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OFFICIAL COMMUNITY PLAN REPORT

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THE CORPORATION OF THE  
**CITY *of* ENDERBY**

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Schedule “A” to the Corporation of the City of Enderby  
Official Community Plan Bylaw No. 1549, 2014

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The OFFICIAL COMMUNITY PLAN is in five parts of which this part (Schedule “A”) is the COMMUNITY PLAN REPORT, Schedules “B”, “C” and “E” are the COMMUNITY PLAN MAPS and Schedule “D” is the REGIONAL GROWTH STRATEGY CONGRUENCY ANALYSIS.

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## **SECTION 1 – INTRODUCTION**

### **1.1 Official Community Plan Defined**

*An Official Community Plan<sup>1</sup> is a general statement of the broad objectives and policies of the City of Enderby<sup>2</sup> respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the Plan. In addition, it states objectives and policies respecting the protection of the natural environment, social well being and development, affordable, attainable and special needs housing, heritage conservation, and broad objectives on matters of importance to, but outside of the jurisdiction of the City of Enderby.*

*The authority to enact Official Community Plans, the content, guidelines, and their force and effect are established through provisions of the Local Government Act. In particular Part 26 addresses planning and land use management for local government. More specifically, Division (2) Sections 875 through 884, addresses Official Community Plans.*

*It is important to distinguish the Community Plan from the zoning, subdivision and other regulatory bylaws. The Community Plan is a guiding document for the Council of the City of Enderby and other agencies in determining the best use of land and the means by which it will best be managed. It provides the direction and basis for the preparation of related bylaws, such as the zoning bylaw, to regulate and control the type, degree and timing of land use and development. These bylaws serve as the day-to-day administrative means for implementing the objectives and policies of the Official Community Plan.*

### **1.2 Purpose of the Community Plan**

*The purposes of the City of Enderby Official Community Plan are:*

- ❑ To state the objectives and policies of Enderby, the Regional District of North Okanagan, and Provincial authorities concerning the future development of the City.*
- ❑ To provide a coordinated set of objectives and policies on social development, affordable, attainable and special needs housing, economic development, the natural environment and heritage conservation within the City based upon the community values established through the Integrated Community Sustainability Planning (ICSP) process undertaken in 2012/13.*
- ❑ To provide a coordinated set of objectives and policies governing the conservation and development of lands in or adjacent to the City.*

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<sup>1</sup> Herein the terms *Official Community Plan*, *Community Plan*, *Plan* and the acronym *OCP* are used synonymously.

<sup>2</sup> Herein the *City of Enderby* and *City* are used synonymously.

- ❑ *To provide a coordinated set of objectives and policies on land use designations and to identify the location, amount, and type of residential, commercial, industrial, institutional, floodplain, agricultural, and parks, open space and transportation development within the City sufficient to accommodate future growth and to suit the needs of the community for the term of this Plan.*
- ❑ *To provide a coordinated set of objectives and policies for community services and infrastructure.*
- ❑ *To provide a basis for the preparation, adoption, amendment, and administration of all land use regulating bylaws affecting the future development of the City.*
- ❑ *To provide direction for expenditure of public funds for capital works programs.*
- ❑ *To provide a framework and guide for the citizens, Council, future councils of the City and other interested groups or individuals concerned with the future development and conservation of the physical resources of the City.*
- ❑ *To incorporate objectives and policies related to the North Okanagan Regional Growth Strategy through a Regional Context Statement.*
- ❑ *To fulfill the requirements of the Local Government Act and to uphold the City's commitment as a signatory to the Climate Action Charter by defining targets for reduction of greenhouse gas emissions, and developing strategies and actions to monitor and achieve these targets.*
- ❑ *To foster the development of a more complete, compact connected community which strives towards improved energy efficiency and water conservation.*

### **1.3 Plan Area**

*The area covered by the Community Plan includes all lands within the current boundaries of The Corporation of the City of Enderby as shown on Schedules "B" and "C", attached. Stated objectives and policies with reference to areas adjacent to the City have been established in consultation with the Regional District of North Okanagan and other affected government agencies.*

### **1.4 Plan Structure**

*The Official Community Plan Bylaw is composed of five separate Schedules: this Community Plan Report (Schedule "A"), three Plan Maps (Schedule "B", "C" and "E") and the Regional Growth Strategy Congruency Analysis (Schedule "D"). These are further defined as follows:*

**a. Bylaw Components**

*The Official Community Plan is structured to include two component parts: the component that contains the force and effect of the Bylaw; and, the other component that is provided only for information, reference and convenience. The component of the Bylaw that has force and effect is limited to the following:*

- ❑ *All Definitions, Objectives, and Policies of Schedule “A”; and*
- ❑ *Map Schedules “B”, “C”, and “E”.*

*The components provided for information, reference and convenience only is limited to the following:*

- ❑ *Schedule “D”; and*
- ❑ *‘Section 1 – Introduction’ and all ‘Discussion’ portions, tables and figures of Schedule “A”.*

**b. Community Plan Report (Schedule “A”) Format**

*The Community Plan Report is divided into **twenty two (22)** Sections that address the different community development, land use and servicing elements. Each, with the exception of this Introduction and ‘Section 21 – Plan Amendments’ and ‘Section 22 – Implementation’, is presented with the following format:*

- ❑ **Discussion** – *a brief introduction to issues, concerns and priorities of the community and Council – a frame of reference – for the particular element or designation presented for information, reference and convenience only. Throughout this Plan, the Our Enderby Integrated Community Sustainability Plan (ICSP) is referenced. The ICSP itself provides a more comprehensive discussion of issues, challenges, opportunities and constraints related to community sustainability.*
- ❑ **Definitions** - *statements used to describe the meaning of terms used within Plan.*
- ❑ **Objectives** – *statements of community intent that form the basis and direction for the policies that follow.*
- ❑ **Policies** – *are the explicit policies of the Council of the City of Enderby that apply to the specific element of the Plan or designation. These are the mechanisms for attaining stated objectives. Policies also provide the basis for the adoption of specific regulatory bylaws.*

**c. Plan Map Designations**

*The three map schedules, attached to and forming part of this Bylaw are identified as follows:*

- **Schedule “B”: Land Use Designation Map** – establishes the existing and future use and development of land within the City of Enderby, each of which is explained in the subsequent sections of this Plan; and,
- **Schedule “C”: Parks and Transportation Map** – establishes the Parks, Open Space and Trails Plan; the Major Road Network; and the 200 Year Floodplain. Each of these elements are described in the subsequent sections of this Plan.
- **Schedule “E”: City of Enderby RGS Designations Map** - establishes Growth Areas, Future Growth Areas and Rural Protection Areas for the City of Enderby.

**1.5 Consultation Process**

*This Community Plan has been prepared during the course of an extensive public process undertaken through an Integrated Community Sustainability Planning process, one Open House meeting, individual submissions and required Public Hearings, as well as in consultation with Federal and Provincial agencies, the Splotsin Band, the North Okanagan-Shuswap School District No. 83, and the Regional District of North Okanagan.*

## **SECTION 2 – GENERAL PLAN OBJECTIVES**

### **2.1 Discussion**

*The following objectives are broad statements of community intent regarding the future uses, development and conservation of lands, and statements of values and interests, which form the basis of the specific objectives and policies of this Plan.*

### **2.2 General Plan Objectives**

*Council has the following General Objectives for the Community Plan:*

- a. To implement community sustainability values established through the Integrated Community Sustainability Planning (ICSP) process which in part are expressed through the objectives and policies of this Plan.*
- b. To maintain and enhance the City of Enderby as a sustainable, diverse, vibrant, unique and attractive community.*
- c. To maintain and enhance the social well being, development, and the quality of life for all citizens of Enderby.*
- d. To respect and preserve the cultural and historic values of the City.*
- e. To respect and balance the needs of the larger community and those of individuals or groups within the City.*
- f. To respect and preserve a process of open, flexible and participatory decision making in the ongoing planning and day-to-day decisions of the City.*

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## **SECTION 3 – SOCIAL DEVELOPMENT**

### **3.1 Discussion**

*The social well being of the community underlies all facets of the City’s present state and future development. Values and needs shape the form, identity, character and atmosphere of the place and its people.*

*Historically, social planning in Enderby has been undertaken largely through the efforts, programs and advocacy of local individuals, volunteer associations, and non-profit agencies. The Integrated Community Sustainability Planning (ICSP) process identified a number of issues, challenges and constraints including an aging population, lack of doctors, lack of a hospital and general health services, lack of affordable, attainable, and special needs housing including assisted living for seniors, lack of diversity in housing, a need for youth programs, lack of employment opportunities, and food security and poverty. The North Okanagan Regional Growth Strategy (RGS) also includes strategies aimed at supporting and encouraging a variety of housing options to meet the diverse needs of all residents in the region.*

*Section 878 of the Local Government Act enables local government to include policies relating to social needs, social well-being and social development of the community. In response to local needs, and in recognition of the City’s role in the future well-being and positive social development of the community, the following objectives and policies formalize the City’s role and mandate for social planning.*

### **3.2 Social Development Objectives**

*Council has the following objectives for Social Development:*

- a. Enderby’s seniors population is supported by a range of health services and facilities, housing options, transportation options, accessibility options and amenities tailored towards their particular needs.*
- b. Enderby retains an adequate supply of health practitioners who further the health and well-being of Enderby residents.*
- c. Enderby provides an array of social programs, resources and support to people living with illness, disability, hunger, poverty or addictions.*
- d. Youth are active and engaged within the community due to the range of businesses, programs, events and activities tailored towards their particular wants and needs.*



- e. There is an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.*
- f. Enderby is rich in unique community events and programs which bring together residents and build a sense of community.*
- g. Healthy, active lifestyle choices are enabled within the community through a large supply and variety of recreational opportunities for residents, along with the facilities, infrastructure, and management necessary to make them as successful and accessible as possible.*
- h. Healthy, active lifestyle choices are enabled and promoted within the community through a built environment which is tailored towards the needs of the pedestrian, along with a safe, convenient multi-use path/trail system which provides connectivity throughout the community.*
- i. Public transit is a safe, convenient and affordable transportation alternative which provides residents with local and regional connectivity.*
- j. Live, work, play opportunities allow residents to meet their needs within the community.*
- k. Programs, developments, and employment opportunities are encouraged and promoted which helps to increase the level of education and income throughout the community.*

