the community through infill and trails.
- (d) Evaluate new development, redevelopment, and interconnectivity with the aim to protect viewscales.
- (e) Subdivision of larger residential parcels (2 ha or more) and/or amendment to existing land-use designations for the purpose of additional residential parcels are encouraged to occur within or next to existing rural residential clusters.
- (f) Use sensitive ecosystem inventory mapping to guide land use, layout and development patterns and require integration of green space/open space/public space into all developments.
- (g) Require annual reports to community residents with updates on the progress of implementing the community vision.

**Map 7: Land Ownership** shows parcels of land within the municipality owned by the Federal Government, Province, Regional District, and District of Clearwater.

## 4.11 Park Inventory and Greenspace

This Part describes the existing park inventory and broad or guiding principles for natural areas and parks within the District. It must be read with reference to Part 5.8 of the Land Use Strategy which outlines more detailed and future-oriented objectives and policies for parks, trails, and recreation.

The following summaries describe Clearwater's existing developed municipal parks which are in addition to nine undeveloped parks in the District:

**Capostinsky Park** is located on Kurylowich Road. This ball park has two full sized baseball diamonds, grandstands, washrooms, and an area for beer gardens. Activities such as slow pitch and fastball tournaments occur throughout the spring and summer months.

**Chad Memorial Park** is located across from the Clearwater Fire Hall approximately 1 km east of Highway No. 5 at the junction of the Wells Gray Hotel on Clearwater Village Road. This park was established in memory of Fallen Volunteer Firefighter Chad Schapansky. This is a neighbourhood park with a sitting area marked by a Cenotaph. It provides an exceptional view of Raft Peak.



**Dutch Lake Beach Park** is located on Old North Thompson Highway approximately half a kilometre from Highway No. 5. This 10.5 acre lakeshore park is in the heart of Clearwater. It has a full service beach house, picnic shelter, playground equipment and swimming wharf. Park uses comprise of swimming, picnicking, canoeing or kayaking and the annual Canoe Regatta. As the lake is stocked, the park is used extensively for ice fishing and the Ice Fishing Derby in winter.



**Raft River Viewing Park** is located approximately 5 km north of the Wells Gray Information Centre off Highway No. 5. Its viewing platform allows users to enjoy the salmon run in late summer of each year. This park celebrates Simpcw First Nations' history and culture.

**Reginald Small Park** is located on the Old North Thompson Highway along the Clearwater River and below the RCMP Station. It is approximately 0.2 ha in area and accommodates the Cenotaph and annual Remembrance Day ceremonies.

**Rotary Sports Park** is located southeast of the Wells Gray Information Centre off Murtle Crescent adjacent to the highway. This park has four tennis courts, a skateboard park, a basketball court, and washrooms/concessions stand. It shares a parking lot with the North Thompson Sportsplex and Clearwater Secondary School.

**Weyerhaeuser Pioneer Park** is located a half kilometre off Highway No. 5 southeast on Park Drive and west on Murtle Road. This park is used mainly as a playground and by families. It consists of a large playfield adjoining a small area of playground equipment with a bank of six swings and two picnic tables. The park is surrounded by forest. A walking trail joins the park at both ends of the Weyerhaeuser subdivision.

**Wyndhaven Park** is located on Wyndhaven Drive approximately 1 km north of the Wells Gray Information Centre just off Clearwater Valley Road. This is primarily a neighbourhood park. It hosts a playground area, large playing field, and access to walking trails.

- Objectives**
- (a) To envision an integrated approach for planning and utilization of parklands, open spaces, including agricultural and forestry lands, and wilderness areas.
  - (b) To encourage active and passive recreational uses in the Plan area and a pedestrian-friendly community.
- Policy**
- (a) Enhance or create new public space and parks where residential densities are increased.
  - (b) Ensure developments and redevelopments provide amenities, trails and/or parkland that is complimentary to existing recreational infrastructure.
  - (c) Maintain and expand year-round recreational facilities/programs, indoor and outdoor, that are accessible and meet the community's evolving needs.
  - (d) Identify, protect and enhance public views and vistas within parks, trails and open-space environments.
  - (e) Encourage partnerships to develop a trail system connecting the Clearwater community with Wells Gray Park.
  - (f) Support the designation and creation of a mountain bike park.
  - (g) Work with local motorized recreation groups to determine appropriate recreation areas and identify trails for motorized use only where appropriate.
  - (h) Work towards the development of a dog park with connectivity to the community trail system.

## Part 5 LAND USE STRATEGY

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This Part provides the policies specific to each land use designation as shown on **Map 1: Land Use Strategy** and, in some cases, to general classes of land use designations, such as residential and industrial and specific parcels or areas within those designations. The overarching objective of the land use designations is to designate and direct the pattern of existing and future land use in order to promote orderly growth, provide opportunity for a variety of land uses, sustain the existing resource base, and preserve the natural environmental characteristics of the plan area.

Boundaries shown on the plan map designations are illustrative rather than absolute (as in the case of zoning or parcel lot lines) and are not intended to render an inconsistent bylaw invalid by reason only of the precise location of boundaries. Council recognizes that some existing land uses do not conform to the designations shown on Map 1.

The intent of Council is not to change the use of this land in the immediate future, but to illustrate the preferred pattern of land use as development occurs. This implies that existing zoning remains in force, but if a request for rezoning is submitted to Council for consideration, compliance to the OCP designation is then required as considered on balance of policy and map designations.

**The intent of each land use designation and the major land use policies associated with each designation shown on Map 1 follows.**

### 5.1 Rural Resource

The *Rural Resource* designation represents lands in the municipality which are reserved for agriculture, forestry, and other resource activities along with isolated homesites. These lands are predominantly located outside the urban core of the community and shall be retained at a large acreage to preserve the rural character of the area and prevent premature development. This designation includes lands in the Agricultural Land Reserve (ALR) which is administered by the Province.

- |                   |  |
|-------------------|--|
| <b>Objectives</b> | (a) To recognize and support rural resource activities (farming, forestry, aggregate extraction, renewable energy production) within the plan area.  |
|                   | (b) To preserve resource land (especially ALR lands) to ensure present/future food production and sustainable management of resources.   |
|                   | (c) To recognize and preserve large lot rural residential development on the unserved periphery of the municipality.   |
| <b>Policy</b>     | (a) Areas designated as <i>Rural Resource</i> may be used for a variety of activities including grazing, forestry, agriculture, sustainable resource management (wood fibre, aggregates, renewable energy generation and distribution), and resource extraction. |
|                   | (b) The density of development on lands designated as <i>Rural Resource</i> shall be based on a minimum parcel size of 8 hectares for lands within the ALR and 4 hectares for lands outside the ALR.   |

- (c) Rural residential subdivision in an area designated *Rural Resource* may be permitted provided that it:
  - (i) involves land that is unsuitable for resource use;
  - (ii) will have minimal impact on existing or potential use of adjacent parcels;
  - (iii) has an adequate supply of domestic water and means of sewage disposal; and
  - (iv) has been approved by the appropriate Provincial agency having authority if within the Agricultural Land Reserve.
- (d) Urban or commercial development (other than home-based business, bed & breakfast or agritourism use) in rural areas is not supported and should be directed to the appropriately designated area where servicing is available.
- (e) Rezoning to facilitate subdivision of lands into Country Residential parcel sizes is not supported unless the property has been approved for subdivision by the Agricultural Land Commission (if located within the ALR) and the proposed development will not result in the construction of any new public road.

## 5.2 Residential

This Plan provides for three (3) types of residential development of varying densities and servicing requirements. These residential designations are in addition to residential use recognized in *Rural Resource* lands within the municipality. The residential designations shown on Map 1 are the areas intended to accommodate the development of a variety of forms of residential development.

- |                   |   |
|-------------------|---|
| <b>Objectives</b> | <ul style="list-style-type: none"><li>(a) To provide opportunities for a wide range of housing forms at various densities and under various forms of tenure, to accommodate all income levels, age groups, and household types.</li><li>(b) To facilitate residential densification in existing neighbourhoods serviced by community water and community sewer in accordance with Smart Growth principles.</li></ul>  |
| <b>Policy</b>     | <ul style="list-style-type: none"><li>(a) New residential development will be encouraged and directed to those areas designated <i>Suburban Residential</i> or <i>Urban Residential</i>.</li><li>(b) New residential areas are to be planned in a comprehensive manner recognizing overall concern for roadway safety, density, and the form and character of the neighbourhood.</li><li>(c) Council recognizes areas of existing rural residential development, but discourages further fragmentation of these lands into smaller acreages due to a lack of municipal servicing and the rising cost of maintaining additional roads in outlying areas.</li><li>(d) Residential infill opportunities on existing developable land are supported ahead of greenfield development.</li><li>(e) Manufactured home parks are recognized as an important form of affordable housing and may be permitted in all residential designations where serviced by community water and community sewer.</li><li>(f) Places of public assembly and institutional/public use facilities such as fire halls are permitted uses within areas designated for residential use.</li></ul> |

## 5.2.1 Country Residential

The *Country Residential* designation is intended to accommodate low density development outside the community's core and in areas where natural hazards and ground disposal sewage constraints prevent smaller parcel sizes. Lower density and larger parcel sizes in this designation also reflect a desire to maintain a rural residential lifestyle in parts of the community.

- Objectives**
- (a) To maintain larger residential parcel sizes in Clearwater and to provide continued opportunities for rural living.
  - (b) To preserve the character of existing country residential areas and neighbourhoods.
- Policy**
- (a) The density of development on lands designated *Country Residential* shall be based on a minimum parcel size of one hectare.
  - (b) Notwithstanding Policy 5.2.1 (a), where a parcel is serviced by the municipal water system or capable of being serviced by the municipal water system, the minimum parcel size in the *Country Residential* designation may be reduced to 0.4 hectares (1 acre) provided the site can be adequately serviced by a sewage disposal system that meets Provincial regulations.
  - (c) *Country Residential* subdivision development should only be supported where it meets the following criteria:
    - (i) it occurs within areas designated *Country Residential* on Map 1;
    - (ii) it is adequately serviced based on the availability of water, the provision of sewage disposal in accordance with Provincial regulations, and other environmental factors affecting the development;
    - (iii) it is approved by the appropriate Provincial agency having authority if within the Agricultural Land Reserve; and
    - (iv) it complies with the density provisions of the District's Zoning Bylaw.
  - (d) The development proponent must engage appropriately qualified professional(s) to prepare a site-specific report acceptable to the District before any change to *Country Residential* use is considered. The report shall address the following factors:
    - (i) capability of soil to adequately handle sewage effluent;
    - (ii) on-site and broader cumulative effect of sewage disposal on groundwater quality;
    - (iii) overall impact and form and character of development;
    - (iv) wildfire hazard risk and mitigative measures;
    - (v) retention, removal and replacement of trees; and
    - (vi) neighbourhood connectivity and integration with trails.
  - (e) Small scale agricultural activities are supported on lands designated *Country Residential*.

