BLUE RIVER OFFICIAL
COMMUNITY PLAN

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CONSOLIDATED FOR CONVENIENCE ONLY

Revised: March 23, 2017

Please check with the TNRD (1-250-377-8673)
for current information on this Bylaw
AMENDMENTS TO THE TEXT OF THE BLUE RIVER OFFICIAL COMMUNITY PLAN

1. **Bylaw No. 1669 – Reconsidered and Adopted June 11, 1998**

   Amended Section 4.3 by adding the following:

   "Limited Retail Commercial" use shall be considered within the Urban Growth Boundary for the development of a neighborhood pub on lands which are designated Limited Retail Commercial."

   See Rezoning Application File No. RZ-B-22 (OP-BR-B-5)

   *Objectives and Policies and Map 2 amended – See Schedule “A” of Bylaw No. 1354*

2. **Bylaw No. 2299 – Reconsidered and Adopted August 19, 2010**

   Amended by the following:

   - Deleted Schedule “A” of Bylaw No. 1354, 1993
   - Added new Schedule “A” Objectives and Policies (sections 1 through 13)
   - Added Greater Blue River Area Map #1, Urban Growth Area Map #2, Wildfire Hazard Map #3 and Community Trails Map #4

3. **Bylaw No. 2317 – Reconsidered and Adopted February 24, 2011**

   Amended Section 4.6 by adding the following:

   "Notwithstanding the aforementioned, Manufactured Home Parks within areas designated for Residential use are designated for the issuance of Temporary Use Permits."

   See Official Community Plan Amendment Application No. BA000016

4. **Bylaw No. 2318 – Reconsidered and Adopted April 14, 2011**

   Sections 1 and 13 amended to include:

   Greenhouse Gas (GHG) Emission Reduction overview, targets, policies and actions

5. **Bylaw No. 2609 – Adopted March 23, 2017**

   Amended by striking out Policy 4.5 in its entirety and inserting the following in its place:

   "Tourist Commercial" uses including: campgrounds/recreation areas; adventure tourism base facilities, heli-pads and tourist lodges, and other facilities intended to meet the needs of persons temporarily staying in the community to partake in local recreational activities, shall be located in designated areas east of Highway #5. Additional "tourist commercial" development may also be considered, upon application, for lands designated Rural Resource within or in close proximity to the Urban Growth Area.
INTRODUCTION

PURPOSE

The purpose of this Official Community Plan is to provide direction for future development and land uses within the identified Plan Boundary, which surrounds the community of Blue River. The plan contains objectives, policies and future land use designations adopted by the Board of Directors of the Thompson-Nicola Regional District.

NEED FOR THE PLAN

There are several reasons for preparing an Official Community Plan for the Blue River area.

Lands within the Plan Area are primarily used for outdoor recreation, forestry, fish and wildlife habitat, and as a transportation corridor. A very limited amount of agricultural activity also takes place in the Plan Area. Residential and commercial uses have been established over time in the unincorporated community of Blue River largely in response to the needs and demands of one transportation network or another. In the recent past the community has become the operation base for an internationally prominent heli-skiing operation. This development has resulted in the construction of new tourist accommodations, as well as a number of new housing starts. While growth of the community is likely to be modest, the potential does exist for conflicts to occur between encroaching settlement-related uses, in particular the tourist commercial uses, and the use of the surrounding lands for forestry and other extractive resource uses. Additional conflicts may also occur as both residents and tourists attempt to gain access to, and make recreational use of the very scenic valley bottom lands, much of which is important fish and wildlife habitat.

The Official Community Plan identifies criteria for evaluating applications to amend the existing zoning bylaws. It also provides overall direction and coordination of land uses matters within the Plan Area for not only the Regional District, but also for property owners, local residents, elected officials and others involved in land use planning matters.

COMMUNITY PLANNING

In British Columbia, community planning is governed by the Municipal Act, which indicates that an Official Community Plan must include "... a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan." The Act also specifies that the plan must address "... the approximate location, amount and type of present and proposed residential, commercial, industrial, institutional, agricultural, recreational and public utility land uses; restrictions on the use of hazardous or environmentally sensitive lands; the approximate location and type of public facilities; ... the approximate location of gravel deposits ...." In addition, the Act requires that known archaeological or heritage sites be identified and their means of protection addressed; and that policies respecting the location and development of affordable housing be included where appropriate.
PLANNING IN THE THOMPSON-NICOLA REGIONAL DISTRICT

Since 1980 the Board of Directors of the Thompson-Nicola Regional District has embarked on a program of preparing Official Plans for selected areas within the Regional District. To date plans have been adopted for the Barriere, Clearwater, Cherry Creek-Savona, South Thompson Valley and Pinantan, Nicola Valley, Ashcroft-Cache Creek, Kamloops South and Kamloops North areas. In order to provide for the orderly development of lake areas the Board of Directors has also adopted a Lakes Study. Zoning and subdivision regulations are also currently applicable to the Plan Area. The community plan will be recognized and complied with when dealing with future zoning amendments or development proposals within the Plan Area.