### **3.3 Social Development Policies**

- a. Council recognizes that social well-being of all citizens and positive social development is vital to a healthy community and will act to support these through its planning and day-to-day decisions.*
- b. Council recognizes the importance of adequate and diverse health care, hospital facilities and doctors and will work with Interior Health and the province to advocate for appropriate health care resources for the community in general and specifically to meet the needs of seniors.*
- c. Council recognizes that development of land has social impacts and will act through the approval process to minimize negative and maximize positive impacts.*
- d. Council will promote healthy, active lifestyle choices through a built environment which is tailored towards the needs of the pedestrian, along with a safe, convenient multi-use path/trail system connecting the community.*

- e. Council will support public transit as a safe, convenient and affordable transportation alternative which provides residents with local and regional connectivity.*
- f. Council will promote healthy, active lifestyle choices within the City through a large supply and variety of recreational opportunities for residents, along with the facilities, infrastructure, and management necessary to make them as successful and accessible as possible.*
- g. Council will support and encourage community events and programs which engage and bring together residents, including seniors and youth, to build a sense of community.*
- h. Council will utilize the development approval process, including Phased Development Agreements, to secure an adequate supply of quality affordable, attainable and special needs housing which meets the needs of all residents of the community, regardless of age, mobility, background or socio-economic status.*
- i. Council will support food security and access to healthy food by exploring appropriate means to investigate and encourage small scale agriculture, farmers markets, shop local promotional campaigns, community gardens, and supportive infrastructure for urban agriculture, when appropriate, with due consideration given to management of waste streams.*

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## **SECTION 4 –HOUSING**

### **4.1 Discussion**

*Access to safe and clean affordable, attainable, and special needs housing is a critical aspect of the social health and development of the community. Section 877 (2) of the Local Government Act mandates the inclusion of housing policies with respect to affordable housing, rental housing and special needs housing, and provides several tools for undertaking such efforts at the local level. Section 904 (2) (b) of the Local Government Act enables Council to increase the allowable density of a particular development in exchange for the provision of affordable or special needs housing (Density Bonusing).*

*The ICSP process identified affordable, attainable and special needs housing as a priority for strengthening community and individual health. The RGS identified a number of strategies to meet the diverse housing needs of all residents in the region.*

*As it is difficult to gauge the future demand for affordable and special needs housing, the policies should remain responsive and flexible. The following policies rely upon “permissive” Density Bonusing, Phased Development Agreements and/or Comprehensive Development Zoning (see Section 11) to provide affordable, attainable or special needs housing.*

### **4.2 Definitions**

*For the purposes of this Plan, the following housing terms can be defined as:*

#### *Affordable Housing*

*Affordable housing is housing that costs less than 30% of before-tax household income. For renters, shelter costs include rent, any payments for electricity, fuel, water and other municipal services; for owners, shelter costs include mortgage payments (principal and interest), property taxes, and any condominium fees, along with payments for electricity, fuel, water and other municipal services.*

#### *Attainable Housing*

*Attainable housing refers to one's ability to enter the housing market and gradually increase into successive levels of the market.*

#### *Special Needs Housing*

*Special needs housing refers to housing intended for individuals who require specific housing designs (i.e. accessibility) or who require services to enable them*

*to live relatively independently or in a supportive environment (i.e. assisted living).*

#### **4.3 Housing Objectives**

*Council has the following objectives for Housing:*

- a. All residents of Enderby have access to quality affordable, attainable, and special needs housing.*
- b. There is a spectrum of housing choices throughout the community which meet the diverse housing needs of residents.*

#### **4.4 Housing Policies**

- a. Council will consider alternative infrastructure design standards and flexibility on lot sizes through Phased Development Agreements in order to secure affordable, attainable and special needs housing.*
- b. Pursuant to Section 904 of the Local Government Act, Council may apply the Density Bonusing provisions set out in Sections 10 and 11 of this Bylaw to secure affordable or special needs housing.*
- c. Council will encourage and support a spectrum of housing choices throughout the community, including secondary suites, in order to meet the diverse housing needs of residents.*

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## **SECTION 5 – ECONOMIC DEVELOPMENT**

### **5.1 Discussion**

*Enderby can be characterized as a small and compact community with an economy that embraces a wide range of industry, business and services. In order for the economy to be healthy and sustainable, it must not only be diverse, but flexible to change, distinctive and self-supporting. With the development of big-box retailers in every major Okanagan City, Enderby must rely on its own unique strengths to survive. Providing shopping experiences with a focus on uniqueness, customer service and fair pricing will be elements of success. This unique visitor experience, coupled with strong community messaging and a healthy supply of tourism destinations, will help to generate interest from outside the community and attract consumers of goods and services which will strengthen the economy.*

*Four of the nine strategy areas identified through the ICSP process related directly to economic development. These included Downtown Resiliency, New Industry & Business, Existing Industry & Business, and Tourism & Marketing.*

*The RGS contains goals and strategies focused on promoting a regional approach to economic development and encouraging a sustainable, resilient and diverse regional economy.*

### **5.2 Economic Objectives**

*Council has the following objectives for Economic Development:*

#### **a. Downtown Resiliency**

- i. Buildings, facades and the streetscape within the downtown all contribute to and reflect the community's collective vision for a beautiful, vibrant downtown.*
- ii. The downtown is a space that reflects Enderby and Splat'sin's histories, heritages and cultures.*
- iii. The downtown is a venue where local art is creatively showcased and promoted which further adds to Enderby's character and identity.*
- iv. The downtown is designed and promoted as a pedestrian-oriented environment which provides an array of amenities which makes the downtown a comfortable, convenient, safe and desirable space for pedestrians.*

- v. *The downtown is home to many community events, programming and recreational opportunities which adds to its vitality and makes it an entertaining community gathering space for residents of all ages.*
- vi. *The downtown has a healthy supply of businesses which meet the needs of Enderby residents and tourists alike.*
- vii. *Residential use is promoted within the downtown which strengthens the downtown core as a mixed use area with a residential population that supports downtown businesses.*
- viii. *The downtown is a comfortable, peaceful community gathering space which promotes social interaction, fosters a strong social fabric, and contributes to a strong sense of community.*
- ix. *Enderby's unique character and identity is reflected within businesses and the built environment which draws people from the highway corridor into the downtown.*
- x. *Signage along the highway corridor and directly within the downtown brings awareness of all the amazing things offered within the core of the community.*
- xi. *Access to downtown Enderby makes it convenient and comfortable for pedestrians, cyclists and motorists to enjoy the many assets within the downtown core.*
- xii. *Mutually beneficial partnerships amongst downtown businesses allow for joint initiatives and endeavors which contribute to the success of downtown.*
- xiii. *Sustainable transportation is enabled within the downtown through public transit stops located within the core and a pedestrian path network which links the downtown to the rest of the community*

**b. New Industry and Business**

- i. *Enderby has preserved, utilized and expanded its industrial land to attract industry which is clean, low-impact, sustainable and provides jobs for residents.*
- ii. *The City of Enderby and the Splantsin Band continue to build a successful, mutually-beneficial partnership which promotes economic development within both communities.*

- iii. *Enderby's economy is diversified, resilient, adaptable, and regionally supported which makes it an appealing location for new industry, new business and a skilled workforce.*
- iv. *Enderby's local economy is robust and diverse with a broad range of jobs which enables all residents to work, live and play within the community.*
- v. *Enderby is committed to attracting industry and business which strengthens its social fabric by offering a safe work environment, good wages, and learning opportunities for employees.*
- vi. *The healthy supply of industry and business within the community provides a broad tax base.*
- vii. *The community is attractive to new industry and business due to Enderby's progressive bylaws which streamline the development process while enabling and promoting innovation and home-based businesses.*
- viii. *The community has a strong identity and brand which attracts new industry and business.*
- ix. *Enderby's affordability makes the community an attractive location for economic development.*
- x. *The City of Enderby has strong partnerships with the region and its member municipalities which allow the community to participate in a regional approach to economic development.*

**c. Existing Industry and Business**

- i. *The business community is fully engaged and rich in partnerships which enable businesses to work together for mutual benefit.*
- ii. *Business owners are fully committed to furthering Enderby's identity and reflecting the community's collective vision of a desirable future Enderby within their buildings and facades.*
- iii. *Enderby's workforce supply meets all the demands of the local economy which enables local industry and business to prosper while allowing Enderby residents to live, work and play within the community.*
- iv. *Enderby's diverse local economy enables residents to shop locally by providing all the products and services necessary to meet their needs.*

- v. *Enderby has a high rate of employment and offers good wages which results in a high quality of life for residents.*
- vi. *Industrial and business anchors throughout the community provide a large number of jobs for residents and stability for the local economy.*
- vii. *Community gathering spaces within commercial nodes, such as the downtown, attract people to congregate in commercial areas.*
- viii. *The community's large supply of local products and competitive pricing enables residents to conveniently and affordably shop locally.*
- ix. *Businesses throughout the community, particularly in the downtown, reflect the community's history, heritage, culture and beauty.*
- x. *Enderby embraces unique and alternative industry and business including clean industry/technology, home-based businesses and entrepreneurial endeavours.*
- xi. *Signage, messaging, marketing and branding are coordinated within the business community to foster awareness of the community's assets.*
- xii. *The local economy is resilient and strengthened through open communication, collaboration and a strong partnership between the City of Enderby, the Regional District of the North Okanagan, the Splatshin Band, industry and business, and non-profit organizations.*
- xiii. *Agriculture practices are promoted through shop local and food security initiatives.*