## 5.2.2 Suburban Residential

The *Suburban Residential* designation applies to medium density residential areas primarily accommodating detached dwellings. The *Suburban Residential* designation (along with the *Urban Residential*) comprises lands where infill and new growth is envisioned. Lands designated *Suburban Residential* are serviced or serviceable by the municipal water system but in certain areas are not serviced by the municipal sewer system. The extent of designated undeveloped *Suburban Residential* land is more than sufficient to meet projected housing demands for the next 20 years, even if the annual population growth rate of 1.5% doubles.

- Objectives**
- (a) To maintain the character of existing suburban residential neighbourhoods while encouraging new development to locate within the serviced core of the municipality.
- Policy**
- (a) The density of development on lands designated *Suburban Residential*, shall be based on a minimum parcel size of 700 square metres.
  - (b) It is recognized that many areas designated *Suburban Residential* are not serviced by the municipal sewage system. Where new subdivision is proposed in an area designated *Suburban Residential*, the development proponent will be required to connect to the municipal sewage system, if feasible, or develop a parcel size that can adequately accommodate sewage disposal in accordance with Provincial regulations and design for future connection.
  - (c) Notwithstanding Policy 5.2.2 (a), where a parcel is serviced by the municipal water system but not the municipal sewage system, the minimum parcel size shall be 1000 square metres to accommodate on-site sewerage disposal together with a replacement field area.
  - (d) Council discourages any additional lands being designated as *Suburban Residential*.
  - (e) Suburban land required to meet anticipated housing demand over the next five to ten years shall be provided through infill adjacent to existing developed areas and expansion into new areas as required and in locations as shown on Map 1.
  - (f) Council may consider density bonusing if the development is serviced by the municipal sewer system and certain amenities such as affordable and special needs housing are provided to the satisfaction of the District.
  - (g) Higher density *Suburban Residential* development is discouraged along the Yellowhead Highway. Where development does take place along the highway, adequate natural screen and buffer should be provided together with frontage / backage roads. Direct access to the highway will not be permitted.

### 5.2.3 Urban Residential

The *Urban Residential* designation is intended to accommodate the development of a variety of forms of residential development. The *Urban Residential* designation as shown on Map 1 may include single or two family dwellings and a variety of multi-family development including small lot residential, cluster housing, townhouses, apartment buildings, group housing, special needs housing, home-based businesses, natural and green space, and utilities.

- Objectives** (a) To provide a range of higher density residential development within the serviced core of the municipality.
- Policy** (a) The density of development on lands designated *Urban Residential* shall be based on a minimum parcel size of 400 square metres.
- (b) Designated areas are anticipated to be more than adequate to satisfy demand for the next five to ten years. Increased and *Urban Residential* density is encouraged in the following areas:
- (i) north of Park Drive adjacent to Clearwater Secondary School and across from Dr. Helmcken Memorial Hospital; and
  - (ii) Clearwater Village Road adjacent to Blair Place and Murtle Crescent.
- (c) Development within areas designated *Urban Residential* must be serviced by the municipal water system and municipal sewer system.
- (d) To foster the provision of affordable housing, the District encourages the development of smaller lots in areas designated *Urban Residential*.
- (e) Each application for townhouses or compact residential development shall be reviewed in terms of the following criteria:
- (i) proximity to park, recreation, shopping and amenity areas;
  - (ii) aesthetic qualities such as potential conflict with adjacent residential development, scale in relation to overall character in the area, effect on views, and maintaining privacy of existing homes;
  - (iii) provision of secondary access for fire protection and emergency purposes;
  - (iv) impact of traffic generation on existing roads and neighbourhoods; and
  - (v) potential of the proposed development to serve a specialty residential market, such as senior citizens or special needs.

### 5.3 Agricultural Land Reserve (ALR)

The extent of land in Clearwater located within the Agricultural Land Reserve (ALR) is shown on Map 1. All areas shown on Map 1 as ALR have a base land use designation of *Rural Resource* except where noted by coloured underlay.

Lands within the ALR are intended to be protected for agricultural uses in accordance with the *Agricultural Land Commission Act*. Approximately 1600 hectares of land within the District are located within the ALR. Of these 1600 hectares, approximately 1500 hectares are located within the *Rural Resource* designation. Approximately 33 hectares of ALR are within the industrial lands at the former sawmill site in the Camp 2 area. The policies in this section apply generally to all lands within the ALR which are subject to the *Agricultural Land Commission Act* and regulations and policies of the Agricultural Land Commission. Lands in the ALR are also subject to the policies of their respective land use designation outlined in Part 5 of this OCP.

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| <b>Objectives</b> | <ul style="list-style-type: none"><li>(a) To preserve agricultural land to ensure present and future food production.</li><li>(b) To encourage local farming, and investigate economic incentives and diversified use of ALR lands, while maintaining and protecting the intent of ALR lands.</li></ul>  |
| <b>Policy</b>     | <ul style="list-style-type: none"><li>(a) Council shall not support applications for exclusion of lands from, or subdivision of lands within, the Agricultural Land Reserve unless the land has no significant agricultural potential; or, unless Council is of the opinion that exclusion or subdivision is in the best interests of the community, all recognizing that final ALR decisions rest with the BC Agricultural Land Commission.</li><li>(b) To qualify the preceding Policy, Council supports the exclusion of industrial non-agricultural land from the ALR in the Camp 2 area where land is deemed to have no significant agricultural potential.</li><li>(c) Support the preservation of designated and potential range and pasture land.</li><li>(d) Promote the inclusion of productive agricultural land that is currently not designated and protected into the ALR.</li><li>(e) Support new road, utility and communication corridors that minimize the impact on existing or proposed agricultural operations.</li><li>(f) Agri-tourism practices as well as agricultural educational opportunities for local residents are supported within lands designated ALR.</li></ul> |

## 5.4 Commercial

The District currently has three primary commercial hubs: Clearwater Riverside Centre, Wells Gray Gateway (an area of highway commercial centered at the intersection of Clearwater Valley Road and the Yellowhead Highway) and Strawberry Flats. Wells Gray Gateway is emerging as a new primary commercial core focusing on both residents and the travelling public. Riverside Centre is recognized as an area where redevelopment and a mix of commercial and residential uses are encouraged. There are several other recognized minor pockets of commercial within the plan area.

- Objectives**
- (a) To encourage the centralization of commercial services in order to provide business opportunities, core services, employment opportunities, and a pedestrian-friendly streetscape for residents and visitors in Clearwater.
  - (b) To encourage a range of commercial activities that meet the needs of residents and tourists and maximize local shopping.
  - (c) To provide for automobile-based services that are accessible to major arterial roads.
- Policy**
- (a) Commercial uses are encouraged to locate in the Wells Gray Gateway area (Clearwater Valley Road, Eden Road, and Wildwood Road) to enhance the evolution of this area as a new commercial core.
  - (b) A broad mix of commercial, residential and home based business uses in Clearwater Riverside Centre is supported through a Mixed Use zone specific to Riverside Centre.
  - (c) Commercial uses are strongly encouraged to access to internal, frontage, or collector roads rather than directly to the Yellowhead Highway, unless access has been approved by the Province (i.e., within 800m of an intersection with a Controlled Access Highway).
  - (d) New commercial uses should be serviced by community water and sewer services.
  - (e) The District encourages a high quality of commercial development by establishing Development Permit Areas and promoting architectural and infrastructure quality in the Wells Gray Gateway and Riverside Centre commercial areas.
  - (f) Clustering of development to avoid long commercial strip development is encouraged.
  - (g) A high standard of landscape treatment, signs, and aesthetics is encouraged for all new development and along public roadways.
  - (h) Applications for neighbourhood convenience stores located outside the designated commercial areas may be considered by Council on an individual basis.
  - (i) Despite not being designated *Commercial* on Land Use Strategy Map 1, Council can consider zoning for localized smaller commercial undertakings - existing or future - in areas designated *Rural Resource*, *Country Residential* or *Suburban Residential*. Such cases may not require an OCP amendment; however, this is provided such commercial use is appropriate to the rural or residential context and the undertaking does not undermine

existing commercial core areas (i.e. draw customers as a destination retail outlet).

E.g. a home based business beyond the scope permitted in the Zoning Bylaw would require a zoning amendment (rezoning) but not an OCP amendment as residential use is still the primary use of the land.

## 5.5 Industrial

Industrially designated lands exist in four main locations: the Camp 2 area (former sawmill site), the former sawmill site in Strawberry Flats, the CN Rail lands south of the North Thompson River, and the Canfor sawmill site adjacent to Vavenby. Approximately 350 hectares of land is currently designated for industrial use within the plan area. This provides sufficient space to accommodate a variety of industrial and manufacturing businesses.

- Objectives**
- (a) To provide a suitable inventory of land for industrial and supportive uses to create a supply chain for business development, employment opportunities, innovation, and entrepreneurship.
  - (b) To encourage industrial uses to be respectful of the environment.
- Policy**
- (a) Industrial uses are encouraged in existing industrial locations.
  - (b) Redevelopment of existing industrial sites is encouraged as a higher priority than expansion of new industrial areas.
  - (c) Industrial land use may include any of the following:
    - (i) general industrial involving more intensive manufacturing activities including the storage and processing of raw materials;
    - (ii) light industrial oriented towards warehousing, storage, and distribution, light manufacturing and wholesaling, and uses requiring large amounts of storage and display space; should not include retail activity except as a small ancillary part of the use; and
    - (iii) automotive repair, storage, and wrecking.
  - (d) The District encourages “clean” industrial uses and discourages those that have a negative impact on the environment.
  - (e) The District will work with industrial users to screen and buffer impacts to mitigate conflicts between industrial and nonindustrial activity.

## 5.6 Institutional

Institutional uses include civic facilities such as schools, fire halls, medical facilities, community care facilities, religious facilities, government offices, libraries, and community halls.

- Objectives**
- (a) To encourage public and private institutional uses to meet the needs of the community.
  - (b) To provide for public or private community-based institutional uses, including schools, places of worship, gyms, arenas, and other facilities for the purposes of learning, reflection, and social activity.
- Policy**
- (a) Existing institutional land uses are shown on Map 1.
  - (b) Further institutional land uses will be encouraged to locate in existing areas designated *Institutional*.
  - (c) New institutional uses proposed in areas not designated *Institutional* should only be supported where municipal water and sewer services are available.



## 5.7 Strawberry Flats Overlay

The Strawberry Flats Overlay designation depicted on Map 1 represents an historic area of Clearwater which has unique challenges due to its location within the provincially designated 200 year floodplain of the North Thompson River. Further residential development is not considered desirable in this area due to the existence of the 200 year floodplain which requires extensive and costly flood-proofing prior to any further residential development. Strawberry Flats is identified as an area for limited residential infilling (within existing vacant parcels) and for service commercial and industrial uses where certain criteria are met and Council feels it is appropriate. Lands within the delineated Strawberry Flats Overlay area are subject to a base land use designation in addition to the following objective and policies.