PLANNING PROCESS

The process involved in preparing an Official Community Plan is clearly specified by the Ministry of Municipal Affairs, and has been followed in the preparation of this Plan.

On January 16, 1992 the Board of Directors authorized the submission of a Planning Grant application with respect to the preparation and adoption of an Official Community Plan for Blue River. Subsequent to the approval of this grant by the Ministry of Municipal Affairs, Recreation and Housing, the Board of Directors authorized the submission of the proposed Community Plan Area boundaries to the Ministry for designation purposes. On October 29, 1992 the Blue River Official Community Plan Area boundaries were designated by the Minister of Municipal Affairs, Recreation and Housing. A contract for the completion of the Blue River Official Community Plan was awarded to L.A. West, Landscape Architects and Planners on May 4th, 1993.

In order to gain public input into this plan, an open meeting was held at the Blue River Community Hall on Monday, June 21rd, 1993. Approximately 20% of the local community attended this meeting to present their views on development and the use of local lands. Opportunities were also provided for major property owners in the area: Weyerhaeuser Canada Ltd., the Canadian National Railway, Trans Mountain Pipelines Ltd., Mike Wiegele Helicopter Skiing; to express their future development interests. In addition, all relevant Provincial and Federal agencies were contacted and encouraged to provide information regarding their interests in the Plan Area. A draft plan was then prepared to reflect the input and information received from all sources. This draft has been widely circulated for review and comment by the various government agencies and has been taken to the public for their comments on Wednesday, September 29th, 1993. This document is the culmination of this process.

PLAN AREA

REGIONAL CONTEXT

The Blue River Plan Area is situated in the north central portion of the Thompson-Nicola Regional District approximately 220 kilometers north of the City of Kamloops.
PLAN BOUNDARY

The boundary of the Blue River Plan Area is illustrated on Map 1. The Plan Area includes parcels on both sides of the North Thompson River valley and extends for a distance of approximately 10 km north and south of the community.

GENERAL DESCRIPTION

The area is largely characterized by a narrow river valley bounded on both sides by steep, forest covered mountainsides. In the vicinity of the community of Blue River, the North Thompson River Valley widens appreciably into a large, generally level, riverside bench which has significant potential for settlement related land uses.

EXISTING LAND USE

The dominant existing land uses in the Plan Area are forestry, fish/wildlife habitat, transportation corridors and the settlement related uses associated with the community of Blue River. Agricultural activities in the area are very limited and consist chiefly of the grazing of livestock. Residential uses are largely clustered around the community of Blue River, although a few dwellings do exist in the rural portions of the Plan Area.

The community is also the focal point for commercial services. A strip of highway commercial uses is situated on frontage roads on both sides of the Yellowhead Highway No. 5. Retail commercial uses, as well as a few tourist facilities are found scattered throughout the community. The main tourist commercial development, the lodge and accommodation units of Mike Wiegele's Heli-Ski operation, are located at the northern edge of the settlement, adjacent to the Blue River.

Industrial uses in the area exist chiefly to support the existing transportation networks. Both CN Rail and Trans Mountain Pipelines have significant facilities in the community, and are the visually dominant industrial land uses. The Blue River airport, an important adjunct to the heli-ski operations, is located in the northern portion of the community in an alignment that parallels the adjacent highway and rail line. In the vicinity of the airport is significant amount of vacant industrial land and a forest products manufacturing site, which is in the process of being re-opened.

Recreational uses in the area have increased in recent years in part to meet the needs of local residents, and as a means of encouraging more tourists to stop and enjoy the scenic beauty of the valley. Local associations currently operate and maintain tennis courts, a community hall, a luge hill and park site at Eleanor Lake. In addition, opportunities exist to horseback ride, hike, x-country ski, mountain bike, and "four wheel" on a variety of local back roads and trails. Recreational fishing, hunting and canoeing opportunities also abound.
GENERAL ISSUES PERTAINING TO FUTURE DEVELOPMENT IN THE PLAN AREA

Residents of the area are generally concerned with maintaining the rural character, the scenic beauty, and the generation of employment opportunities which will have little, or no, negative impact on the Plan Area. Of particular interest, in terms of economic development opportunities, is the development of "value added" forestry-related jobs and the continued development of tourist commercial facilities, both of which will contribute to improving the economic and social stability of the community.

BACKGROUND INFORMATION

POPULATION

The present permanent population of the Blue River Plan Area is estimated to be 283. This figure has been derived from the analysis of currently available Census (1991) data for Electoral Area "B" of the Thompson-Nicola Regional District, and recent growth and employment trends in the area. This data should be used with caution as enumeration boundaries do not coincide with the Plan Area boundaries, nor do other supportive statistic, i.e. building statistics, provide a clear differentiation of activity associated with the Plan Area.