**d. Tourism and Marketing**

- i. *Through community input and feedback, a community-wide message has been developed and promoted throughout the community which encompasses what Enderby has to offer, why it is unique and what its residents' values are.*
- ii. *The community utilizes branding, messaging, advertising, and signage to raise awareness and educate potential visitors about the many assets the community has to offer.*
- iii. *Enderby utilizes its pristine, natural environment to offer adventure tourism, ecotourism and recreational opportunities which are marketed and make Enderby an attractive and popular destination for outdoor enthusiasts.*



- iv. *The community's commitment to achieving community sustainability has given Enderby a green brand.*
- v. *The community integrates its many assets with creative ideas to make Enderby an appealing destination for a broad range of visitors and tourists.*
- vi. *Enderby has an appropriate supply of accommodation which throughout the year meets the needs of the tourist population within the community.*
- vii. *Many different mediums, including social media, are used to market the community and all the things it has to offer residents and visitors.*
- viii. *Education is used to encourage visitors and tourists to respect Enderby and its surrounding natural areas.*
- ix. *A strong, mutually-beneficial partnership between the City of Enderby and the Splatsin Band has provided new opportunities for tourism development and joint marketing of both communities.*
- x. *A healthy supply of businesses within the downtown core provides added support to Enderby's already flourishing tourism industry.*

### **5.3 Economic Policy**

- a. *Council will work with community stakeholders, including the business community, to create a diverse built environment that draws people into the commercial areas, promotes social interaction and sense of community and incorporates history, heritage, arts and culture.*
- b. *Council will review land use bylaws and policy in support of mixed uses in commercial, industrial and growth areas aimed at strengthening the existing business sector and attracting new business and industry.*
- c. *Council will work with the business community and stakeholders to promote a diverse local economy that provides the goods and services necessary to competitively meet local demand and attract visitors.*
- d. *Council will work with community stakeholders to develop events, marketing and economic development strategy that strives to achieve community objectives including partnerships with the Regional District of North Okanagan communities and the Splatsin Band.*
- e. *Council will utilize strategies and tools, such as a streamlined development process, to strengthen Enderby as a business-friendly community.*

- f. Council will develop strategies and tools to encourage and facilitate infill and redevelopment within existing developed areas of the community.*
- g. Council will encourage and support the local agricultural community as it is a key component to the local economy.*
- h. Council will support the agricultural sector by exploring appropriate means to investigate and encourage small scale agriculture, farmers markets, shop local promotional campaigns, community gardens, and supportive infrastructure for urban agriculture, when appropriate, with due consideration given to management of waste streams.*

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## **SECTION 6 – HERITAGE CONSERVATION**

### **6.1 Discussion**

*Enderby and the surrounding community are rich in cultural and physical heritage. The relevant sections of the OCP and ICSP were referred to the Enderby and District Heritage Commission for their review and comment. In 2013, the Heritage Branch, Ministry of Forests, Lands, and Natural Resource Operations reviewed the existing OCP and provided comments that helped formulate the objectives and policies of this section.*

### **6.2 Heritage Objectives**

*Council has the following objectives for Heritage Conservation:*

- a. To promote education, understanding and awareness of the City's heritage resources.*
- b. To undertake a planning process to identify key heritage values, the places that embody those values, and the character-defining elements of the City. The objective is to establish a community heritage vision and develop a Statement of Significance with clearly articulated heritage values embodying the character-defining elements of the City.*
- c. To develop a Community Heritage Register, in consultation with the community and property owners, based upon the Statement of Significance and community heritage vision.*
- d. To assess the challenges, opportunities and tools available for implementing the Community Heritage Register and achieving the community's heritage vision.*
- e. To remove the Heritage Conservation Area (HCA) and use the existing HCA guidelines as a best practices guide pending completion of the planning process, development of the Community Heritage Register, and implementation of identified strategies and tools.*
- f. To consider future amendments to the OCP and other municipal policies and procedures to implement the strategies and tools that best achieve the community heritage vision.*

### **6.3 Heritage Policies**

- a. Council deems it appropriate to have the heritage features that are expressed through design and architecture both preserved and enhanced.*

- b.** *Council supports working with the Heritage Commission to undertake a planning process to establish a community heritage vision and a Statement of Significance.*
- c.** *Council supports the creation of a Community Heritage Register and will work with the Heritage Commission to undertake a community process to develop the Register based upon the Statement of Significance and community heritage vision.*
- d.** *Council supports implementation of the Heritage Plan by utilizing conservation tools that are streamlined, effective and efficient.*
- e.** *Pending implementation of the planning outcomes, Council deems it important to promote best practices. As an interim measure, the HCA guidelines developed by the Heritage Commission will be utilized as a best practices guide for heritage conservation.*

## **SECTION 7 – THE NATURAL ENVIRONMENT AND HAZARDOUS CONDITIONS**

### **7.1 Discussion**

*A natural environment composed of healthy and functioning ecosystems is vital to the sustainability of the City and surrounding areas.*

*The ICSP included a strategy area that focused on the natural environment. The RGS include three broad goals relative to the environment: protection of watersheds, protection of parks, natural areas and open spaces and reduction and prevention of pollution.*

*The City has endorsed the Shuswap River Watershed Sustainability Plan undertaken by the Regional District of North Okanagan and has considered the vision and goals established in the Biodiversity Strategy for the Okanagan Region.*

*A significant portion of the City lies within the 200 Year Floodplain (shown on Schedule “C”). These are hazard lands susceptible to flooding and are established by the Provincial Ministry of Environment.*

### **7.2 Environmental and Hazardous Conditions Objectives**

*Council has the following objectives for the Natural Environment:*

- a. Water is recognized as Enderby’s most valuable resource and significant measures and efforts are taken to preserve the quality and quantity of Enderby’s water supply through education and awareness, alternative standards, and best management practices.*
- b. Environmental stewardship is promoted to Enderby youth which helps to ensure that future generations will continue to value the natural environment.*
- c. Enderby is a leader in clean, renewable Energy production and utilizes renewable sources of energy such as solar, water, wind and biomass to reduce the community’s carbon footprint.*
- d. The community is aware of the causes and effects of climate change and undertakes significant steps to reduce the community’s carbon footprint and avoid the burning of fossil fuels.*

- e. Development is managed and guided to protect environmentally sensitive areas, minimize greenfield development, reduce energy use and emissions, and be adaptable to the effects of climate change.*
- f. Alternative development standards allow for the installation of infrastructure which is environmentally and socially conscious while at the same time cost effective for home-owners, developers and the City of Enderby.*
- g. Development within Enderby utilizes Smart Growth principles which results in neighbourhoods that are relatively denser, mix land uses, have a range of housing types and sizes, and are linked by pedestrian, cycling and transit routes which altogether promotes Enderby as a complete, compact and walkable community.*
- h. Enderby's downtown and neighbourhoods are complimented by public gathering spaces, beautiful buildings, and safe, convenient streetscapes which altogether promote social interaction and a strong sense of community.*
- i. Programs related to recycling and proper waste disposal have fostered a culture of 'reduce, reuse and recycle' amongst residents, businesses, industry, community groups, visitors and the City of Enderby.*
- j. As one of the most important social and environmental features within the community, the Shuswap River is protected through significant measures and efforts which aim to protect the water quality, reduce pollution, reduce erosion, mitigate flooding impacts, protect the salmon stock and reduce conflict amongst different river users.*
- k. Enderby's pristine environment and superior air quality is valued, promoted and preserved.*
- l. Green space and open natural areas are valued and preserved within the community by promoting higher density, clustered development and green space preservation.*
- m. Sustainable agricultural practices are ensured through regulation, zoning, education and awareness.*

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- n. To ensure the safety of citizens and protect development from the hazard of flooding in the designated 200 year floodplain through the application of regulatory standards.*
  - o. High priority biodiversity areas are recognized and managed so that healthy ecosystems and habitat networks are conserved.*
  - p. Fire prevention and protection strategies are in place to reduce interface wildfire risks.*

### **7.3 Environmental and Hazardous Conditions Policies**

- a. Council will require that all land use developments conform to provincial and federal statutes and regulations intended to protect the natural environment.*
- b. Council endorses the Shuswap River Watershed Sustainability Plan.*
- c. The Shuswap River as shown on Schedule “C” is recognized as a Riparian Watercourse and Council will ensure that the Zoning Bylaw and other land use regulations address the Riparian Area Regulations.*
- d. Council will incorporate provisions into the Zoning Bylaw to establish setbacks from watercourses for agricultural uses.*
- e. Council will incorporate floodplain management provisions into the Zoning Bylaw to reduce the risk of injury, loss of life, and damage to buildings and structures due to flooding within the 200 Year Floodplain identified on Schedule ‘C’ of this bylaw.*
- f. Council will utilize the development approval process, including Phased Development Agreements, to ensure sustainable development objectives are met as set out in Section 11 - Knoll Comprehensive Development Area.*
- g. Council will continue to enhance and implement its Water Conservation Plan and Climate Action and Sustainability Plan.*
- h. Council will continue with carbon neutral objectives and community-wide GHG emission reduction targets as set out in Section 8 - Community Energy & Resource Efficiency.*
- i. Council supports the completion of the Biodiversity Conservation Strategy undertaken by the Central Okanagan Regional District and Regional District of North Okanagan.*

- j.** *Council will continue to implement the Community Wildfire Protection Plan.*



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## **SECTION 8 – COMMUNITY ENERGY & RESOURCE EFFICIENCY**

### **8.1 Discussion**

*Originating out of the Green Communities Act (Bill 27, 2008), the Local Government Act specifies that the scope of an Official Community Plan must include targets and policies for the reduction of greenhouse gas (GHG) emissions.*

*The City of Enderby has signed the Climate Action Charter and has committed to developing strategies and taking actions to create complete, compact, more energy efficient communities. The ICSP and Knoll Neighbourhood Plan have been developed to strengthen Enderby as a complete, compact and energy efficient community.*

### **8.2 Community Energy & Resource Efficiency Objectives**

*Council has the following objectives for Community Energy & Resource Efficiency:*