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| <b>Objectives</b> | (a) To recognize existing land uses while limiting new residential development within the floodplain.  |
| <b>Policy</b>     | (a) The existing mix of uses in Strawberry Flats is recognized, including: <i>Suburban Residential, Commercial, Institutional, Industrial and Parks, open space and Recreation.</i>  |
|                   | (b) Given the diverse mix of existing uses and parcel sizes within the Strawberry Flats area, and the challenges related to floodplain and lack of sanitary sewer servicing, Council will consider land use amendment applications on a case-by-case basis by evaluating each request on its own merit.                          |
|                   | (c) Despite the preceding Policy, applications for rezoning to facilitate the creation of new residential parcels in the floodplain will not be supported.   |
|                   | (d) Rezoning applications that legalize non-conforming uses will be considered by Council on a case-by-case basis subject to the applicant demonstrating that the proposed use or redevelopment will be appropriately flood-proofed and adequately served by a sewage disposal system in compliance with Provincial regulations. |
|                   | (e) Expansion of Service Commercial or Industrial uses within areas designated <i>Commercial</i> or <i>Industrial</i> may be considered by Council on a case-by-case basis and will be dependent on the proponent's ability to meet flood-proofing requirements and sewage disposal regulations.                                 |
|                   | (f) Rezoning applications for new retail commercial use will not be supported within Strawberry Flats.   |
|                   | (g) Agricultural use is supported throughout Strawberry Flats including small scale residential agriculture.   |
|                   | (h) Conversion of existing industrial land into open space or community recreation space is supported and, where environmentally feasible, agricultural use and community gardens are also supported.  |
|                   | (i) The District will work to maintain and improve the dike along the North Thompson River.  |

## 5.8 Parks, Trails, and Recreation

### Parks

The District of Clearwater envisions maintaining and developing a range of parks to fulfill the cultural, recreational, and social needs of residents and visitors to Clearwater. In addition to 10 developed parks, there are approximately three (3) hectares of undeveloped park land dedication at various locations within the plan area which may be developed into neighbourhood parks in the future as demand warrants. The District is also in the unique position of having portions of two Provincial Parks within its municipal boundaries: North Thompson River Provincial Park and Wells Gray Provincial Park. Developed and undeveloped park lands as well as the two areas of Provincial Park are highlighted as “Park” on **Map 1 “Land Use Strategy”**.

### Trails

Based on previous community trail mapping, this Plan sets out a concept for a trails network to encourage pedestrian movement throughout the municipality (see Map 4). As the community grows, a Parks and Recreation Open Space and Trails Master Plan should be prepared to refine recommendations for parkland acquisition and the development of existing sites and trails to meet leisure, recreational, and open space requirements.

### Recreation

The District of Clearwater maintains a number of recreational facilities including the North Thompson Sportsplex (which provides seasonal hockey, figure skating and curling), Capostinsky Park (community baseball diamonds) and Rotary Park (tennis courts and skateboard park). In addition, Clearwater Ski Hill is a community amenity with 900 vertical feet of runs, a T-bar, beginners' handle tow, six runs, and a rental shop and lodge, as well as year round facilities including disc golf. Ski hill lands are designated *Recreation* as this is not a park, but rather a passive community recreational area.

- Objectives**
- (a) To provide a diversity of dedicated land areas throughout the community for the purposes of recreation and environmental conservation.
  - (b) To create a recreation system that connects community parks, trails and open space and the three town cores.
  - (c) To advocate and promote multiple trail uses within Clearwater and the surrounding area.
  - (d) To ensure existing and future recreation facilities are centres of activity and serve the interests of the community.
  - (e) To achieve a strong network of facilities and services to accommodate a multi-faceted approach to recreation and leisure for residents and visitors.

**Policy**

- (a) Existing parks and proposed new park locations are identified on Map 1. Proposed new parks are illustrated as general locations only; specific locations will be determined in the future during the detailed planning stage of new developments. Existing trails, proposed trail locations, and environmentally sensitive areas are identified on Maps 4 and 5.
- (b) Unless a subdivision is located on land designated future park shown on Map 1, the developer should provide cash-in-lieu of park dedication in accordance with the *Local Government Act*.
- (c) The integration of green space/open space/public space/pathways is encouraged in all new developments.
- (d) Linear park space along the shoreline of Dutch Lake should be dedicated if and when larger properties adjacent to the lake are subdivided.
- (e) Support the creation of trails within the road dedication along new and existing roads as an alternative to sidewalks where practical and safe.
- (f) The existing trail system should be supported and trails should be formally dedicated where appropriate during subdivision.
- (g) Identify trails on Crown, private, and park land and navigate the legal responsibilities and maintenance challenges of these trails.
- (h) Negotiate with the Province and private property owners to provide access through or on property for public pedestrian trail accesses by securing right-of-ways or easements or by working to purchase these lands for controlled and dedicated community use.
- (i) Encourage partnerships with School District #73 for property use.
- (j) Work with service clubs and other organizations to provide public facilities within parks.
- (k) Encourage the use of locally based skills, knowledge, and expertise in delivering recreational programs.

## 5.9 Aggregate and Mineral Resources

Recognizing that the extraction of sand and gravel resources or mineral resources is not within the jurisdiction of local government, the OCP is required to include policy and planning for aggregate resources. The location and extent of known aggregate deposits within the plan area are identified and shown on Map 1. The only known gravel pit within the municipal boundary is adjacent to the Clearwater - 100 Mile Forest Service Road (north of Sunshine Valley); however, there are two gravel pits just beyond the boundary.

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|-------------------|--|
| <b>Objectives</b> | (a) To identify and preserve sand and gravel resources and mineral resources for future development.   |
| <b>Policy</b>     | (a) The location and extent of known sand and gravel deposits within the Plan Area are identified and shown on Map 1.  |
|                   | (b) Recognizing that the extraction of aggregate is not within the jurisdiction of the District, Council encourages that the extraction and on-site processing of sand and gravel resources or mineral resources be located on lands designated for rural, agricultural and/or industrial land use, subject to effective noise and dust controls being employed. |
|                   | (c) Council encourages the Provincial agency having authority to work cooperatively with the District to ensure that the location of sand and gravel resource or mineral resource sites within the plan area are compatible with other land use activities in the vicinity.  |

## 5.10 Hazard Lands

The District of Clearwater covers a land mass of approximately 57 square kilometers. Within this geographic expanse there are a number of known natural hazards which can impact development and influence settlement patterns. Known natural hazards include floodplain areas, steep slopes (geotechnical) and wildfire risk.

Parts of the District are affected by the provincially designated 200 year floodplain of the North Thompson River (also having upstream impact on the Clearwater River). The 200 year floodplain levels have been designated and mapped by the Province of BC (Ministry of Environment), and development must be in accordance with the Provincial Flood Hazard Area Land Use Management Guidelines.

The District also has a number of areas with steep slopes, generally defined as 30% or more. Map 7 uses 1:20,000 scale TRIM elevation contour information to broadly illustrate areas with 30% or more slope.

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| <b>Objectives</b> | (a) To recognize and respect the development constraints imposed by environmental factors and to avoid development in hazardous areas or require adequate precautions, if development is unavoidable, to reduce the risk to citizens and property.  |
| <b>Policy</b>     | (a) Map 7 shows general areas with known steep slopes and the extent of the provincially designated 200 year floodplain of the North Thompson River. Map 7 is provided for guidance and should not be construed as an accurate demarcation of all potential hazards within the municipality.  |
|                   | (b) In order to improve the safety of life and property and to assist the District in assessing the development potential of lands, developers of any parcel within a hazard area may be required to submit a report from a Professional Engineer or Geoscientist experienced in geotechnical engineering that addresses the relevant hazard and certifies that the land may be used safely for the use intended.   |
|                   | (c) Development is not supported within areas of steep slopes (30% or greater) and areas where soil subsistence, rock fall, land slip or erosion hazards are known or suspected. The District may consider development within areas of steep slopes or areas where soil subsistence, rock fall, land slip or erosion hazards exists if the developer provides a report from a Professional Engineer or Geoscientist experienced in geotechnical engineering certifying that the land may be used safely for the use intended. This may include measures to mitigate the risk(s) and the owner may be required to register a covenant on the property title under s. 219 of the <i>Land Title Act</i> acknowledging the potential hazard and saving the District harmless in the case of an event. |

- (d) Limit development on flood-prone areas to parks, open space, recreational, or non-intensive agricultural uses. Where development within a floodplain area is unavoidable, setbacks and elevations for buildings and structures shall be established in accordance with the District's Zoning Bylaw, the Provincial Flood Hazard Area Land Use Management Guidelines and all other Provincial flood regulations and standards. Floodplain regulations may also apply to other water bodies and watercourses in the Plan Area which may not be identified.
- (e) During any subdivision or land use application within a floodplain area, the owner shall be requested to grant a covenant on property title under s.219 of the *Land Title Act* acknowledging the flood hazard and saving the District harmless in case of flooding.
- (f) Encourage land owners to use Fire Smart wildfire hazard mitigation practices for building construction and land management to reduce the wildfire hazard in their development(s).
- (g) Within an area designated as High Wildfire Risk in the Community Wildfire Protection Plan, prior to undertaking any subdivision or land use application that will create four or more parcels or dwelling units, the landowner shall provide the District with a Wildfire Hazard Assessment Report for the proposed development, prepared by a Registered Professional Forester licensed in BC or an equivalent qualified professional.

The Wildfire Hazard Assessment Report shall:

- (i) assess the current wildfire hazard;
  - (ii) assess conditions on and off-site including neighbouring lands;
  - (iii) evaluate the proposed development for wildfire susceptibility; and
  - (iv) provide Fire Smart wildfire hazard mitigation recommendations to reduce the hazard of wildfire for the land and buildings to "moderate" or lower.
- (h) Where Wildfire Hazard Management requirements and Riparian Areas requirements overlap, the Riparian Areas requirements shall prevail.
  - (i) New development adjacent to forested areas should employ fire prevention measures upon the advice of the Fire Department and advance the recommendations of the District of Clearwater Community Wildfire Protection Plan.

## **Part 6            TEMPORARY USE PERMITS**

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The entire District of Clearwater is hereby designated an area where Council may consider the issuance of Temporary Use Permits pursuant to s.921 of the *Local Government Act*.

### **6.1    Issuance of Temporary Use Permits**

A Temporary Use Permit may allow a use not permitted by the Zoning Bylaw on a temporary basis and specify conditions under which the temporary use may be carried on. Council may consider issuance of a Temporary Use Permit where the proposed use:

1.    is compatible with surrounding land uses and does not have adverse affects on neighbouring land owners;
2.    is adequately serviced with a supply of potable water and means of sewage disposal;
3.    will not create an amount of traffic that will adversely affect the natural environment or character of the area;
4.    will not negatively affect the environment;
5.    has been approved by the Agricultural Land Commission if the land is within the Agricultural Land Reserve (ALR);
6.    does not require a significant amount of capital investment in the location; and
7.    complies with all conditions and requirements as may be further specified by the District of Clearwater.