Background information suggests that the majority of local employment is presently generated by the forestry and transportation industries. Recent changes in the employment practices of both of these sectors has led to both local economic and population base instability. The reversal of this trend will likely stem from expansion of the heli-skiing and related tourism activities, and by new economic activity such as might be created by "value-added" forest products manufacturing and the development of a mountain/wilderness park/glacier research facility.

RESIDENTIAL DEVELOPMENT

Construction statistics and visual inspection of the Plan Area indicates that a small amount of residential construction has taken place in the community since the mid-1980's. Building trends in the North Thompson area, however, suggest that new Single Family Dwelling (SFD) construction can be expected to increase over the next five to ten years as the "discovery" of North Thompson communities continues. This growth in the single family dwelling construction will also be aided by anticipated expansion of tourist commercial sector, and the generation of new employment opportunities that these developments will produce. Some opportunities may also exist for the development of lower density multi-family in conjunction with the development of a commercial core along Cedar Street.

To minimize the impact of new residential construction on nearby forest lands and fish/wildlife habitat, and to encourage community stability, new dwellings should be directed to the existing supply of vacant lots within the Blue River townsite and to other adjacent areas which appear to have residential potential. Care should be taken in the siting of new construction to ensure that trespasses on the Trans Mountain Pipeline Company easement do not occur.
COMMERCIAL / INDUSTRIAL DEVELOPMENT

Commercial development in the community is largely divided between highway commercial ventures; gas stations, restaurants, motels and RV campgrounds, which are chiefly located along Highway 5, and retail commercial activities that are sited in various locations around the townsite. The major tourist commercial development, Mike Wiegele's Heli-Skiing Resort, is located at the north end of the built-up portion of the community.

Expansion of the local commercial base will likely be driven by new ventures which look to stop and draw the travelling public into exploration of the scenic local environment and use of the variety of local hiking, mountain biking, x-country skiing, and "four wheeling" trails; or by new retail commercial ventures which are drawn to a new "town center" along 3rd Avenue and Cedar Street.

The existing transportation-based industrial base has appeared to stabilize after a decade of downsizing and restructuring. Growth in the industrial sector is likely to be tied to the development of new forest industry based manufacturing ventures, or tourist commercial spin-offs such as recreational equipment manufacturing.

PUBLIC FACILITIES

Public facilities that exist in the Plan Area include: the Blue River Elementary School, with its associated playing fields; the Blue River Cemetery; Eleanor Lake Park; the Blue River Community Hall and tennis courts; two largely undeveloped community parks; a community association run luge hill; and the community water system. The Ministry of Transportation and Highways also provides and maintains vehicle pull-off sites just beyond the northern and southern limits of the townsite. At such time as growth necessitates the building of another educational facility may be warranted. A variety of sites are available and suitably located on the west side of Highway 5 for this purpose.

TRANSPORTATION

Five major transportation corridors pass through the Plan Area. These consist of: the Canadian National Railway mainline; the Yellowhead Highway No. 5; the Trans Mountain Pipeline Company's petroleum products pipeline; the B.C. Telephone Company fiber optics cable; and a B.C. Hydro electrical power transmission line. In the past this sector of the economy was an important source of employment in the Plan Area. Changes in system maintenance and operation have reduced the number of transportation related jobs available to local residents however.

In addition to the transportation networks, Blue River also has a paved airport which is operated under authority of Transport Canada. This facility, while having the potential to serve a variety of small private and corporate fixed wing aircraft, is primarily used as a staging, refueling and maintenance area for rotary winged aircraft which serve the heli-ski operations. The protection of flight paths and approaches to this facility is of critical importance to the ongoing viability of this operation. Strict height limits for commercial and industrial land uses may have to be imposed to prevent future conflicts from occurring.

Significant transportation-related development is not anticipated during the life of the Plan.
AGRICULTURE

Agriculture in the Plan Area is extremely limited and largely consists of the grazing of livestock. There are no properties affected by the Agricultural Land Reserve (ALR) within the Plan Area.

WATER RESOURCES

The principle water resource elements in the Plan Area are the North Thompson River, Blue River, White River, Angus Horne Lake, and Mud Lake. Numerous small creeks and streams feed into these main bodies of water, in particular the North Thompson River as it passes through the Plan Area. At this time the local Improvement District is in the process of expanding and upgrading its storage and distribution system which draws water from the White River watershed. While no specific documentation has been found on existing water resource related problems visual analysis of the topography of the Plan Area clearly indicates that all the tributaries to the North Thompson, Blue and White rivers are likely to be significantly affected by logging, or other soil and ground cover modifying activities, which take place in the upper portions of their watersheds. For this reason it may be appropriate to develop and adopt a watershed management plan which focuses on the protection and preservation of these locally important sources of potable water.