- a. Reduce community-wide GHG emissions by 7% from 2007 levels by 2020 and by 13% by 2030.*
- b. Enderby is a leader in clean, renewable energy production and supports renewable sources of energy such as solar, water, wind and biomass to reduce the community's carbon footprint.*
- c. The community is aware of the causes and effects of climate change and undertakes significant steps to reduce the community's carbon footprint and avoid the burning of fossil fuels.*
- d. Development within Enderby uses Smart Growth principles which result in neighbourhoods that are relatively denser, mix land uses, have a range of housing types and sizes, and are linked by pedestrian, cycling and transit routes which promote Enderby as a complete, compact and walkable community.*

### **8.3 Community Energy & Resource Efficiency Policies:**

- a. Council will identify and implement strategies to quantify and reduce greenhouse gas emissions, energy and water consumption, and waste in municipal buildings, facilities, and vehicles.*
- b. Council will encourage residents to maximize energy efficiency and water conservation in their homes.*
- c. Council will apply for senior government grants, as available, to help offset costs of eligible energy efficiency and water conservation upgrades.*

- d. Council will encourage the business sector to become more energy, water, and waste reduction efficient in their buildings and facilities.*
- e. Council will develop opportunities and infrastructure that enable residents to use active modes of transportation in order to reduce vehicle travel within the community.*
- f. Council will investigate how urban forests, parks, and green space may be utilized to meet the objectives of greenhouse gas emission reduction.*
- g. Council will collaborate with other levels of government, utilities, and non-governmental organizations to raise awareness and build community-wide appreciation and support for climate change mitigation and adaptation.*
- h. Council will support infill and redevelopment within the community.*
- i. Council will employ Smart Growth principles in future development.*
- j. Council will encourage the use of low emission, high efficiency district energy systems throughout the community.*
- k. Council will support and encourage the use and production of renewable sources of energy such as solar, water, wind and biomass.*
- l. Council will support alternative infrastructure standards and urban design principles which promote environmental, economic, and social sustainability.*

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## **SECTION 9 – URBAN CONTAINMENT AND RURAL PROTECTION**

### **9.1 Discussion**

*The RGS has a projected growth rate of 1.46% per annum. A an annual growth rate of 1.5% has been utilized for the purposes of this plan. The ICSP process has determined that there is infill potential within the existing residential areas of the City that would accommodate approximately 200 units and support a population increase of approximately 375. In addition, the Knoll Neighborhood Conceptual Plan identifies available land that could accommodate a range of 800 to 1250 units by using Smart Growth principles and increased densities. This would accommodate a population increase ranging from 1500 to 2300. These areas will provide an adequate land base to meet the 1.5% projected growth rate within the existing City boundaries for 30 to 40 years. The premature extension of City boundaries and services would be wasteful and costly in social, economic and environmental terms. The objectives and policies stated below are generally consistent with the RGS in terms of urban containment and rural protection.*

### **9.2 Urban Containment and Rural Protection Objectives**

*Council has the following objectives for Urban Containment and Rural Protection:*

- a. To accommodate the projected annual growth rate of 1.5% over the term of this Plan within current municipal boundaries.*
- b. Areas designated as Growth Areas are to be fully serviced with community water and sewer systems, or alternate servicing standards that meet sustainability objectives as approved by the City, and should accommodate a broad range of urban land uses at urban densities.*
- c. Compact, complete communities will be encouraged consistent with the Knoll Comprehensive Development Area objectives and policies.*
- d. To promote infill, redevelopment and brownfield reclamation that uses existing infrastructure, revitalizes the community, and enhances the use of underutilized lands.*
- e. To establish Growth Areas, Future Growth Areas, and Rural Protection Areas consistent with the RGS.*
- f. To allow for phased development in Future Growth Areas such that any new lots created are a minimum of 2,000 m<sup>2</sup>, do not require new highway infrastructure, and are supported by sustainable alternate development standards relative to other infrastructure services.*

**9.3 Urban Containment and Rural Protection Policies**

- a. Council will maintain the City's current municipal boundaries for the term of this Plan.*
- b. Council hereby establishes Growth Areas, Future Growth Areas and Rural Protection Areas as identified on Schedule "E".*
- c. Council supports a phased approach to development including consideration of alternate servicing standards within Growth Areas and Future Growth Areas.*
- d. Council will not support urban levels of development within Rural Protection Areas which require extensions of water and sewer infrastructure.*
- e. Council will cooperate with the Regional District in maintaining densities and configurations that do not encumber the future expansion and development of the City for those lands west of current boundaries, identified within the RGS as Future Growth Areas.*
- f. Council will develop a robust strategy to support infill, redevelopment, and brownfield reclamation that utilizes existing infrastructure, revitalizes the community, and enhances the use of underutilized lands.*

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## **SECTION 10 – RESIDENTIAL LANDS**

### **10.1 Discussion**

*The ICSP encourages a complete, compact community which is economically, socially and environmentally sustainable. The RGS supports and encourages a variety of options to meet the diverse housing needs of all residents of the region.*

### **10.2 Residential Land Use Objectives**

*Council has the following objectives for Residential land use:*

- a. To encourage and support residential development that respects the following Smart Growth principles:*
  - Mix land uses. Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities.*
  - Build well-designed compact neighbourhoods. Residents can choose to live, work, shop and play in close proximity.*
  - Provide a variety of transportation choices. Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.*
  - Create diverse housing opportunities. People in different family types, life stages and income levels can afford a home.*
  - Encourage growth in existing communities. Investments in infrastructure (such as roads and schools) are used efficiently.*
  - Preserve open spaces, natural beauty, and environmentally sensitive areas. Development respects natural landscape features and has higher aesthetic, environmental, and financial value.*
  - Protect and enhance agricultural lands. A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment, and habitat, and is maintained as an urban containment boundary.*
  - Utilize economically, socially, and environmentally sustainable infrastructure and green buildings. Green buildings and sustainable systems can save both money and the environment in the long run.*
  - Foster a unique neighbourhood identity. Each community is unique, vibrant, diverse, and inclusive.*
  - Nurture engaged citizens. Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making.*
- b. To promote infill, redevelopment and brownfield reclamation that utilizes existing infrastructure, revitalizes the community, and enhances the use of underutilized lands.*
- c. To provide a balance of residential housing types that will allow for orderly, efficient, attractive, and sustainable development in the Knoll (see Section 11).*

### 10.3 Residential Land Use Policies

- a. *This table defines housing forms and maximum gross densities permitted within the different residential land use designations.*

<b>Land Use Designation</b>	<b>Housing Forms</b>	<b>Maximum Permitted Gross Density</b>
<i>Country Residential</i>	<ul style="list-style-type: none"> <li>• <i>Single Family Dwellings</i></li> <li>• <i>Two Family Dwellings</i></li> </ul>	<i>1 unit/ha/gross</i>
<i>Residential Low Density</i>	<ul style="list-style-type: none"> <li>• <i>Single Family Dwellings</i></li> <li>• <i>Single Family Dwellings with Secondary Suite</i></li> <li>• <i>Two Family Dwellings</i></li> </ul>	<i>45 units/ha/gross</i>
<i>Residential Medium Density</i>	<ul style="list-style-type: none"> <li>• <i>Residential Low Density Forms</i></li> <li>• <i>Row Housing</i></li> <li>• <i>Multiple Family Dwellings</i></li> <li>• <i>Adult Retirement Housing</i></li> <li>• <i>Seniors Housing</i></li> </ul>	<i>80 units/ha/gross</i>
<i>Knoll Comprehensive Development Area</i>	<ul style="list-style-type: none"> <li>• <i>Residential Low Density Forms</i></li> <li>• <i>Row Housing</i></li> <li>• <i>Multiple Family Dwellings</i></li> <li>• <i>Adult Retirement Housing</i></li> <li>• <i>Seniors Housing</i></li> </ul>	<i>80 units/ha/gross</i>

- b. *The designation of Country Residential shown on the Land Use Designation Map (Schedule “B”) is the policy of Council and has been applied to those lands deemed unsuitable for the permitted densities of Residential Low Density or higher based upon hazards to development, servicing costs, access problems and visual impacts arising from steep topography, and/or a surrounding land use context which is best suited to rural densities. Subject to refinement of the Agricultural Land Reserve boundaries, Council will consider an amendment to the Official Community Plan to change the future land use designation of the property legally described as Lot A, Plan 27274, Section 27, Township 18, Range 9, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Except Plan KAP59772 from Country Residential to Residential Low Density.*
- c. *Housing for the community’s seniors within the Medium Density Residential designation to a maximum of 15% of the total allowable dwelling units will be permitted without being included in the density calculation.*

- 
- d. Pursuant to Section 904 of Local Government Act, Council may apply a bonus density for residential designations without amendment to this Plan where an application for amendment to the Zoning Bylaw proposes the following community or site amenities:*
- i. Dedication of park land suitable to the Council over and above the 5% required pursuant to Section 941 of the Local Government Act, where their location conforms to the Parks, Open Space and Trails Plan shown on Schedule "C".*
  - ii. Provision of 'Greenways' where their location conforms to the Parks, Open Space and Trails Plan illustrated on Schedule "C".*
  - iii. Long-term security and management of significant areas of mature, natural vegetation where these have been identified by environmental agencies.*
- e. Pursuant to Section 904 of the Local Government Act, the Council may apply a bonus density for residential designations without amendment to this Plan where an application for amendment to the Zoning Bylaw proposes the provision of affordable or special needs housing.*
- f. Council encourages the infill of vacant parcels within existing residential areas.*
- g. Council may support a change in future land use designation to Residential Medium Density for properties designated as General Commercial or Highway and Tourist Commercial, as shown on the Land Use Designation Map (Schedule "B"), subject to an application for amendment to the Zoning Bylaw.*
- h. As per a recommendation from the Infill & Redevelopment Working Group, Council may support a rezoning to Residential Single Family (R.1-A) for the properties legally described as Lot A, Sec 27, R19, M6, Plan 1702, LD25 and Sec 27, R9, M6, Plan B1074, LD25.*
- i. As per a recommendation from the Infill & Redevelopment Working Group, Council may support a change in future land use designation from Residential Low Density to Residential Medium Density for the property legally described as Lot 1, Section 26, Township 18, Range 9, West of the 6th Meridian, Kamloops Division Yale District, Plan 12549, subject to an application for amendment to the Zoning Bylaw.*