## **Part 7 DEVELOPMENT PERMIT AREAS**

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### **7.1 Application and Development Permit Process**

As provided for under s. 919.1 of the *Local Government Act*, all development and major redevelopment within areas designated as Development Permit Areas (DPA) under this Part shall require application for a permit and shall be evaluated in respect to compliance to the relevant stated objectives and guidelines. The specific purpose is cited for each DPA individually.

Development Permits are required under the terms specifically set out in the *Local Government Act* unless expressly exempted under this Part.

Refer to Figures 6 & 7 and Map 5 for an outline of lands subject to Development Permit (DP) or the Zoning Bylaw, where and if the requirement for a DP is a function of the zone. Where land is included within more than one Development Permit Area designation, only one DP is required; however, the application will be subject to meeting the guidelines of all applicable Development Permit Areas.

### **7.2 Development Permit Security Deposit**

In compliance with s. 925 of the *Local Government Act*, a Development Permit Security Deposit in the form of cash or a letter of credit may be held by the District where and as approved by Council in conjunction with permit issuance in any Development Permit Area.

Upon substantial completion of the site and development work as set out in the Development Permit and providing that the conditions of the permit in respect to landscaping have been met, the District shall return 60% of the security deposit to the permittee. The remaining security deposit amount shall be retained for an additional one year period from the date of completion to ensure maintenance and survival of the landscaping.

In the case of security deposits for the mitigation of unsafe conditions and/or protection of the natural environment, upon substantial completion and inspection and provided that the conditions of the permit have been met, 100% of the applicable security deposit shall be returned to the permittee.

### 7.3 Development Permit Area 1: Clearwater Riverside Centre and Wells Gray Gateway

This Development Permit Area (DPA 1) is established under s. 919.1 (1) of the *Local Government Act* as follows:

1. for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development;
2. for the revitalization of an area in which commercial use is permitted; and
3. for the establishment of objectives to promote the reduction of greenhouse gas emissions.

DPA 1 shall apply to all lands located within Clearwater Riverside Centre and Wells Gray Gateway shown shaded on Figure 6 and Figure 7 respectively, where the use and zoning of the land is commercial, Mixed Use (MX-1), or industrial.

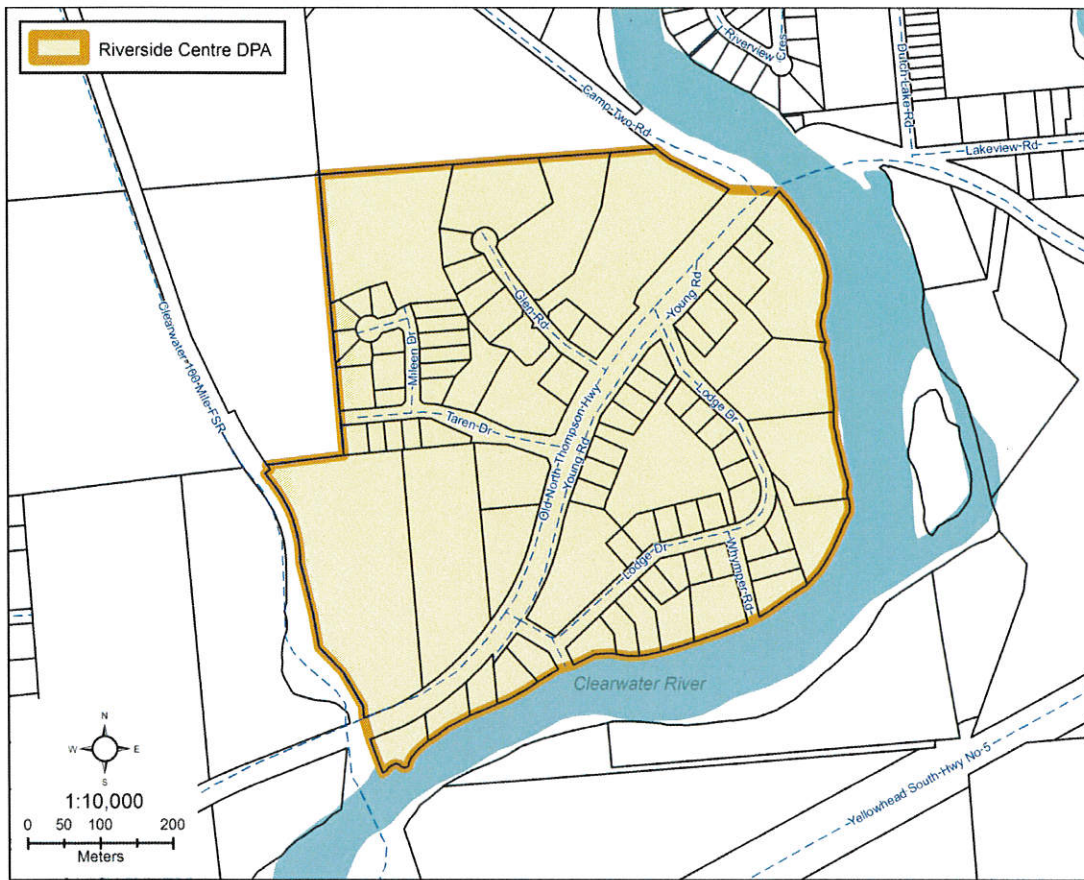
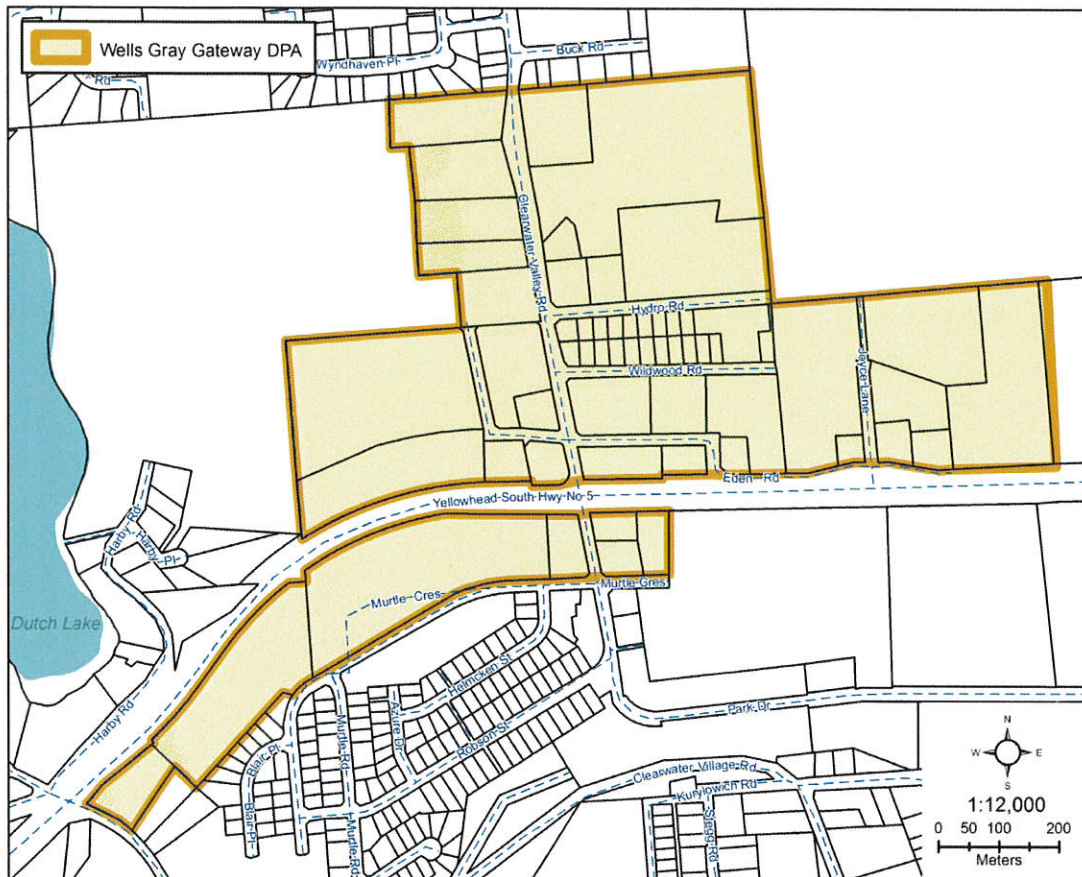


Figure 6: Clearwater Riverside Centre Development Permit Area

Clearwater Riverside Centre is located between Clearwater River Bridge and Brookfield Creek Bridge. This area is not serviced by the community sewer system, lacks pedestrian connectivity, and is organized with a focus on vehicular parking.



**Figure 7: Wells Gray Gateway Development Permit Area**

Wells Gray Gateway is the area along the Yellowhead Highway, located between Clearwater Village Road and land east of Joyce Lane. This area has several hotels, restaurants, gas stations, and other commercial services with exposure to highway traffic. The core of this commercial area is focused at the intersection of Clearwater Valley Road and Eden Road, which makes this area the “gateway” to Wells Gray Park. As the primary junction for travelers heading to Wells Gray Provincial Park or for automobile travelers looking for services, the Wells Gray Park Gateway will require a coordinated approach toward the design of buildings, traffic routing, and signage in the area.

The form and character of development along these corridors provide an impression of Clearwater to visitors and influence the image of the community. As such, it is Council's goal to control the form and character of commercial and industrial development at Clearwater Riverside Centre and Wells Gray Gateway to strengthen these areas as points of economic and social activity for both residents and tourists.

While the Development Permit guidelines in this section provide specific design requirements, Council may consider a variety of design proposals that meet the general goal of providing high quality development for the community.

- Objectives**
- (a) To achieve design standards which portray a high quality, small town main streetscape reflecting Clearwater's outdoor adventure and alpine environment.
  - (b) To establish interconnectivity between the established centres within Clearwater.
  - (c) To support the design concepts and vision of the Clearwater Centre Plan (2003).
  - (d) To manage traffic flow and provide pedestrian infrastructure.
  - (e) To provide special features and amenities.
  - (f) To encourage cluster development that respects the existing form and character of Clearwater.
  - (g) The intent of Development Permit Area 1 objectives is:
    - (i) to achieve design standards that portray a service centre reflecting the outdoor adventure and alpine environments of Clearwater and the Wells Gray Gateway;
    - (ii) to create a high profile new development area at the Wells Gray Gateway focused on attracting and providing services for visitors and providing specialty services for residents;
    - (iii) to create a definable image and character as a "village" and avoid "highway strip" commercial character; and
    - (iv) to establish a strong presence and impression at the Clearwater Valley Road intersection.

## Guidelines

Development Permits issued in this area shall be in accordance with the following guidelines:

- Form and Character**
- (a) Variety, continuity, and pedestrian interest should be expressed in the design of buildings, especially at the ground level. Massive structures and long expanses of straight walls should be avoided. Building frontage should relate to pedestrian scale.
  - (b) Building materials must be durable and able to withstand the local climate. The use of high quality materials with a natural appearance is an important concept in creating harmony and character in the commercial core areas.  
  