FOREST RESOURCES

The forests in the Plan Area are situated in the "Interior Cedar Hemlock" biogeoclimatic zone, which is the most productive forest zone in the interior of the Province. Species of trees associated with this zone include: cedar, hemlock, Engleman spruce, subapline fir, Douglas-fir, lodgepole pine, white pine, trembling aspen, paper birch, and black cottonwood.

As the above data would suggest, the forestry sector of the economy has long played an important role in the Plan Area. Weyerhaeuser Canada has been a dominant participant in local logging operations for many years, and continues to be a major landowner in the community. Logging in the Plan Area is an extremely sensitive issue for local residents, tourist commercial enterprises and the clients that these ventures serve. Of principal concern are traditional clear cutting techniques which have been viewed as a critical source of disruption and disfigurement to the natural beauty of the Plan Area. For this reason the Ministry of Forests has been approached, and has consented, to work with local residents to establish Visual Quality Objectives (VQO's) for the Plan Area. Once established these VQO's will guide and direct logging which take place within the Plan Area in such a manner as to minimize the visual impact of these operations.

FISH AND WILDLIFE

The North Thompson River and its tributaries within the Plan Area are all important fisheries habitat. The North Thompson is an important migration route for chinook and coho salmon, Dolly Varden Char, mountain whitefish and rainbow trout. Spawning for all species occurs at sites along the mainstream of the North Thompson, while the lower reaches of most tributaries have been identified as coho and/or chinook salmon spawning and rearing sites.
The mountain sides and valley bottom provide habitat for a variety of wildlife species which include: moose, deer, black bear, wolf, coyote, beaver, muskrat and other furbearing species, as well as nesting grounds and stop over points for a wide variety of waterfowl. The area of primary importance from a wildlife habitat perspective is the valley bottom, the bulk of which has been identified in environmental studies as being: moose winter range, waterfowl areas and beaver habitat.

Future development in the Plan Area should be planned in such a manner as to minimize the negative impacts on these important fish and wildlife habitat areas.

MINERAL RESOURCES

The principle mineral resources in the Plan Area are a calcite deposit, located on low hillsides northwest of the townsite, and local sand and gravel deposits. Developers of these resources, though governed by the regulations and guidelines provided by the Mines Act, should be encouraged to buffer and screen their operations in such a manner so as not to have negative visual impacts on the community and the tourism industry.

ENVIRONMENTAL HAZARDS

Environmental hazards in the Plan Area include:

• The floodplain of the North Thompson, Blue and White rivers, which are susceptible to flooding during unusually high freshet periods;
• The lower reaches of all other water courses in the Plan Area which are also susceptible to flooding during freshet periods;
• River bank erosion, which is likely to occur during high water periods on the outer curvatures of the river channel;
• Channel shifting and bank overflow in the fans of the larger tributaries of the North Thompson River during periods of high flow;
• Areas near the base of steep colluvial slopes or bed rock outcrops, these areas are susceptible to rolling and falling rock; and
• Areas adjoining steep slopes, creek channels or gullies which are within avalanche paths.

Developments which are proposed for the Plan Area should address these potential hazards and make appropriate allowances.

HERITAGE RESOURCES

No significant heritage or archaeological sites are known to exist within the Plan Area.
BLUE RIVER OFFICIAL COMMUNITY PLAN

OBJECTIVES & POLICIES

The broad objectives and policies of the Board of Directors with respect to the form and character of existing and proposed land use and servicing requirements within the Blue River Official Community Plan Area are set out in this section. The objectives are to be achieved through the implementation of the listed policies which follow.
1. FORM AND CHARACTER OF EXISTING AND FUTURE LAND USE

Objective:
1.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO DESIGNATE AND DIRECT THE FUTURE PATTERN OF LAND USE FOR THE BLUE RIVER COMMUNITY PLAN AREA THROUGH WHICH OPPORTUNITIES WILL BE PROVIDED FOR THE ORDERLY DEVELOPMENT OF THE EXISTING SETTLEMENT, AND THE RURAL AND NATURAL ENVIRONMENTAL CHARACTERISTICS OF THE AREA WILL BE PRESERVED AND PROTECTED.

Policies:
1.1 It is the policy of the Board of Directors that the future pattern of land use in the Blue River Official Community Plan Area be consistent with the Official Community Plan Map based on the following guidelines:

a) All permanent settlement related land uses with the exception of any Comprehensive Resort Development, will be directed toward lands within the Blue River Urban Growth Area, and specifically those lands designated for future community expansion on Maps 1 and 2;

b) Base operations and core facilities for future tourist commercial activities will be encouraged to locate on existing serviced parcels in Blue River, or on lands designated for future community expansion;

c) Recreational residential and rural resource uses; such as forestry, mineral extraction, and adventure tourism, will be encouraged to develop in accordance with the planning principles and policies of Provincial agencies having jurisdiction.