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## **SECTION 11 – KNOLL COMPREHENSIVE DEVELOPMENT AREA**

### **11.1 Description**

*The Knoll Comprehensive Development Area of Enderby consists of approximately 83 ha of land on a prominent rise in the City’s southwest sector as shown on **Schedule “B”**. Along the easterly edge of the Knoll, a steep slope rises west of Princess Avenue. From the crest of this slope the land rises moderately to the west in a series of undulating hills. An underground natural gas line and overhead Hydro transmission lines run in a north/south direction across the easterly slopes of the Knoll. The westerly side of the Knoll is defined by the City boundary and overlooks the Gunter-Ellison Road valley. The City boundary also defines the south limit of the Knoll and corresponds to the north boundary of the Splatsin I.R. No. 2. Relatively recent residential development along Johnston Avenue defines the Knoll’s north boundary. Currently, the Knoll is a largely undeveloped area with substantial forest cover and meadows, including approximately 11 ha within the Agricultural Land Reserve.*

### **11.2 Policy Context**

*The North Okanagan Regional Growth Strategy (adopted in 2011) provides a common framework for regional and local planning and the Knoll Comprehensive Development Area is an opportunity to interpret and implement the Regional Growth Strategy within the Enderby context. The Regional Growth Strategy focuses on developing healthy and sustainable communities for all residents, addressing environmental issues, encouraging a robust and diverse economy, conserving resources and enhancing natural and built environments. The 10 ‘Smart Growth’ principles form the basis of the Strategy and are the foundation that guides implementation.*

*In 2012, the City of Enderby undertook an Integrated Community Sustainability Planning (ICSP) process which engaged a broad cross section of citizens in consultation opportunities, presentations, stakeholder meetings and workshops. This project generated an assessment of Enderby’s current reality and identified a desired future for Enderby in relation to environmental, social and economic sustainability. The Knoll neighbourhood was specifically identified in the ICSP as an opportunity to “set the sustainability bar” for development within the community.*

*Since 1995, the Official Community Plan has identified the Knoll as the primary area for future growth within the City.*

*In keeping with the principles of the Regional Growth Strategy, the desired future identified within the ICSP and the longstanding objectives of the Official Community Plan, the intent of the Knoll Comprehensive Development Area policies are to create a neighbourhood with a more sustainable form which in turn will preserve the natural environment, foster a healthy, safe built environment for residents, and reduce costs related to infrastructure development, maintenance, and replacement. It is intended that by allowing for a mix of residential densities, neighbourhood-oriented commercial development, and other compatible land uses that people of all walks of life will find*

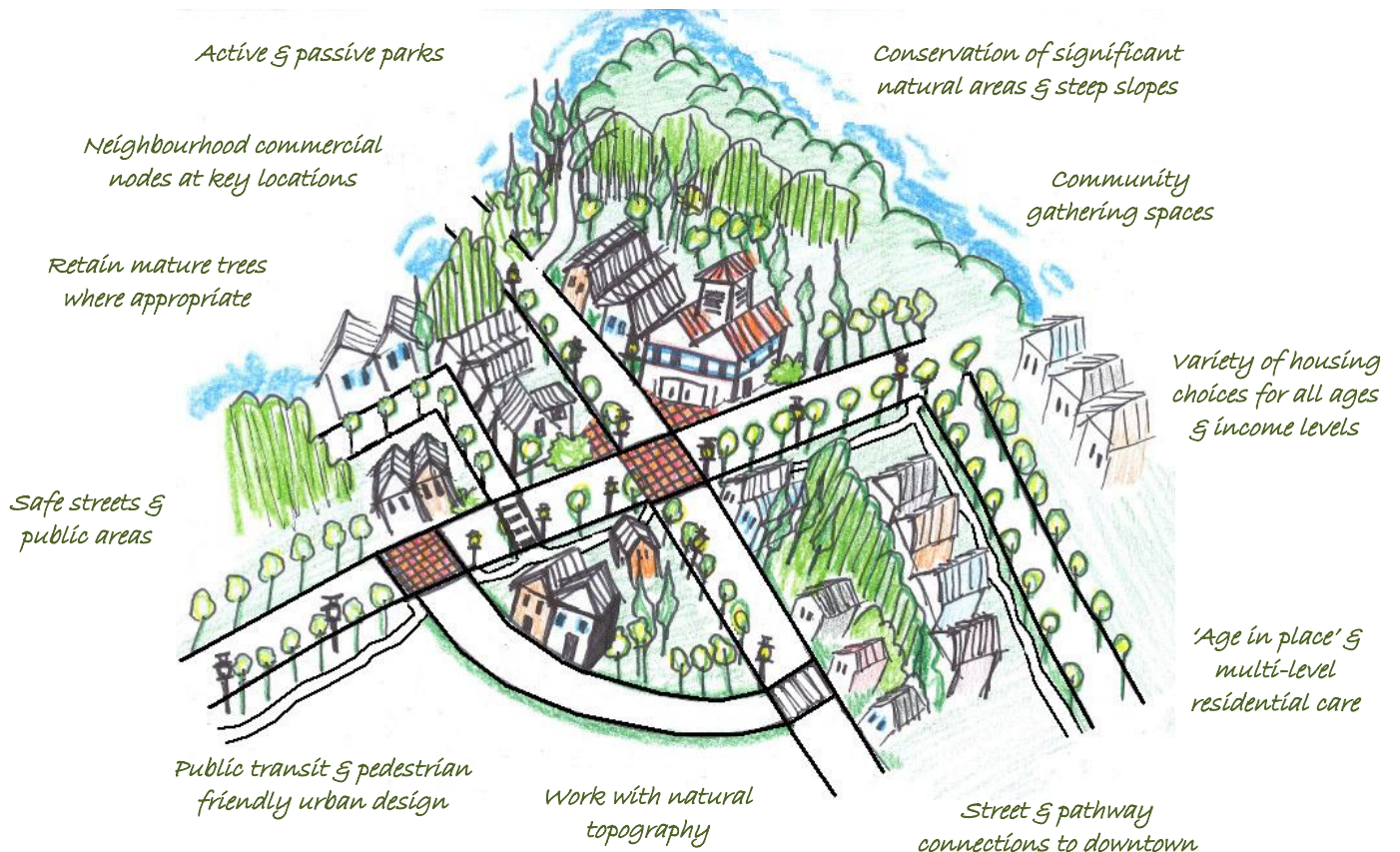


residential options that meet their needs, lifestyles, and income levels. Allowing for compatible commercial uses within this new neighbourhood is not intended to compete with business in Enderby's downtown core but given the number of units at build out, it is anticipated that neighbourhood type commercial uses will be required.

Interconnectivity is crucial to facilitating mobility and is part of successful planning and development. On-street and off-street pedestrian and cycling amenities are envisioned to provide opportunities for outdoor recreation and non-vehicular transportation links within the Knoll neighbourhood and to destinations beyond. Public spaces in the Knoll neighbourhood may include a combination of natural open space, active and passive parks as well as community gathering places such as village greens, squares or plazas that will instil a sense of community. Opportunities abound within the Knoll to protect environmental and ecological features which provide for wildlife habitat, improved air quality, visual and noise buffers, storm water management and erosion control.

It is anticipated that the type and pattern of future land use within the Knoll Comprehensive Development Area will be influenced by the demographic and economic characteristics of the community and will reflect the desired future for Enderby as identified within the ICSP.

The following diagram provides an illustration of sustainable neighbourhood design elements that should be considered when planning within the Knoll Comprehensive Development Area:



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### 11.3 Objectives

*Council has the following objectives for the Knoll Comprehensive Development Area:*

- a. To instil a strong sense of community and foster a high quality of life for residents of the Knoll neighbourhood.*
- b. To achieve a “complete neighbourhood” meaning the Knoll will have opportunities for working, recreating, learning and living.*
- c. To create a neighbourhood that is unique and identifiable in form and character, allowing for nodes of development which mix residential, neighbourhood commercial, health care, education, recreation and other compatible uses that would serve primarily a local need within a village-scale context.*
- d. To design a streetscape which is oriented towards the pedestrian and provides the necessary amenities which make the Knoll a safe, comfortable and convenient space for residents to walk, cycle, recreate, and interact.*
- e. To support the creation of mixed-use nodes and residential areas that facilitate non-vehicular transportation, promote personal security, positive social interaction, and contribute towards a more sustainable community.*
- f. To encourage innovative development that is suitable to a broad range of age groups, income levels, individuals, and households.*
- g. To minimize the use of and the dependence on the automobile and maximize opportunities for walking, cycling or using other non-vehicular modes of transportation through a multi-modal transportation system which can safely and comfortably meet many typical daily needs within the Knoll neighbourhood.*
- h. To achieve energy and water use efficiency and greenhouse gas emission reduction by utilizing design and construction methods informed by LEED-ND principles within any development proposal.*
- i. To protect high value ecological habitats.*
- j. To reduce the life-cycle cost of municipal services and infrastructure.*
- k. To set a regional precedent for socially, economically and environmentally sustainable design at the site, neighbourhood, and community level.*
- l. To establish an integrated parks, open space, trail, and multi-use pathway network to facilitate non-vehicular access within the Knoll area, to the downtown core, and to other destinations in and around Enderby.*

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## 11.4 Policies

Council has the following policies for the Knoll Comprehensive Development Area:

### General

- a. Provide flexibility to development proponents to bring forward creative ideas and designs to achieve the defined objectives. Phased Development Agreements and Multi-family Zoning will be utilized to provide both certainty and flexibility for the developer and the community.