The most appropriate materials include local wood, rock and stone; however, similar materials and colours can be presented at the time of development permit application.

In general, historical building colours and muted tones that are drawn from the natural surroundings are appropriate.

Corporate logos are to be incorporated into the natural appearance of storefronts. The design elements of the rear and sides of buildings must also be considered.

- (c) Clearwater's accumulations of snow are to be considered in design and material selection. All pedestrian and vehicle access points must be protected from snow shed and ice accumulation.
- (d) Design of developments or redevelopments should consider the design of adjacent buildings and open space.
- (e) Buildings must be accessible and should incorporate the use of internal medians to allow for temporary uses and activities.
- (f) Buildings should strive to achieve a Leadership in Energy and Environmental Design (LEED) standard of development if feasible.
- (g) Commercial developments are encouraged to include a residential component (where permitted by zoning) with residential on the second storey.
- (h) Developments should include small plaza seating areas at a public site along the frontage road.

**Lighting and Signage**

- (i) Building lighting shall be subdued and directed downward and away from adjacent properties. Front lighting is preferred over other forms of illumination.
- (j) Signage must be consistent with building design and positioned not to obscure architectural details. Signs must not arbitrarily overlap window openings, columns, or other architectural features.

Signs shall conform to any Sign Bylaw in effect.

**Screening and Landscaping**

- (k) Above-ground fuel storage tanks for service stations are not supported; however, approval of above-ground tanks may be considered on a site-by-site basis, provided that the location of the tanks is screened by buildings and landscaping and that adequate traffic circulation can be maintained.
- (l) Mechanical equipment and waste containers shall be appropriately screened using natural products or vegetation and buffered to reduce any negative visual and acoustical impacts. Bear-proof waste containers are required.
- (m) Developments should limit driveways and provide side and rear lot parking. Shared parking areas with natural landscaping are allowed.
- (n) Vehicular access and egress to the property shall be minimized (e.g., designated entrances or shared-access agreements).
- (o) Developments must provide a pedestrian emphasis with sidewalks, benches, and street trees along the frontage road and should provide interconnectivity

with neighbouring properties and landmarks.

**Parking and Access**

- (p) Developments should provide separation and screening between roads and parking lots. On-street parking should be maintained on the highway side of the frontage road.
- (q) Commercial development will take into consideration the visual impact of surface parking and loading areas on adjacent properties. Vehicle access to parking and loading areas, and circulation on site should minimize interference with pedestrian movement.
- (r) Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.
- (s) Co-ordination and connection of parking lots through mutual access agreements with adjacent properties is encouraged to ensure street efficiency.
- (t) Sufficient turning radius and parking capability for coach buses is required in all new development.
- (u) Landmark/gateway/arrival features should be provided.
- (v) Where practical, developments should also include covered pick-up areas for car-pool, taxi, bus, etc.
- (w) Developments are encouraged to include bicycle lockup facilities and shared electrical outlets for the purpose of electric car recharging.

## Exemptions

The Clearwater Riverside Centre and Wells Gray Gateway DPAs do not apply to the following:

1. internal alterations which do not affect the exterior appearance of the building;
2. installation or repair of overhead canopies or other pedestrian weather protection device if designed in accordance with the applicable policies and guidelines of the DPA;
3. construction of an addition or accessory structure of gross floor area less than 10sqm;
4. replacement or repair of cladding or roofing provided that equivalent materials are used;
5. replacement of doors, windows or building trim with like materials;
6. painting or minor repairs of a building;
7. development of municipal parkland;
8. planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;
9. emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including:
  - (i) emergency actions for flood protection and erosion protection;
  - (ii) removal of hazard trees (as determined by a qualified professional);
  - (iii) clearing of an obstruction from bridge, culvert or drainage flow;
  - (iv) repairs to bridges and safety fences in accordance with the *Water Act*;
10. construction (including site works) where the proposed value is less than \$50,000; and
11. subdivision as defined in the *Local Government Act*.

## 7.4 Development Permit Area 2: Riparian Areas Regulation (RAR)

This Development Permit Area is established under s. 919.1(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity. Words and phrases in this section have the same meanings as in the *Fish Protection Act*, S.B.C. 1997 Chapter 21 and *Riparian Areas Regulation*, B.C. Reg. 376/2004, as amended or replaced from time to time, and any ambiguity shall be interpreted in accordance with that legislation.

### Area

The RAR DPA is comprised of a riparian assessment area for fish habitat, which includes all streams as shown on Provincial Terrain Resource Information Management (TRIM) map series at 1:20,000 and adjacent lands, and any other streams as determined by a Qualified Environmental Professional (QEP). "Riparian and Environmentally Sensitive Areas" Map 5 identifies known streams based on Provincial

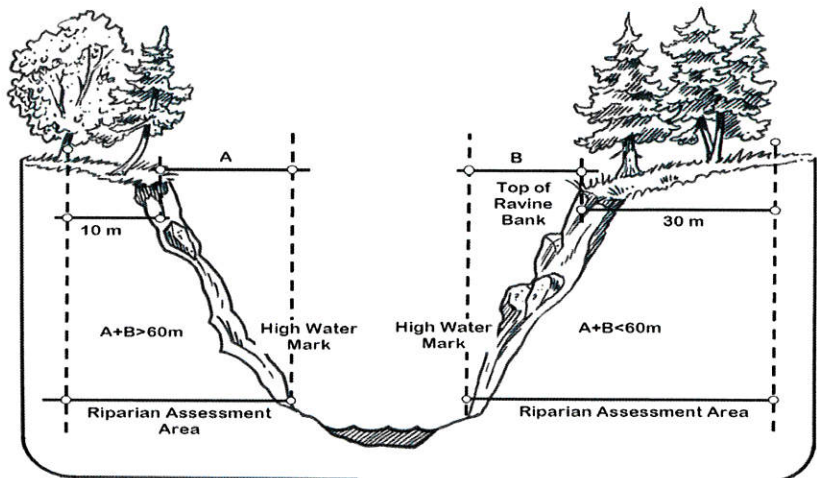


Figure 8: Riparian Assessment Area

TRIM data. This map may not be inclusive of all streams within the District. Should a stream not shown on the map be identified, it is the responsibility of the proponent to contact the District of Clearwater and engage a QEP to determine whether this RAR DPA applies.

For streams, including small lakes, rivers, creeks and wetlands, (see Figure 8), the RAR DPA area comprises:

1. lands within 30m of the natural boundary of a stream;
2. lands within 30m of top of ravine bank in the case of a ravine less than 60m wide; and
3. lands within 10m of the top of a ravine bank 60m or greater in width.

Unless the proposed development or alteration of land is clearly outside the riparian assessment area, the location of the development shall be determined accurately by survey and QEP evaluation in relation to the RAR DPA to determine whether a development permit application is required.

- Objectives**
- (a) The primary goal of the RAR DPA designation is to regulate development activities in the riparian areas adjacent to streams in order to preserve natural features, functions and conditions that support fish life processes. Development impact on streams can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

## Guidelines

- (a) A Development Permit is required on land identified as a riparian assessment area within the RAR DPA. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial, or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:
- (i) removal, alteration, disruption or destruction of vegetation within 30m (98.4 feet) of a stream;
  - (ii) disturbance of soils within 30m (98.4 feet) of a stream;
  - (iii) construction or erection of buildings and structures within 30m (98.4 feet) of a stream;
  - (iv) creation of nonstructural impervious or semi-impervious surfaces within 30m (98.4 feet) of a stream;
  - (v) flood protection works within 30m (98.4 feet) of a stream;
  - (vi) construction of roads, trails, docks, wharves and bridges within 30m (98.4 feet) of a stream;
  - (vii) provision and maintenance of sewer and water services within 30m (98.4 feet) of a stream;
  - (viii) development of drainage systems within 30m (98.4 feet) of a stream;
  - (ix) development of utility corridors within 30m (98.4 feet) of a stream; and
  - (x) subdivision as defined in the *Local Government Act*, including the division of land into 2 or more parcels within 30m (98.4 feet) of a stream, except where the subdivision does not result in an increase in density.
- (b) A Development Permit may not be issued until, at a minimum, the following requirements have been met:
- (i) a Qualified Environmental Professional (QEP) has conducted an assessment in accordance with the Riparian Areas Regulation in relation to the proposed development and riparian assessment area and submitted it to the Province of British Columbia and to Canada; and
  - (ii) the District has received notice from the B.C. Ministry of Environment that the Ministry and Fisheries and Oceans Canada have been notified of the development proposal and provided with a copy of an assessment report by the QEP and is satisfied that it meets provincial and federal standards for fish protection; or
  - (iii) the Minister of Fisheries and Oceans or a regulation under the *Fisheries Act* (Canada) authorizes any harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area that would result from the implementation of the development proposal.
- (c) Where, in relation to a proposed development, a QEP's assessment report identifies a streamside protection and enhancement area (SPEA) within a riparian assessment area, as a condition of the development permit the development must proceed only in strict compliance with the recommendations of the assessment report and any mitigating

measures described therein. The owner may be required to provide a plan to the District for protecting the SPEA which may form part of a restrictive covenant to be registered against the land under section 219 of the *Land Title Act*.

### **Exemptions**

The RAR DPA does not apply to the following:

1. construction, alteration, addition, repair, demolition and maintenance of farm buildings;
2. clearing of land for agriculture;
3. institutional development containing no residential, commercial or industrial aspect;
4. emergency responses or works required by the District of Clearwater or a Provincial Ministry to prevent or control flooding, erosion or wildfires;
5. construction, maintenance or operation of municipal works and services undertaken or authorized by the District of Clearwater;
6. ecological restoration and enhancement projects or other projects undertaken or approved by the District of Clearwater, Ministry of Environment, or Fisheries and Oceans Canada;
7. reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*; only if the existing foundation is moved or extended into a riparian assessment area would a RAR DP be required;
8. an area where the applicant can demonstrate that the conditions of the RAR DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and
9. an area where a QEP certifies in writing that there is no visible channel or the RAR definition of a stream is not met and the Riparian Areas Regulation does not apply.

### **Approval Delegation**

Approval of a Development Permit under Development Permit Area 2 (Riparian Areas Regulation) may be delegated by Bylaw to the Chief Administrative Officer.

## 7.5 Development Permit Area 3: Environmentally Sensitive Areas

The Environmentally Sensitive Areas Development Permit Area (ESA DPA) is established under s. 919.1(1)(a) of the *Local Government Act* for the purpose of protecting environmentally sensitive and hazardous areas from inappropriate development. This DPA covers certain known environmentally sensitive areas including old growth forest management areas, wetlands and habitat areas supporting threatened, endangered, and special concern species including two Ministry of Environment Blue Listed species identified within the District: the Bearded Sedge and Painted Turtle.

### Area

All known environmentally sensitive areas are designated as a Development Permit Area and are shown as “Blue Listed Species Management Area”; “Painted Turtle Nesting Habitat”; “Old Growth Management Areas”; and “Wetland” on Map 5.