1.2 The scheme of existing and future land uses within the Plan Area are described through the following designations:
a) Rural
   - Rural Resource
   - Rural / Future Urban
   - Rural / Future Commercial
   - Rural / Future Industrial

b) Residential

c) Commercial
   - Retail Commercial
   - Limited Retail Commercial
   - Highway Commercial
   - Tourist Commercial
   - Temporary Commercial

d) Industrial Developments and Gravel Deposits
   - Industrial
   - Gravel
   - Temporary Industrial

e) Institutional, Public Use and Public Facilities

f) Transportation

g) Hazard Areas
   - Floodplains
   - Erosion
   - Rockfall
   - Avalanche
   - Wildfire Hazard Management

h) Environmentally Sensitive Areas
   - Watercourses, Lakes and Riparian Areas
   - Wellhead Protection Area

i) Parks, Recreation and Open Space

j) Cultural Heritage and Archaeological Areas

k) Comprehensive Resort Development
SCHEDULE “A”

l) Greenhouse Gas (GHG) Emission Reduction
m) Implementation
   Zoning
   Approval Process for Development Proposals Contrary to the Plan

2. RURAL

Objective:


Policies:

2.1 The location and extent of lands designated for Rural Resource uses within the Blue River Community Plan Area are as delineated on Maps 1 and 2. These lands include portions of the North Thompson River valley and surrounding hillsides.

2.2 Lands designated as Rural Resource may be used for grazing, forestry, silviculture, resource extraction and processing, agriculture, primary processing of agricultural products, adventure tourism and recreation, recreational residential and public uses.

2.3 To achieve the locally desired levels of visual quality, the Board of Directors will encourage the Ministry of Forests and Range to establish and enforce appropriate Visual Quality Objectives (VQO's) on all Crown lands within and surrounding the Plan Area.

2.4 Lands designated as Rural/Future Urban, Rural/Future Commercial, and Rural/Future Industrial may be used on an interim basis for grazing, forestry, silviculture, resource extraction and processing, agriculture and country residential uses. In the future, when demand warrants, these lands will be utilized for residential and other community development purposes.
2.5 The minimum parcel size for lands designated for Rural Resource uses is 4 hectares. Applications for subdivision of parcels to less than 4 hectares, or for uses other than set out in Policy 2.2 of this section, will be considered based upon the following criteria:

a) the resource capability of the land;
b) existing use of the parcel;
c) the area of the parcel and its ability to support the intended use, and its potential to be an integral part of a larger Rural use;
d) the nature and use of the surrounding lands;
e) the ability to obtain potable water and dispose of waste products without adversely affecting lands or water bodies on or outside the parcel;
f) the ability to develop suitable road access to the parcel; and
g) the ability of the parcel to be utilized for the proposed land/resource use and still maintain the desired Visual Quality Objectives (VQO's).

2.6 The Board of Directors recognizes the Provincial Kamloops Land and Resource Management Plan and policies regarding renewable and non-renewable resources on Crown lands in the Plan Area.

2.7 The Board of Directors recognizes the Provincial Eight Peaks Sustainable Resource Management Plan and policies regarding the management of Crown Lands for sustainable resource and recreational use.

3. RESIDENTIAL DEVELOPMENT

Objective:

3.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO PROVIDE CONTINUING OPPORTUNITIES FOR A WIDE RANGE OF HOUSING FORMS AT A VARIETY OF DENSITIES, AND UNDER VARYING TENURE ARRANGEMENTS, IN ORDER TO ACCOMMODATE THE NEEDS OF ALL INCOME, AGE GROUPS AND HOUSEHOLD TYPES.
Policies:

3.1 The location and extent of lands designated for Residential use within the Plan Area are as delineated on Maps 1 and 2. The specific areas for this type of development are located within the Blue River Urban Growth Area and adjacent to the existing settled portion of the community.

3.2 New residential subdivision and development will be encouraged only where it meets the following development criteria. Residential development shall:

   a) occur on lands designated for future residential use as identified by this plan;
   b) be adequately serviced based on the availability of potable water from the community water supply system, the ability of the land to adequately dispose of septic tank effluent or effluent from other provincially approved waste treatment systems;
   c) be designed in such a manner as to maximize efficient use of the land and to fit into the natural form and character of the site, and to this end the developer shall provide an outline or concept plan indicating such matters as lot layout, safe and practical vehicular access to the provincial highway system, servicing, as well as potential extensions to adjoining properties, or other matters required by the Regional District; and
   d) occur with a density of development to be determined by the Regional District's zoning bylaw.

3.3 Residential development shall be prohibited on lands which are environmentally sensitive or are subject to environmental constraints, e.g. within the 200 year flood plain, unless such development constraints can be mitigated to the satisfaction of the Regional District.

3.4 New multi-family residential development will be permitted to locate within or adjacent to the "town center" where it is in close proximity to the elementary school, play fields, and other community services.