### Hazard Mitigation

- b. Avoid developing hillsides of greater than 30% slope unless the lands are certified as safe for the intended use by a Professional Engineer or Professional Geoscientist who is registered or licensed under the Engineers and Geoscientists Act of British Columbia with specific expertise in geotechnical engineering.

### Siting

- c. Establish covenants to control the locations of residences to ensure that they can be integrated into future, denser development schemes and do not hinder infill potential.

### Residential

- d. Residential development within the Knoll Comprehensive Planning Area designated on **Schedule “B”** may be permitted at gross densities ranging from 12 to 80 dwelling units per ha.
- e. Housing for the community’s seniors within this designation, to a maximum of 15% of the total allowable dwelling units, will be permitted without being included in the density calculation.
- f. Pursuant to Section 904 of the Local Government Act, Council may approve a bonus density for residential development within the Knoll Comprehensive Development Area where an application for amendment to the Zoning Bylaw or a Phased Development Agreement proposes the following community or site amenities in a manner acceptable to Council:
  - i. Dedication of park land over and above the 5% required pursuant to Section 941 of the Local Government Act.
  - ii. Provision of ‘Greenways’ where their location generally conforms with the Knoll Conceptual Plan.
  - iii. Provision of usable public open space, such as civic squares, plazas, and commons.

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- iv. *Long-term security and management of significant areas of mature, natural vegetation, wildlife movement corridors, and/or areas of wildlife habitat where such areas have been identified by a qualified environmental professional.*
  - v. *The provision of substantial buffer zones adjacent to major roads identified on Schedule “C”.*
  - vi. *The provision of agricultural tree farms to supply biomass fuel to district energy system(s).*
- g.** *The Knoll should be developed with a diversity of housing types, both owner-occupied and rental, to accommodate a variety of income levels and housing needs including housing that is affordable, attainable, is family oriented, suitable for young couples, singles, ‘empty nesters’, accessible to people with disabilities or other special needs, and housing that allows for seniors to ‘age in place’.*
- h.** *To encourage development proponents to dedicate a minimum of 1% of the gross area of each parcel subject to a rezoning application or Phased Development Agreement to affordable, attainable, or special needs housing, the following may be considered by Council:*
- i. *For rezoning applications, density bonussing pursuant to Section 904 of the Local Government Act.*
  - ii. *For Phased Development Agreements, alternate development standards, density bonussing, or other negotiated incentives.*
- i.** *Residential development types may include:*
- i. *Single family and single family with a secondary suite*
  - ii. *Two family*
  - iii. *Three family*
  - iv. *Four Family*
  - v. *Row Housing*
  - vi. *Multi-family (3 or more dwelling units per lot)*
  - vii. *Affordable housing*
  - viii. *Attainable housing*
  - ix. *Special needs housing including assisted living, supportive housing, transitional housing, and residential care homes*

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### Commercial & Mixed-Use

- j. Mixed use development is supported within the Knoll Comprehensive Development Area.*
- k. Commercial development considered appropriate for the Knoll area would include personal and professional services which would primarily serve the needs of nearby residents and persons working within and near the Knoll neighbourhood such as a convenience store or coffee shop and hairdresser or barber shop.*
- l. Subject to the approval of Council, neighbourhood commercial or mixed-use development proposed for the Knoll Comprehensive Development Area may be implemented through zoning which is consistent with, and aims to achieve, the objectives of the Knoll Comprehensive Development Area.*

### Transportation

- m. Multi-use pathways should be integrated with the City of Enderby trail network to provide linkages and connectivity to parks, mixed use nodes, and residential areas within the Knoll as well as to transportation networks throughout the community.*
- n. The Knoll neighbourhood should include a variety of transportation modes and routes to provide alternative options to single occupant vehicle dependency, to ensure ready access to public transit or active transportation (human powered), to reduce greenhouse gas emissions, to reduce the lifecycle cost of developing and maintaining roads, and to promote safe, healthy, non-motorized transportation methods.*
- o. Ensure that transit stops, when provided, are convenient, safe, and sheltered, and that access to and from transit stops is along safe and convenient sidewalks, or off-street walkways.*

### Urban Design

- p. Buildings and structures should be designed in harmony with the environment and positive design and landscaping qualities of nearby development.*
- q. Developments should include site appropriate landscaping and buffers aimed at protecting neighbouring properties from negative visual or privacy impacts and providing opportunities for on-site storm water infiltration.*
- r. Protect or provide mature trees along transportation corridors.*
- s. Application of the principles of Crime Prevention Through Environmental Design (CPTED) is encouraged for site and building design, lighting, landscaping and other elements. In particular, consideration should be given to:*
  - i. Adequate lighting of all parking and pedestrian areas;*

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- ii. *Primary and secondary building entries should be clearly identifiable and well lit;*
  - iii. *Exteriors of buildings should be adequately lit and have no hidden or obscured alcoves, bays, or other areas that could provide hiding places.*
  - iv. *Landscaping and loading areas should not create hiding places;*
  - v. *There should be clear visibility from within residences, offices, shops and other buildings to parking areas, pedestrian routes, and the street to increase safety through casual surveillance; and*
  - vi. *Traffic calming measures where appropriate.*

### Sustainability

- t. *Development should optimize energy and water efficiency, utilize green building design techniques, and maximize public security and safety.*
- u. *Where feasible, to utilize on-site or community renewable energy generation systems to supply electrical, heating, and cooling needs to buildings and other structures. Renewable and alternative energy sources include, but are not limited to: geothermal energy (heat loops and wells), wind (turbines), low-impact hydropower, passive solar heating (collectors, photovoltaic panels); fuel cells; heat energy extracted from air (heat pumps), biomass, bio-gas and wastewater effluent.*
- v. *To minimize water consumption and to help maintain capacity in the City's storm sewer system, a storm water management plan addressing pre- and post-development flows should ensure that there is full storm water retention and controlled release. Insofar as possible, storm water management systems should avoid utilizing piped solutions and should minimize the amount of impervious surfaces while maximizing the potential to capture, infiltrate, and filter rain water on site through the implementation of bio swales, detention ponds, rain gardens or any other relevant site design or landscaping measure. The use of rain water for irrigation and toilet flushing wherever possible is encouraged.*
- w. *Maximize the use of permeable pavers, or open-grid paving, on both public and private lands such as on private access driveways, low traffic streets and lanes, public plazas, patios, courtyards, school yards, parking areas, and pathways.*

### Natural Open Space & Parks

- x. *An owner of land being subdivided is encouraged to provide greater than 5% of the land being subdivided as open space, which may include, but is not limited to sensitive ecosystems and habitat features for environmental protection purposes, parkland, greenway trails, etc.*

- y. *Parks within the Knoll neighbourhood may include areas for environmental conservation, active recreation, and passive leisure activities.*

Community Gardens

- z. *Community gardens are encouraged within the landscaped area of private land or as part of public park land.*

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## **SECTION 12 – COMMERCIAL LANDS**

### **12.1 Discussion**

*The ICSP identified a number of objectives and strategies relative to commercial lands. The objectives and policies are contained in Section 5 – Economic Development and include downtown resiliency, business attraction and retention, and tourism and marketing. The Knoll Neighbourhood Plan incorporates Smart Growth principles that support mixed use including limited commercial uses that would primarily serve the needs of nearby residents and persons working within and near the Knoll neighbourhood.*

*The ICSP included infill and redevelopment strategies to revitalize the commercial areas.*

#### **Commercial Zoning**

*The zoning bylaw divides commercial properties into General Commercial, Highway & Tourist Commercial and Service Commercial. These three zones provide for various land uses at different locations within the City.*

### **12.2 Commercial Land Use Objectives**

*Council has the following objectives for Commercial land use:*

- a. To ensure that the downtown core remains the focus of future General Commercial development in the City.*
- b. To establish a Best Practices Design Guide for all commercial designations in the City in order to promote a preferred form and character of development.*
- c. To support commercial revitalization.*
- d. To ensure that new general commercial development outside of the downtown be limited to the Knoll Comprehensive Development Area and is consistent with the objectives and policies set out in Section 11- Knoll Comprehensive Development Area.*
- e. To support infill, redevelopment, and brownfield reclamation strategies to revitalize and make better use of commercial land.*

### **12.3 Commercial Land Use Policies**

- a. Commercial designations on the Land Use Designation Map (Schedule “B”) include the following:*
  - General Commercial*



- *Highway & Tourist Commercial*
- *Service Commercial*

- b.** *In order to maintain the viability of the downtown commercial core, General Commercial zoning will not be permitted outside the area designated as General Commercial on the Plan with the exception of the area designated on Schedule "B" as the Knoll Comprehensive Development Area.*
- c.** *Council encourages and supports creative and innovative infilling, development, redevelopment and renovation of existing buildings in order to maintain a strong focus on commercial activity in commercial areas.*
- d.** *Council does not support the development of monolithic "big box" stores and horizontally expansive strip malls.*

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## **SECTION 13 – INDUSTRIAL LANDS**

### **13.1 Discussion**

*Industrial Lands play a vital role in the economy. The jobs are usually higher paying than the service industry and provide economic spin-offs for other business through the supply system.*

*The ICSP identified a number of objectives and strategies relative to Industrial Lands. The objectives and policies are contained in Section 5 – Economic Development and focus on retaining adequate Industrial Land that will attract clean, low impact and sustainable industry. The RGS includes goals such as cooperative inter-jurisdictional servicing arrangements and monitoring the supply of Industrial Lands in the region.*

### **13.2 Industrial Land Use Objectives**

*Council has the following objectives for Industrial Land use designations:*

- a. To maintain an adequate stock of developable Industrial Lands to meet projected demand from a local and regional perspective.*
- b. To encourage and support industries that are minimal polluters of the environment, provide sustainable employment for residents of the City, and are aesthetically pleasing.*

### **13.3 Industrial Land Use Policies**

- a. Industrial designations on the Land Use Designation Map (Schedule “B”) include the following:*
  - Light Industrial*
  - General Industrial*
  - Industrial Park*
- b. Council will review the Zoning Bylaw to incorporate Infill and Redevelopment recommendations from the ICSP including consolidating the three industrial zones into a single comprehensive industrial zone.*
- c. Council will endeavor to maintain an adequate supply of Industrial Lands within the City and will cooperate with the Regional District to identify inter-jurisdictional servicing opportunities for meeting regional Industrial Land demands.*