### Objectives

- (a) The intent of this designation and its accompanying guidelines is to establish conditions on developments such that sensitive ecosystems are protected from inappropriate development and, where appropriate, development impacts are mitigated. The goals of this designation are to:
  - (i) preserve and enhance the sensitive ecosystems whenever possible;
  - (ii) require mitigation during development; and
  - (iii) require restoration to damaged or degraded ecosystems during new development.

### Guidelines

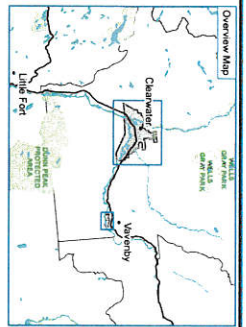
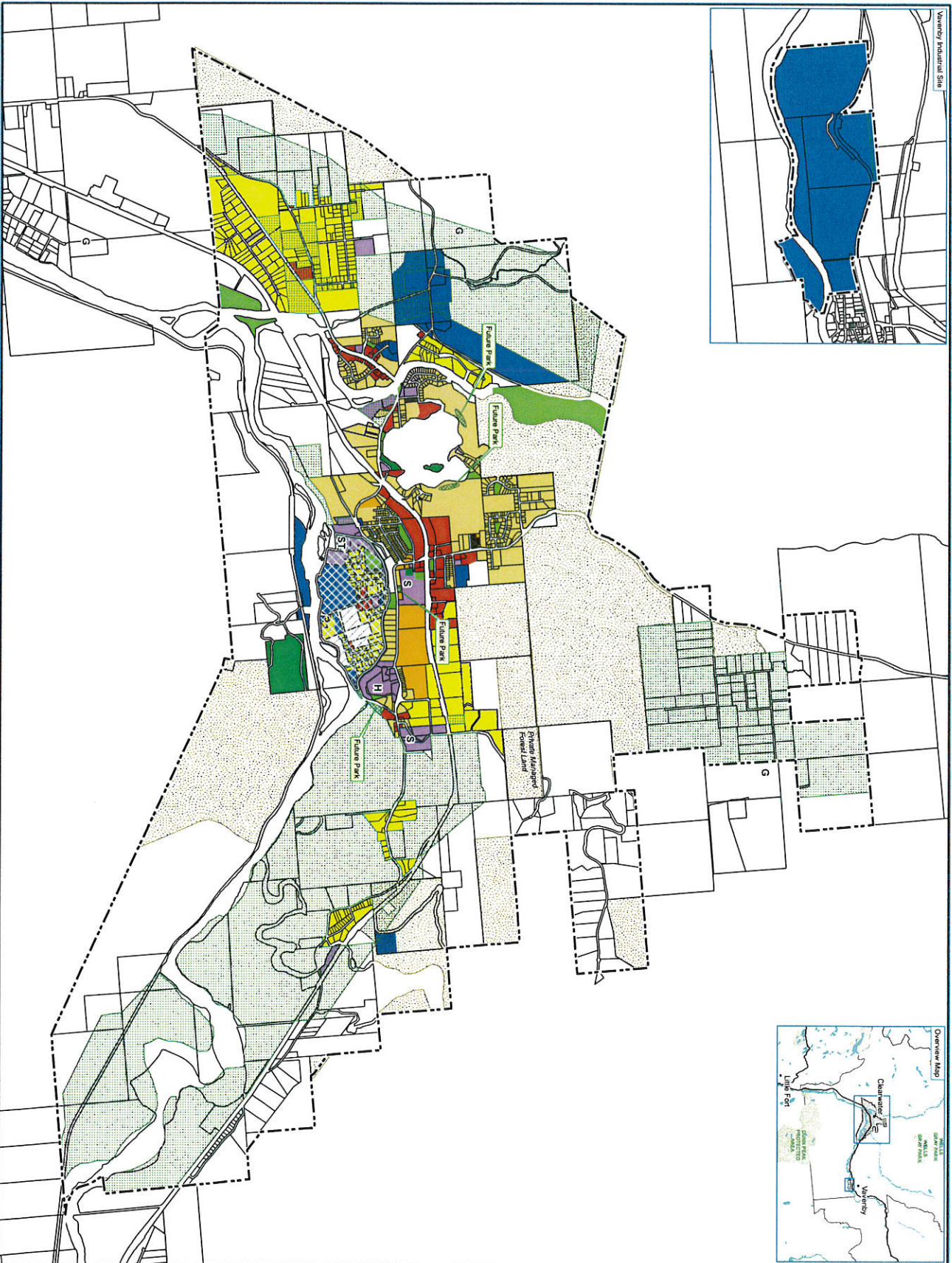
1. A Development Permit is required on land identified as containing an Environmentally Sensitive Area. Development requiring a Development Permit shall include, but may not be limited to, any of the following activities associated with or resulting from residential, commercial, institutional or industrial activities or ancillary activities, subject to local government powers under the *Local Government Act*:
  - (i) removal, alteration, disruption or destruction of vegetation;
  - (ii) disturbance of soils;
  - (iii) construction or erection of buildings and structures;
  - (iv) creation of non-structural impervious or semi-impervious surfaces;
  - (v) flood protection works;
  - (vi) construction of roads, trails, docks, wharves and bridges;
  - (vii) provision and maintenance of sewer and water services;
  - (viii) development of drainage systems;
  - (ix) development of utility corridors; and
  - (x) subdivision as defined in the *Local Government Act*, including the division of land into 2 or more parcels, except where the subdivision does not result in an increase in density.

2. A Development Permit may be issued once the following guidelines have been met:
- (i) An assessment by an appropriately qualified environmental professional has been submitted, with recommendations for protecting the environmentally sensitive area through siting of buildings, structures and utilities, or through mitigation measures where necessary.
  - (ii) Where development is proposed within the Painted Turtle Nesting Habitat or Blue Listed Species Management Area along the shoreline of Dutch Lake, assessment reports must address impacts specifically on the Bearded Sedge and Painted Turtle species.
  - (iii) Where development overlaps with the Riparian Areas Development Permit Area, the Qualified Professional must address both the Riparian Areas Regulation and the guidelines of the Environmentally Sensitive Area; however, only one Development Permit is required.

### **Exemptions**

The Environmentally Sensitive Area DPA does not apply to the following:

1. construction, alteration, addition, repair, demolition and maintenance of farm buildings;
2. clearing of land for agriculture, or drainage works to permit or enhance agriculture;
3. reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the *Local Government Act*; only if the existing foundation is moved, extended, or the development results in a further encroachment into an environmentally sensitive area would a ESA DP be required;
4. emergency responses or works required by the District of Clearwater or a Provincial Ministry to prevent or control flooding, erosion or wildfires;
5. construction, maintenance or operation of municipal works and services undertaken or authorized by the District of Clearwater;
6. ecological restoration and enhancement projects or other projects undertaken or approved by the District of Clearwater, Ministry of Environment, or Fisheries and Oceans Canada;
7. an area where the applicant can demonstrate that the conditions of the ESA DPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; and
8. land where an appropriately qualified environmental professional certifies that there is no environmentally sensitive area.



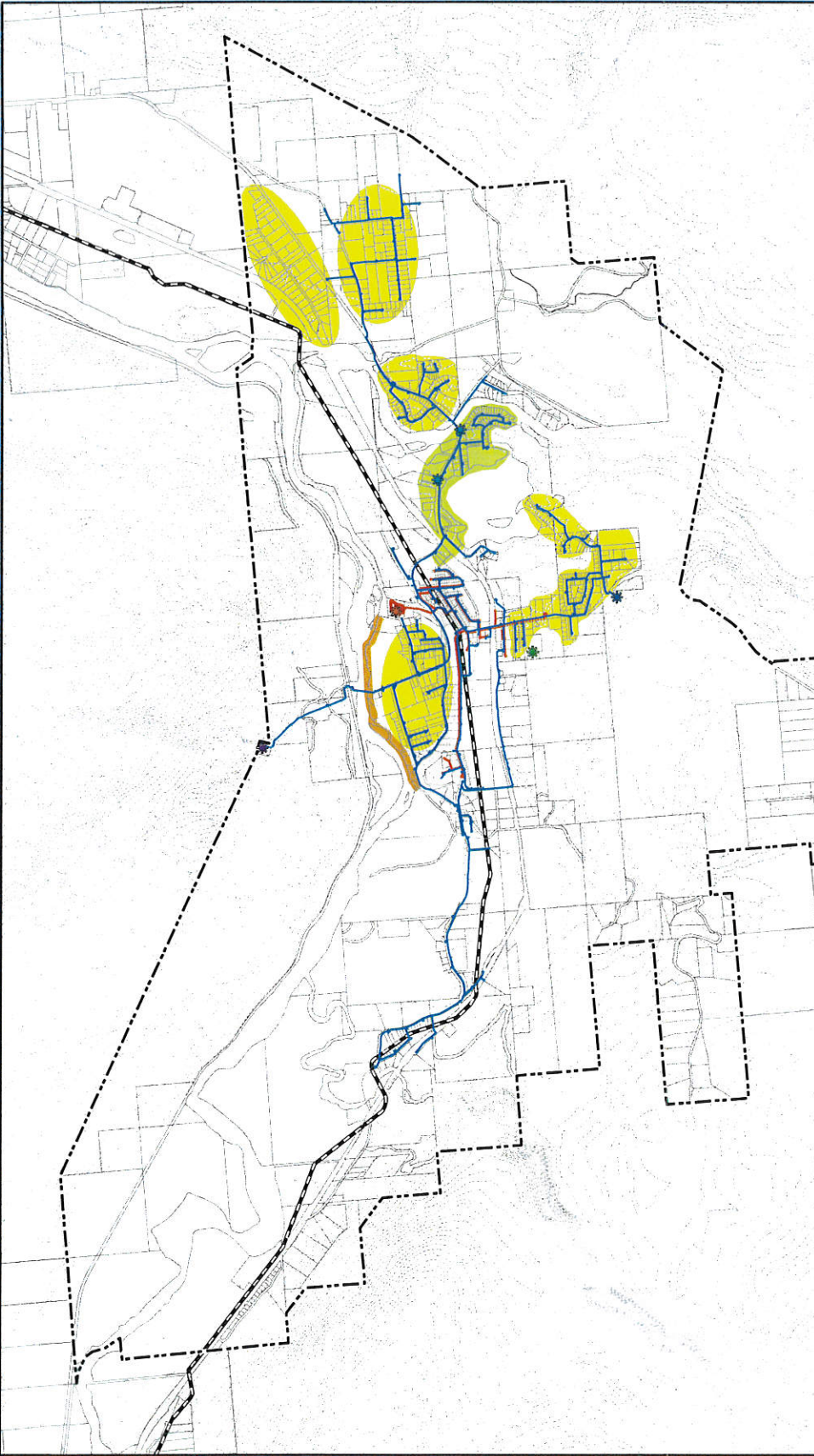
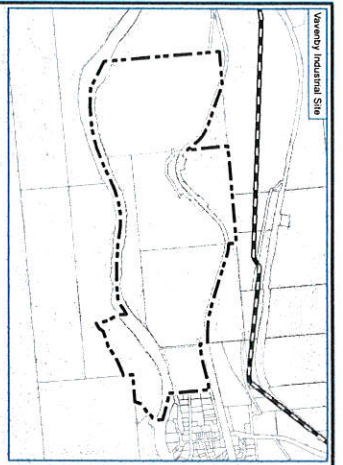
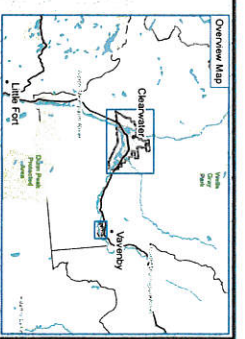
**CLEARWATER OCP  
MAP 1  
LAND USE STRATEGY**  
CONSOLIDATED to June 7, 2016