3.5 New multi-family residential development shall provide solid waste / recycling facilities that do not attract wildlife.
3.6 In order to provide a greater diversity of housing choice, to meet the requirements of special needs and to provide affordable accommodation, the Regional District will encourage the development of innovative type and styles of housing through the application of appropriate zoning and housing agreements for affordable and special needs housing.

3.7 The Board of Directors will work with Federal and Provincial agencies to encourage the development of affordable and special needs housing within the Plan Area.

3.8 The Board of Directors will encourage the development of community associations to investigate Federal, Provincial and private affordable and special needs housing opportunities.

3.9 Mobile home parks may be permitted within the Urban Growth Area provided that such developments are adequately buffered from adjacent residential developments. In order to maintain high standards of appearance, all mobile home parks shall be subject to the Regional District Mobile Home Park Bylaw.

3.10 In order to promote the sustainability of Blue River the development of a broad range of housing styles, types and densities will be encouraged. Minimum lot sizes for residential development will be determined by the level of services provided, in accordance with the zoning bylaw requirements.

3.11 Places of public assembly and institutional/public use facilities such as firehalls will be permitted uses within areas designated for residential use.

3.12 Lands designated Residential are intended to provide for the primary residence of the owner/occupier, not for short-term rental use by tourists and transients.

4. COMMERCIAL DEVELOPMENT

Objective:

4.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO ENCOURAGE THE DEVELOPMENT OF COMMERCIAL AND COMMUNITY SERVICES WITHIN THE LIMITS OF
THE URBAN GROWTH AREA IN ORDER TO PROMOTE THE ECONOMIC AND SOCIAL SUSTAINABILITY OF THE COMMUNITY.

Policies:

4.1 The location and extent of lands designated for Commercial use within the Plan Area are as delineated on Maps 1 and 2. The specific areas for this type of development are located within Blue River Urban Growth Area and adjacent to the existing settled portion of the community.

4.2 New commercial development will be encouraged only where it meets the following development criteria. Commercial development shall:

   a) occur on lands designated for future commercial use as identified by this plan;
   b) be adequately serviced based on the availability of potable water from the community water supply system, the ability of the land to adequately dispose of septic tank effluent or effluent from other provincially approved waste treatment systems;
   c) be designed in such a manner as to maximize efficient use of the land and to fit into the natural form and character of the site, and to this end the developer shall provide an outline or concept plan indicating such matters as lot layout, safe and practical vehicular access to the provincial highway system, servicing, landscaping, buffering, as well as potential extensions to adjoining properties, or other matters required by the Regional District;
   d) occur with a density of development, and on parcels of an appropriate size, to be determined by the Regional District's zoning bylaw.

4.3 "Retail Commercial" uses shall be encouraged to locate in designated areas along Cedar Street and 3rd Avenue in a manner which supports the development of a "town center" node. Limited Retail Commercial shall be considered within the Urban Growth Area for the development of a neighbourhood pub on lands which are designated Limited Retail Commercial.

4.4 "Highway Commercial" uses including service stations, gas bars, motels, restaurants, RV parks or other facilities intended to meet the needs of the traveling public shall be located in designated areas along the Highway #5 frontage roads.
4.5 "Tourist Commercial" uses including: campgrounds/recreation areas; adventure tourism base facilities, heli-pads and tourist lodges, and other facilities intended to meet the needs of persons temporarily staying in the community to partake in local recreational activities, shall be located in designated areas east of Highway #5. Additional "tourist commercial" development may also be considered, upon application, for lands designated Rural Resource within or in close proximity to the Urban Growth Area.

4.6 The entirety of the Blue River Official Community Plan Area, with the exception of those areas designated for Residential use, is designated as an area for the issuance of Temporary Commercial Use permits. Notwithstanding the aforementioned, Manufactured Home Parks within areas designated for Residential use are designated for the issuance of Temporary Use Permits.

4.7 The Regional District will work with senior government to encourage the development of new commercial recreational opportunities in the Plan Area.

4.8 The Regional District will encourage the development of home-based businesses that do not detract from the residential character of a neighborhood.

4.9 The Thompson Headwaters Services Committee will be encouraged to support the retention and expansion of existing economic and tourism activities, and the development of new economic and tourism activities within the Plan Area.

5. INDUSTRIAL DEVELOPMENT AND GRAVEL DEPOSITS

Objective:

5.0 IN ORDER TO MAINTAIN THE QUALITY OF LIFE, RURAL CHARACTER AND VISUAL AMENITIES OF THE PLAN AREA, IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO ENCOURAGE THE DEVELOPMENT OF MANUFACTURING, PROCESSING AND SERVICE INDUSTRIES WITHIN THE URBAN GROWTH AREA
Policies:

5.1 The location and extent of lands designated for Industrial use within the Plan Area are as delineated on Maps 1 and 2. The specific areas for this type of development are located along or in close proximity to the Highway #5, Canadian National Railroad and Kinder Morgan Canada rights-of-way within Blue River Urban Growth Area.