- d. Council recognizes that there may be locations suitable for future sand and gravel extraction within the City, and, if identified, Council will have due regard for these resource values when considering a land development proposal within the general vicinity.*
- e. All mining and mineral exploration activities will be subject to the Mines Act and Mineral Tenure Act through application to the Ministry of Energy and Mines.*

## **SECTION 14 – INSTITUTIONAL LANDS**

### **14.1 Discussion**

*Enderby accommodates a range of Institutional uses including two schools, health center, City Hall, the Drill Hall, other public halls, churches, and care facilities. For convenience, the City's works yard, sewage treatment plant, water treatment plant, water reservoir and park lands are included in this designation.*

*The City consulted with the North Okanagan-Shuswap School District 83 and they advised that they do not require another school site in Enderby.*

### **14.2 Institutional Land Use Objectives**

*Council has the following objectives with regard to Institutional land uses:*

- a. To ensure that Institutional uses are located where they will best serve the needs of area residents.*

### **14.3 Institutional Land Use Policies**

- a. Institutional designations on the Land Use Designation Map (Schedule "B") entail those uses established in the Assembly, Civic and Public Service Zone of the Zoning Bylaw.*
- b. Concurrent with other policies in this Section, Council supports the combination of parks and open space with school facilities to allow the joint use of facilities.*
- c. Council considers that some new Institutional uses in proximity to, or within, the Knoll Comprehensive Development Area designation may be appropriate as part of local facilities for the Knoll area.*

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## **SECTION 15 – AGRICULTURAL LANDS**

### **15.1 Discussion**

*Council supports the farming community within the City and in the surrounding region recognizing it as an integral part of the local economy, heritage, future sustainability and the industrial landscape. The City has two significant areas and a few smaller parcels of land within the Provincial Agricultural Land Reserve (ALR), the boundaries of which are indicated on Schedule “B”. The ALR is under the jurisdiction of the Provincial Agricultural Land Commission which has the mandate to protect farm lands and operations in the ALR.*

*The RGS establishes a goal to maintain and diversify the agricultural land base and implement a strategy where OCPs would discourage the removal or subdivision of Agricultural Land Reserve (ALR) lands. Furthermore, the RGS establishes Growth Areas, Future Growth Areas and Rural Protection Areas.*

*The portion of ALR lands in the south-west corner of the City are composed of generally poor soils (Class 4 & 5), are mainly uncultivated and under forest cover, and are lands required to meet objectives and policies for future development in this Community Plan which are formulated with the broad community interest in mind.*

*In contrast, that portion of the ALR in the north-east of the City lies in the Shuswap River floodplain and is composed of soils with a high capability for agriculture. The bulk of this land is, or has been, under cultivation. The community and the ALC regard this as good agricultural land and would not be favorable to any request for exclusion from the ALR.*

### **15.2 Agricultural Land Use Objectives**

*Council has the following objectives for Agricultural land use:*

- a. To support the farming community within the City and in the surrounding region in recognition of the vital social, economic and environmental values that agriculture represents.*
- b. To support the exclusion of those lands currently in the Agricultural Land Reserve in the south-west portion of the City on the basis of broad community interest.*
- c. To support the continued protection of farm viability and maintenance of properties within the Agricultural Land Reserve directly to the west of the City, consistent with the RGS, and with a priority on developing non-ALR lands.*
- d. There may be an opportunity to refine the ALR boundaries to the west of the City of Enderby as it relates to the property legally described as Lot A, Plan 27274,*

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*Section 27, Township 18, Range 9, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Except Plan KAP59772.*

### **15.3 Agricultural Land Use Policies**

- a. Agricultural lands are designated as Agricultural (AGR) on the Land Use Designation Map (Schedule “B”) and is policy of Council.*
- b. Council will support an application under Section 30(1) of the Agricultural Land Commission Act for a partial exclusion of Lot 1, Section 26/27, Township 18, Range 9, Meridian 6, District Lot 25, Plan 2298 on the condition that the property is developed consistent with Section 11 of this Bylaw (Knoll Comprehensive Development Area). Council will continue to support the preservation of agriculture on the portion of this lot identified as ‘Park’ on Schedule “B” of this OCP but will support a permitted use as an active park with related infrastructure.*
- c. Council will consider working with the ALC to support refining the ALR boundaries to the west of the City of Enderby as it relates to the property legally described as Lot A, Plan 27274, Section 27, Township 18, Range 9, West of the 6<sup>th</sup> Meridian, Kamloops Division Yale District, Except Plan KAP59772.*
- d. Council will continue to support the preservation of agriculture on lands in the north east portion of the City and on all other properties in the Agriculture Land Reserve heretofore unmentioned in this Section and shown on Schedule “B”.*
- e. Council will evaluate and assess applications for development adjacent or in proximity to agricultural lands with consideration to the compatibility of uses, densities and will seek to minimize potential conflicts between neighbours and farm operations through day-to-day decisions and policies.*

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## **SECTION 16 – REGIONAL CONTEXT STATEMENT**

### **16.1 Discussion**

*North Okanagan Regional Growth Strategy (RGS) Bylaw No. 2500, 2011 was accepted by the City of Enderby on August 15, 2013 and adopted by the Regional District of North Okanagan on September 21, 2011.*

*The RGS provides an integrated strategic policy framework for addressing growth management, compact complete communities, economic development, transportation, other infrastructure, environmental concerns and long term regional sustainability, resilience and prosperity. The purpose of the RGS is to assist in guiding decisions on growth, change and development within the Regional District, which includes the City of Enderby. The City has created a local interpretation of the RGS vision and guiding policies through the ICSP, the OCP and supporting City plans and initiatives.*

*The Regional Context Statement (RCS) is the key OCP chapter that identifies the relationship between the RGS and the City's OCP. In accordance with the Local Government Act (Section 866), a RCS must be included within an OCP for any area to which a RGS applies. The purpose of a RCS is to identify the relationship between the OCP and the fundamental goals and strategies of a RGS. Additionally, the Act makes provision for a RCS to specify how the OCP is to be made consistent with the RGS over time.*

*The OCP is a comprehensive document which provides directions for the management of growth in the City for the next 20 years. The OCP contains goals and a policy framework which directly support the twenty-one goals of RGS. Much of the implementation of RGS occurs through local planning and actions. The RCS illustrates how the City of Enderby will assist in achieving the goals and strategies established in the RGS.*

*Throughout the OCP are references to linkages between RGS and local policy for each of the nine regional policy areas. Schedule "D" provides a summary of the OCP policy relationship with the strategic direction of the RGS.*

*Within the City's OCP mapping, lands that are intended for current and future developments are generally consistent with the RGS maps. The RGS and OCP direct urban residential and commercial growth into 'Growth Areas'. The City's OCP prevents urban levels of development in the 'Rural Protection Area' designated in the RGS. The Knoll Comprehensive Development Area corresponds with the City's "Growth Area". Schedule "E" includes a map that establishes the relationship between the City's OCP and RGS land use designations.*

*Schedule "D" and "E" comprise the Regional Context Statement for the purposes of Section 866 of the Local Government Act.*

## **SECTION 17 – PARKS AND RECREATION**

### **17.1 Discussion**

*In 2009 the City, with consent from the Regional District of North Okanagan, enacted Bylaw No. 1446 to extend services beyond City Boundaries and to create and delegate powers to the Enderby and District Services Commission. This includes parks and recreation services that were previously administered through the Regional District.*

*The Commission completed a Parks Master Plan covering the City and Electoral Area "F" of the Regional District in 2011. The focus of the plan is limited to community and linear parks within the planning area.*

*The ICSP identified a number of objectives consistent with the Parks Master Plan. The RGS includes a goal to protect our Parks, Natural Areas and Open Spaces by establishing strategies to encourage the sustainable management of parks and natural areas.*

### **17.2 Parks and Recreation Objectives**

*Council has the following objectives for Parks and Recreation:*

- a. The community is rich in recreational opportunities, programming and events which encourage social interaction, foster healthy, active lifestyles, and promote Enderby as a visitor destination.*
- b. The recreational needs of residents and visitors are met through a variety of year-round opportunities.*
- c. A system of multi-use trails connects the community and region.*
- d. Enderby's many outdoor recreational opportunities including the Shuswap River, the Enderby Cliffs, Hunters Range and the Riverwalk are promoted to enhance Enderby's identity as an outdoor recreational paradise.*
- e. Conflict amongst recreational users, visitors and residents is avoided through education, awareness and effective management.*
- f. Mutually-beneficial partnerships are fostered between different recreational users and groups to expand recreational opportunities.*



- g. Recreational programs and events are tailored to the particular wants and needs of all ages providing them with entertainment, engagement and community pride.*
- h. There is sufficient accommodation within the community to meet the needs of visitors who come to Enderby to enjoy the recreational opportunities that the community has to offer.*
- i. Support for the protection of regionally significant parks, natural areas and open spaces will be considered.*

### **17.3 Parks and Recreation Policies**

- a. The Parks, Open Space and Multi-use Pathway Network is identified on Schedule “C”.*
- b. Existing and Future Parks are designated on the Land Use Designation Map (Schedule “B”).*
- c. Council supports the service extension to Area ‘F’ of the Regional District of North Okanagan and supports the delegation of authority to the Enderby and District Services Commission.*
- d. Council supports the Enderby and Area ‘F’ Services Parks Master Plan.*
- e. Future development of those portions of the Riverwalk shown on Schedule “C” and designated within the Agricultural Land Reserve will require application to the Agricultural Land Commission and will be reviewed on the basis of impacts to adjacent agricultural lands. Furthermore, such development will recognize the riparian rights of upland property owners.*
- f. Acquisition of land, or money in lieu of land, for parks and recreation purposes shall be acquired through one of the following manners:*
  - i. donation or purchase;*
  - ii. the Fortune Parks and Recreation District’s Development Cost Charge Bylaw pursuant to Sections 935 and 936 and other relevant sections of the Local Government Act; or*
  - iii. pursuant to Section 941 of the Local Government Act (Provision of Park Land) subject to the terms and conditions set out in this Section.*

- g.** Pursuant to Section 941 of the Local Government Act, at the time of subdivision or development Council may acquire parkland or linear parkland, and Council shall determine whether the owner of land being subdivided or developed shall:
- i.* provide without compensation, park land equivalent to 5% of the subject land as designated on the Parks, Open Space and Multi-use Pathway Network shown on Schedule “C”, or
  - ii.* pay to the City of Enderby an amount that equals the market value of the land that may be required for park purposes, or
  - iii.* provide a combination of land and money to the satisfaction of Council.
- h.** Pursuant to Section 904 of the Local Government Act, and Sections 10 and 11 of this Bylaw, Council may apply a density bonus for residential development in order to acquire parkland and/or ‘Greenways’ in excess of the 5% provisions set out in this Section.
- i.** Council will collaborate with the Regional District and Splatsin to:
- i.* encourage the sustainable management of parks and natural areas.
  - ii.* coordinate on the establishment of regionally significant open space networks and linkages across jurisdictional boundaries that will compliment local parks planning.
  - iii.* explore funding mechanisms to support regionally significant open space and parkland acquisitions.