- Land Use Designation**
- Commercial
  - County Residential
  - Industrial
  - Institutional
  - Park
  - Recreational
  - Rural Resource
  - Suburban Residential
  - Urban Residential
- Other Features**
- ALR
  - Managed Community Forest and Woodlots
  - Clearwater OCP Boundary
  - Future Park
  - Strawberry Flats
  - Property
- ST Sewage Treatment**
- G Gravel Pit
  - H Hospital
  - S School

Scale: 1:40,000  
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 Metres  
 Projection: Albers Equal Area Conic  
 Datum: UTM NAD 83  
 Date: June 7, 2016



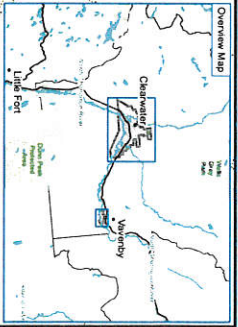
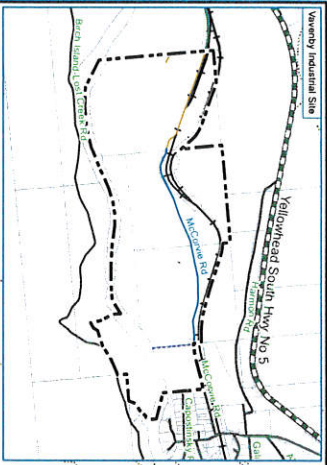
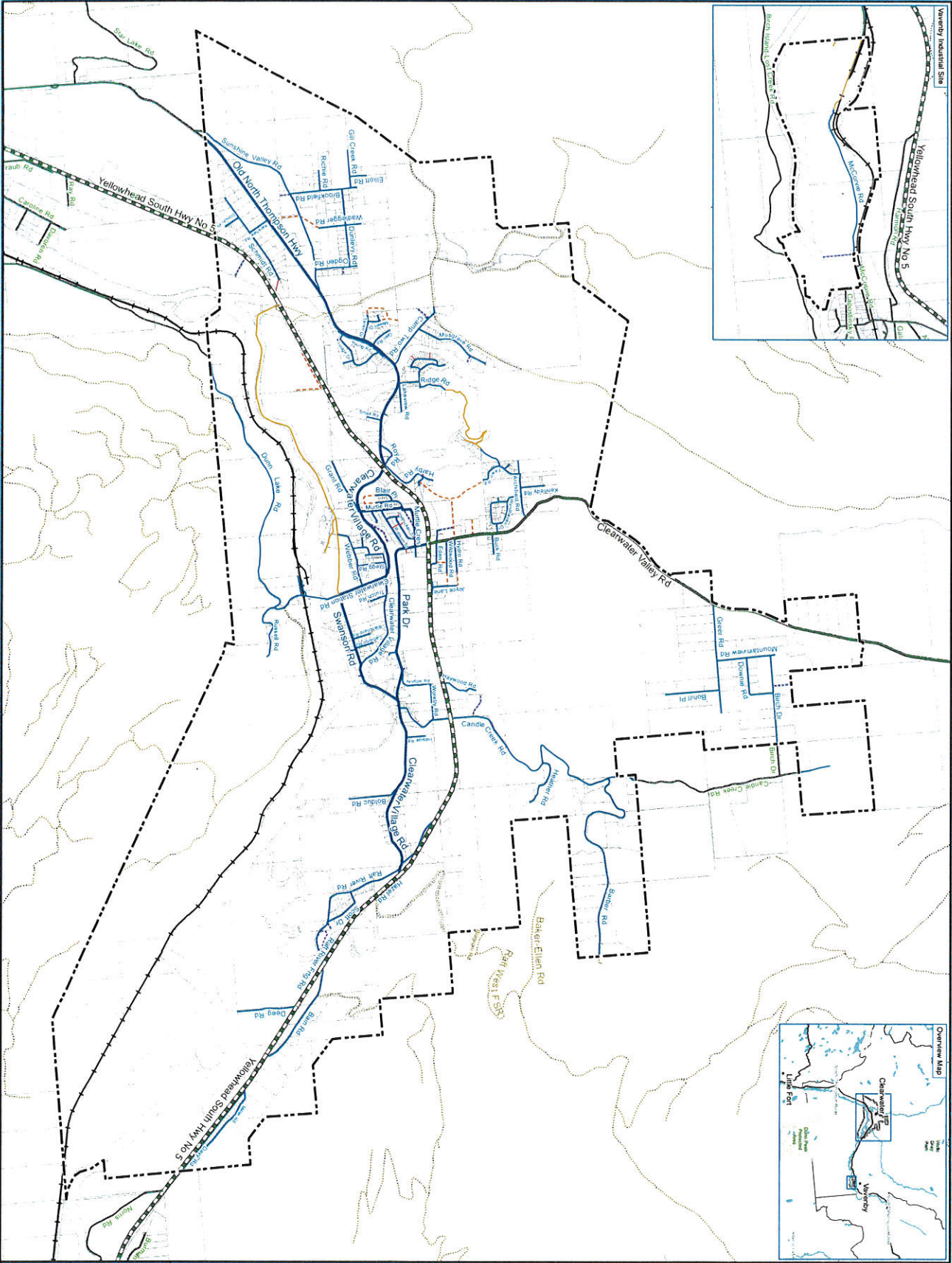
# CLEARWATER OCP MAP 2 INFRASTRUCTURE



- Existing Infrastructure**
  - Water Line
  - Sewer Line
- Community Water Supply Well**
- Community Water Supply Reservoir**
- Community Water Supply Intake**
- Sewage Treatment Facility**
- Proposed Infrastructure**
  - Sewer Line
- Proposed Sewer Service Areas**
  - Short-Term Sanitary Sewer Expansion
  - Long-Term Sanitary Sewer Expansion
- Other Features**
  - Contour (20m Interval)
  - Cleanwater Dike
  - Cleanwater OCP Boundary
  - Property
  - Kinder Morgan Pipeline
  - BC Hydro Substation

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 Metres  
 Projection: Adams Equal Area Conic  
 Datum: UTM NAD 83  
 Date: 17/10/2012



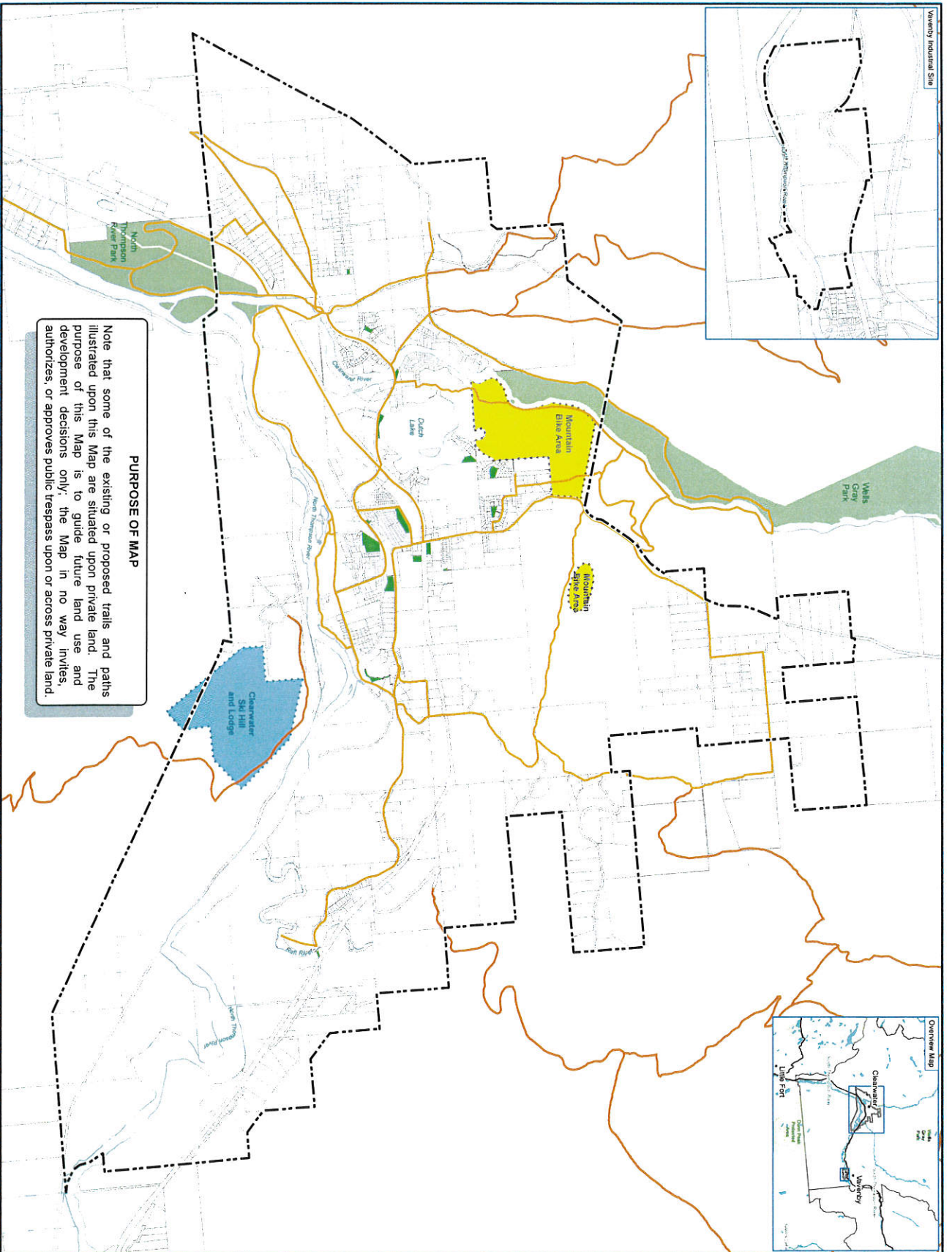


# CLEARWATER OCP MAP 3 TRANSPORTATION

- Municipal Jurisdiction**
  - Aerial Road
  - Secondary Road
  - Future / Proposed Road
  - Unbuilt Dedicated Road
  - Private Road
  - Lane
- Provincial Jurisdiction**
  - Controlled Access Highway
  - Aerial Road
  - Secondary Road
  - Forest Service Road
- Other Features**
  - Property
  - Clearwater OCP Boundary
  - Railroad Line

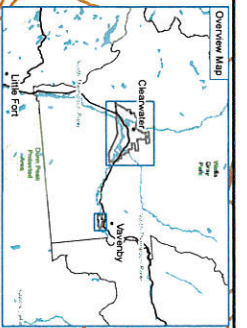
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 Datum: UTM NAD 83  
 Date: 17/10/2012





**PURPOSE OF MAP**

Note that some of the existing or proposed trails and paths illustrated upon this Map are situated upon private land. The purpose of this Map is to guide future land use and development decisions only; the Map in no way invites, authorizes, or approves public trespass upon or across private land.