5.2 New industrial development will be encouraged only where it meets the following development criteria. Industrial development shall:

   a) occur on lands designated for future industrial use as identified by this plan;
   b) have a minimum impact on existing adjacent uses;
   c) be adequately serviced based on the availability of potable water, the ability of the land to adequately dispose of septic tank effluent or effluent from other provincially approved waste treatment systems;
   d) be designed in such a manner as to maximize efficient use of the land and to fit into the natural form and character of the site, and to this end the developer shall provide an outline or concept plan indicating such matters as lot layout, safe and practical vehicular access to the provincial highway system, servicing, landscaping, buffering, as well as potential extensions to adjoining properties, or other matters required by the Regional District;
   e) occur with a density of development, and on parcels of appropriate size, to be determined by the Regional District's zoning bylaw.

5.3 "Industrial" uses including: airport, heliport, and aircraft services, storage and repair of heavy equipment, welding and fabricating shops, fuel storage depots, value-added wood products manufacturing and other similar uses of an industrial or service commercial nature, as well as public uses such as solid waste transfer sites and sewage treatment and disposal facilities, shall be located on lands designated for Industrial use.

5.4 The entirety of the Blue River Official Community Plan Area, with the exception of those areas designated for Residential use, is designated as an area for the issuance of Temporary Industrial Use permits.
Objective:

5.5 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO IDENTIFY AND PRESERVE GRAVEL DEPOSITS FOR THE PURPOSE OF DEVELOPING FUTURE SAND AND GRAVEL QUARRIES.

Policies:

5.6 The location and extent of known Gravel Deposits within the Plan Area are as delineated on Maps 1 and 2. It is anticipated that commercially viable gravel deposits may be found at various locations within the Plan Area.

5.7 Gravel extraction is recognized as a permitted use in Rural areas. It is further recognized that the Regional District does not have direct jurisdiction over gravel extraction activities.

5.8 It is the policy of the Board of Directors to encourage gravel extraction from existing pits rather than opening new pits.

5.9 In order to maintain the visual quality of the landscape in the Plan Area, it is the policy of the Board of Directors to encourage gravel pit owners and operators to maintain a vegetative buffer of not less than 10 metres around their pits, and to reclaim exhausted or unused gravel pits through the planting and landscaping, and to incrementally reclaim exhausted portions of gravel pits which are still in use.

5.10 The Regional District will work cooperatively with Provincial agencies and the community to protect community values on land designated as future gravel deposits, which may include the Ministry of Energy, Mines and Petroleum Resources or the applicant holding a public meeting in the community.
6. INSTITUTIONAL, PUBLIC USE AND PUBLIC FACILITIES

Objective:
6.0 TO PROVIDE FOR THE SITING AND DEVELOPMENT OF PUBLIC FACILITIES, SCHOOLS, MEDICAL FACILITIES, PUBLIC SAFETY FACILITIES, WATER SUPPLY SYSTEMS, AND SOLID WASTE DISPOSAL SYSTEMS TO MEET THE NEEDS OF THE LOCAL COMMUNITY; AND TO MAINTAIN THE CURRENT LEVEL OF PUBLIC SERVICES AND FACILITIES AND TO CONSIDER FURTHER SERVICING AS DEMAND WARRANTS AND FINANCIAL CAPABILITY ALLOWS.

Policies:
Institutional and Public Use
6.1 The lands designated for Institutional and Public uses within the Plan Area are located within the Blue River Urban Growth Area and include the Blue River Elementary School, the Blue River cemetery, the Community Hall, and a future secondary school site west of Highway #5.

6.2 Institutional and Public uses include: public and private schools, hospitals and health care facilities, the offices and compounds of Government agencies, and other similar uses.

6.3 Institutional and Public Use areas may be used for buildings and facilities for Institutional and/or Public Use.

6.4 At such time as development and population growth deem it appropriate, a parcel on the west side of the Highway #5 corridor will be selected for a future secondary school site. In determining the location of the selected parcel consideration will be given to vehicular and pedestrian access, the necessity of constructing a pedestrian overpass on Highway #5 or the installation of traffic signals, servicing, and other development related matters.

6.5 The Board of Directors will encourage senior government agencies and utility companies to develop and to improve telephone, fiber optics and other telecommunications infrastructure within the Plan Area.
6.6 The Board of Directors will encourage the School District, Thompson Rivers University, and other educational institutions to develop extension programs for training and educational opportunities in Blue River.

Public Facilities:
6.7 Plans to upgrade the Blue River Community Water System and its collection and distribution system are recognized by the Board of Directors.

6.8 Water conservation shall be encouraged in the Plan Area, including the installation of low-flow plumbing fixtures in new construction.

6.9 The Community Plan will accommodate facilities required to comply with the Regional Solid Waste Management Plan.

6.10 When growth of the community necessitates the construction of a sewage treatment plant, this facility will be developed to provincial standards, sited in an appropriate location and will make use of innovative treatment and discharge methods.