**SECTION 18 – TEMPORARY USE PERMITS**

**18.1**            *Subject to the designation of areas and conditions in the Zoning Bylaw, Council may issue Temporary Use Permits in all areas of the City.*

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## **SECTION 19 – TRANSPORTATION NETWORK**

### **19.1 Discussion**

*The Transportation and Infrastructure strategy area was identified as a top priority through the ICSP process. A number of solutions were identified including asset management investment planning and the implementation of an active transportation network. The RGS also included a section on Transportation and Infrastructure that identified three broad goals: Manage Regional Transportation Corridors; Support Regional Integrated Transportation Planning; Create Effective, Efficient and Sustainable Infrastructure.*

*The City of Enderby is served by Highway 97A, an arterial, controlled access highway that connects Salmon Arm, Revelstoke and the Trans Canada Highway with the major Okanagan cities to the south. The Ministry of Transportation and Infrastructure has a long term goal to increase Highway 97A to four lanes. One option previously supported by MOTI is a "twinning" of Highway 97A using two lanes on the existing highway as south bound lanes and two north-bound lanes utilizing existing road networks. The benefits for twinning are reduced costs, improved traffic flows through the existing commercial area, additional commercial highway frontage and securing a preferred alignment in consultation with Enderby's neighbours. Another option considered previously is a bypass of the City.*

*Schedule "C" identifies the proposed municipal major road network and active transportation network.*

### **19.2 Transportation Network Objectives**

*Council has the following objectives for the Transportation Network:*

- a. Sustainable transportation infrastructure such as pedestrian paths, bicycle lanes and multi-use trail systems are integrated and interconnected throughout the community to enable safe, convenient, active transportation options for Enderby residents.*
- b. Enderby is a walkable, pedestrian-oriented community which boasts a built environment which is designed to promote social interaction as well as provide ease of access and movement for pedestrians of all ages and mobility.*
- c. Public transit is a popular, sustainable mode of transportation which allows residents and visitors to conveniently and affordably travel both locally and regionally.*

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- d. The highway corridor showcases Enderby as a unique community while providing easy access to the downtown core.*
  - e. Enderby's urban design is aesthetically pleasing, unique and reduces conflict between pedestrians, cyclists and motorists.*
  - f. A well designed and maintained active transportation network provides local and regional connectivity while offering terrific opportunities for recreation, tourism and social interaction.*
  - g. Regional integrated transportation planning and corridor management are supported.*

### **19.3 Transportation Network Policies**

- a. The designations for the Municipal Roads Network as shown on Schedule "C" are policy of Council.*
- b. Council will collaborate with the Ministry of Transportation and Infrastructure, community stakeholders and Splitsin in support of a future 'twinning' of Highway 97A through the City and Splitsin Reserve.*
- c. Multi-use Pathways shown on Schedule "C" may be required to be provided as a condition of development. The appropriate infrastructure standards associated with Multi-use Pathways designated on Schedule "C" may include any combination of bicycle lanes, sidewalks, trails, greenways, natural areas, etc. and will be established through the Active Transportation Plan.*
- d. The designation of a Transportation Corridor as shown on Schedule "B" is a policy of Council. Uses permitted within a Transportation Corridor include train travel, roads, cycle routes, trails and other uses that compliment the primary transportation function.*
- e. Council supports participation in the regional transit service through the Regional District of North Okanagan and will encourage transit oriented development in growth areas.*
- f. Council will consider participating in regional integrated transportation planning and corridor management.*
- g. Council will collaborate with the Splitsin Band, Shuswap Trail Alliance, and Interior Health to complete an Active Transportation Plan.*
- h. Development of transportation infrastructure is subject to the consideration of the objectives and policies of Section 20 - Services and Infrastructure.*

## **SECTION 20 – SERVICES & INFRASTRUCTURE**

### **20.1 Discussion**

*The replacement value of all City assets and infrastructure is over one hundred million dollars (\$100,000,000). The loss in value as of 2013 is estimated at over fifty five million dollars (\$55,000,000). The majority of this loss in value is not funded; therefore, the infrastructure deficit is fifty two million dollars (\$52,000,000) as of 2013.*

*To adequately address the annual loss in value, the City should be allocating \$2,100,000 annually toward infrastructure replacement; however, the actual allocation is approximately \$1,100,000 resulting in an annual increase of the infrastructure deficit of \$1,000,000.*

*The ICSP identified the need to implement sustainable infrastructure standards and to develop an Asset Management Strategy that addresses the infrastructure deficit. The RGS included a number of infrastructure strategies: focusing growth toward existing infrastructure, regional collaboration, equitable cost considerations for land use changes, phasing infrastructure expansion and considering best management practises and innovation.*

### **20.2 Services and Infrastructure Objectives**

*Council has the following objectives for Services and Infrastructure:*

- a. Apply Development Cost Charges for the purpose of providing funds to assist the municipality in paying the development related capital costs of providing, constructing, altering, or expanding sanitary sewer, water, storm water, roads and public open space.*
- b. Implement innovative and sustainable development standards which promote sustainable infrastructure development which furthers environmental protection, strengthens the social fabric of the community and provides cost savings that are realized by developers, the City of Enderby and its residents.*
- c. Use best management approaches for storm water collection in order to increase water infiltration and decrease the amount of storm water which reaches the Shuswap River.*
- d. Ensure that municipal infrastructure is economically sustainable and addresses Enderby's infrastructure deficit by using Asset Management Planning.*
- e. Provide desirable, unique community gathering spaces around which a sense of community may be built in neighbourhoods and the downtown.*

- f. Beautify and showcase the community's history, heritage, culture and values in the built environment.*

### **20.3 Services and Infrastructure Policies**

- a. Council will complete a servicing review and phased expansion strategy for roads, water, sanitary sewer and storm sewer to identify upgrades required to meet current and long term infrastructure needs.*
- b. Council will complete an Asset Management Strategy to address deficits and standards.*
- c. Council will update the Subdivision Servicing and Development Bylaw to incorporate sustainable infrastructure standards for new development.*
- d. Council will rewrite the Development Cost Charge Bylaw to establish appropriate DCC's for new developments that impose capital cost burdens.*
- e. Council will consider using Phased Development Agreements to secure amenity contributions from new development.*
- f. Council will encourage infill, redevelopment and brownfield strategies that focus growth towards areas with existing infrastructure.*
- g. Council will support innovative options that will assist in maintaining appropriate levels of infrastructure and service delivery in a fiscally responsible manner.*
- h. Council will continue to support water and sewer demand side management strategies including water conservation and source control initiatives.*

**SECTION 21 – PLAN AMENDMENTS****21.1 Plan Amendment Policies**

- a.** Council will consider any application to amend this Official Community Plan Bylaw pursuant to Section 895 of the Local Government Act; and,

*Notwithstanding this policy, the Council may relegate an individual Official Community Plan Amendment Application to annual review of pending applications to allow for a more comprehensive public consultation process.*

- b.** Council may require that before the introduction of an individual Official Community Plan Amendment Bylaw, the applicant provide preliminary evidence of public support for the proposal.



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**SECTION 22 – IMPLEMENTATION****22.1 Implementation Policies**

- a. Council hereby recommends that the City of Enderby Approving Officer consider all Official Community Plan policies as a condition precedent to subdivision approval.*
- b. This Official Community Plan should be reviewed at annual intervals, or as conditions warrant, in order to evaluate its effectiveness in attaining its objectives with a major review in five (5) years.*
- c. Council will initiate or otherwise prepare the programs, reviews, amendments, reports, supporting documents and amendments cited throughout this Bylaw summarized as follows:*
  - i. Rewrite the Zoning Bylaw.*
  - ii. Undertake an infrastructure upgrading plan and financing strategy.*
  - iii. Develop an Asset Management Strategy and Policy.*
  - iv. Update the Water Conservation Plan.*
  - v. Update the Climate Action and Sustainability Plan.*
  - vi. Rewrite the Subdivision Servicing and Development Bylaw.*
  - vii. Undertake a Development Cost Charge review and implement a new Development Cost Charge Bylaw.*
  - viii. Update the Land Use Procedures Bylaw and Manual.*
  - ix. Work with the Heritage Commission to undertake a heritage planning process, create a Community Heritage Register and implement the heritage planning strategies.*
  - x. Develop a robust infill strategy.*
  - xi. Collaborate with the Ministry of Transportation and Infrastructure, community stakeholders and Splatsin in support of twinning Highway 97A through the City and Splatsin Reserve.*
  - xii. Complete an Active Transportation Plan.*
  - xiii. Develop a sanitary sewer inflow and infiltration strategy.*