# CLEARWATER OCP MAP 4 TRAILS

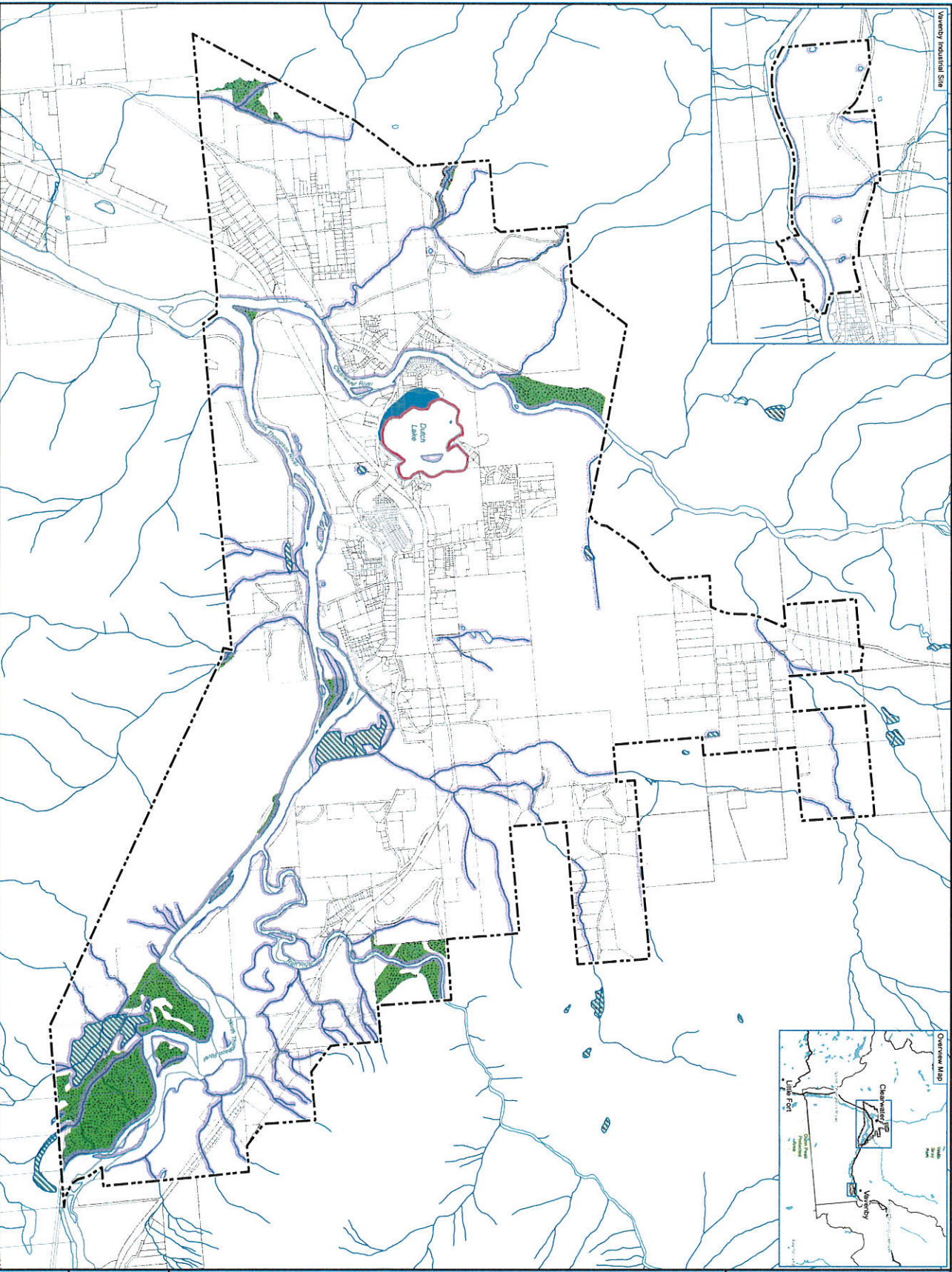
- Major Community Trail
- Commercial Recreation Trail
- Clearwater Ski Hill and Lodge
- Mountain Blue Area
- Clearwater OCP Boundary
- Community Park
- Provincial Park & Protected Area
- Waterbody
- Property

Scale: 1:40,000

0 250 500 1,000  
Metres

Projection: Albers Equal Area Conic  
Datum: UTM NAD 83  
Date: 17/10/2012



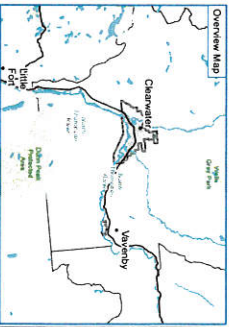
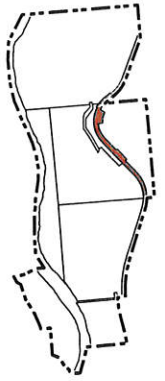


**CLEARWATER OCP**  
**MAP 5**  
**RIPARIAN & ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREAS**

- Blue Listed Species Management Area
- Painted Turtle Nesting Habitat (Blue Listed)
- Riparian Assessment Area
- Old Growth Management Areas
- Wetland
- Waterbody
- Clearwater OCP Boundary
- Property
- TRIM Water Feature

Scale: 1:40,000  
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 Metres  
 Projection: Alberta Equal Area Conic  
 Datum: UTM NAD 83  
 Date: 17/10/2012





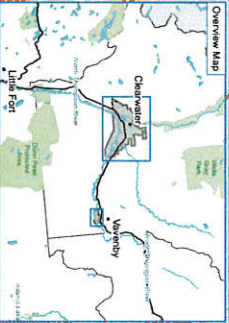
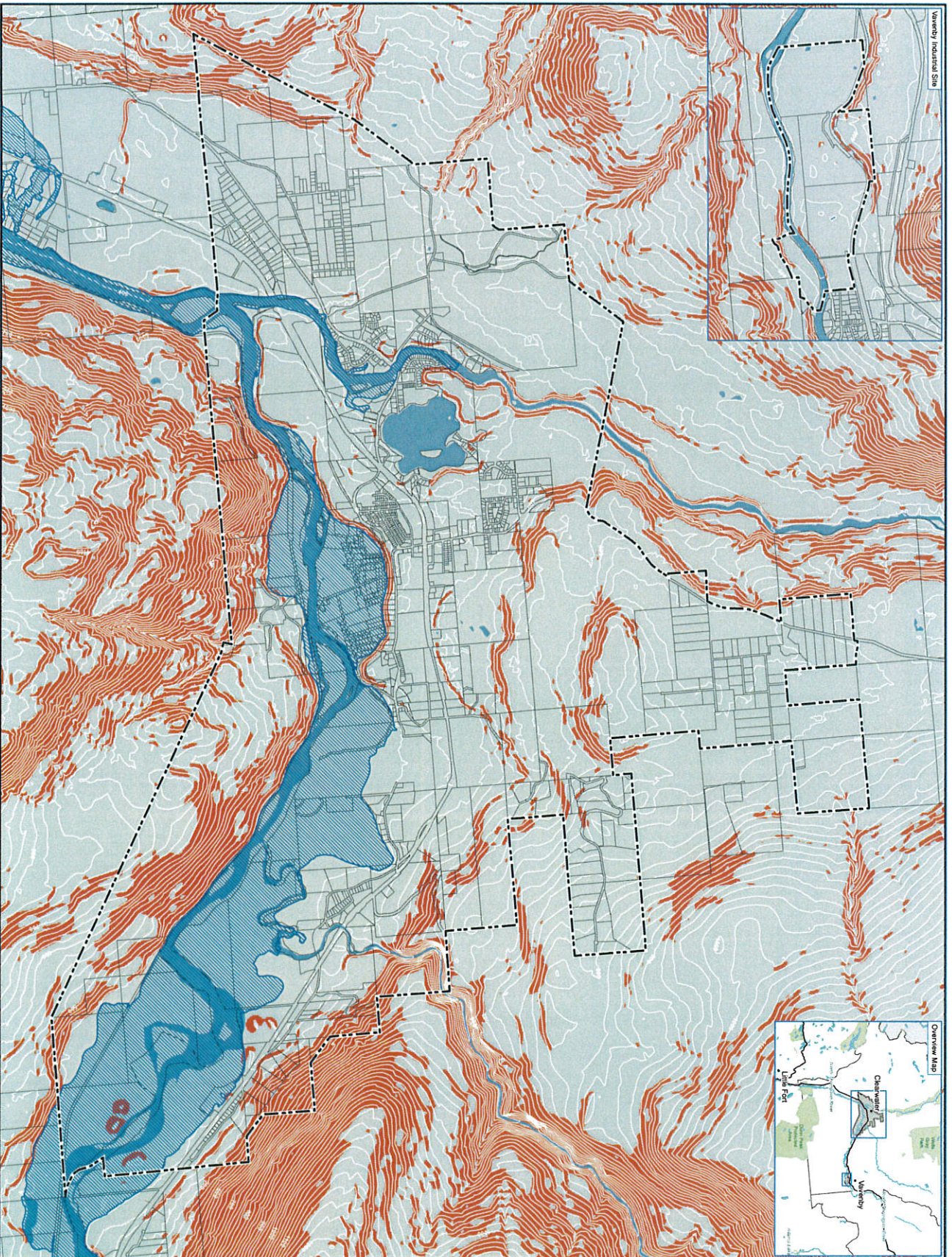
# CLEARWATER OCP MAP 6 OWNERSHIP



- Provincial Crown Lands
- Federal Crown (First Nations)
- Private Property
- Clearwater OCP Boundary
- Clearwater Property Ownership
- Federal Crown
- District of Clearwater
- Provincial Crown
- Thompson-Nicola Regional District

Scale: 1:40,000  
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 Metres  
 Projection: Adams Equal Area Conic  
 Datum: UTM NAD 83  
 Date: 17/10/2012





# CLEARWATER OCP MAP 7 HAZARD LANDS

- Percent Slope
  - 0 - 30
  - > 30
- Provincial 200 Year Floodplain
- Clearwater OCP Boundary
- Property
- Waterbody
- Contour (20m Interval)

Scale: 1:40,000  
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 Metres  
 Projection: Albers Equal Area Conic  
 Datum: UTM NAD 83  
 Date: 17/10/2012