6.11 Consideration will be given to the provision of additional services on a Local Service Area basis, taking into account the financial capabilities of the community of Blue River and the Regional District.

7. TRANSPORTATION

Objective:
7.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO ENCOURAGE THE MAINTENANCE OF SAFE AND EFFICIENT TRANSPORTATION NETWORKS WITHIN THE PLAN AREA.

Policies:
7.1 In order to maintain the functional integrity of Highway #5, the Yellowhead Highway, as a Controlled Access Highway, the use and extension of frontage roads is encouraged.
7.2 Any roadways developed within the Plan Area, with the exception of those constructed or authorized by the Ministry of Forests and Range, shall adhere to the standards of the Ministry of Transportation and Infrastructure.

7.3 When designing new roads, the Ministry of Transportation and Infrastructure and developers shall be encouraged to consider the need for snow storage.

7.4 When designing new roads, the Ministry of Transportation and Infrastructure and developers shall be encouraged to consider the need for emergency, solid waste and recycling service vehicle access.

7.5 In order to maintain the functional integrity of the main line of the Canadian National Railway, and the transmission lines of BC Hydro, Telus (fiber-optics cable) and the Kinder Morgan Canada Company, compatible land uses will be designated along and adjacent to these corridors in order to minimize future conflicts.

7.6 In order to protect the operational integrity of the Blue River airport the Board of Directors will work cooperatively with Transport Canada to establish appropriate zoning, with required obstacle height limits, for the lands surrounding the airport. In addition, property owners within the boundaries of the Airport Flight Path Protection Area as shown on Map 1, and especially within the limits of the take-off/approach flight paths, will be encouraged to consider the potential impacts and hazards of aircraft flight operations on their property and its intended use.

7.7 The Board of Directors will work with the Ministry of Transportation and Infrastructure to increase traffic safety along the Yellowhead Highway within the Plan Area.

7.8 The Board of Directors will encourage the CNR Co. to reduce speed, eliminate the train whistles, and encourage greater safety near the Blue River Community Park.
8. HAZARD AREAS

Objective:
8.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO ENSURE THAT DEVELOPMENTS IN HAZARD AREAS ARE DISCOURAGED, AND THAT WHERE SUCH DEVELOPMENT IS UNAVOIDABLE THAT ADEQUATE PRECAUTIONS ARE TAKEN.

Policies:
8.1 Hazard areas identified within the Plan Area include:

   a) the floodplain of the North Thompson River, the Blue River, Mud Lake and other watercourses and lakes;
   b) the fans at the mouths of larger tributaries to the above watercourses which are subject to channel shifting and bank overflow;
   c) the outside banks of the North Thompson which are subject to erosion;
   d) areas near the base of colluvial slopes or bedrock outcrops which are susceptible to rolling or falling rock;
   e) areas adjoining steep slopes, creek channels or gullies which are within avalanche paths.
   f) areas within an urban/wildland interface where there is a wildfire hazard.

Floodplains:
8.2 Development in floodplain areas shall be limited to parks, open space, recreation or non-intensive agricultural uses.

Erosion, Rockfall and/or Avalanches:
8.3 In order to ensure the safety of life and property within a hazard area subject to avalanche erosion, channel shifting, bank overflows, and rolling or falling rock, developers must obtain a professional engineer's report which addresses the relevant hazard and the intended means of mitigating the potential impact of this hazard on the proposed development. Any development
which takes place on the subject property shall comply with the recommendations of the report and the requirements of Provincial and Federal agencies having authority.

Wildfire Hazard Management

Wildfire is a risk for settlements within the Official Community Plan Area. The objective of the Wildfire Hazard Management policies is to regulate development activities to reduce the risk to citizens and property in areas where there is a hazard of wildfire. Two factors have increased the hazard of wildfire within the Official Community Plan Area. The first factor is the forest health epidemic, which is causing a widespread mortality of trees, thereby adding fuel loads to forests and grasslands, and to any wildfire that should arise. Secondly, it is anticipated that one of the impacts of climate change will be increased drought during late spring, summer, and early autumn; drought can increase the duration of the wildfire season, and have a negative impact on the availability of water to combat wildfires in our communities.

The Official Community Plan Area has High Wildfire Hazard Areas, as identified by the Ministry of Forests and Range and shown on the attached Wildfire Hazard Map 3. Also shown on the Wildfire Hazard Map are Buffer Zones, which represent land located within 2 kilometers of the High Wildfire Hazard Areas that are at risk of fire through spotting of airborne embers; and Moderate to Low Wildfire Hazard Areas.

8.4 Within a High Wildfire Hazard Area, prior to undertaking any subdivision or development application that will create four or more parcels or dwelling units the landowner shall provide the Regional District with a Wildfire Hazard Assessment Report for the proposed development, prepared by a Registered Professional Forester licensed in BC or equivalent qualified professional.

The Wildfire Hazard Assessment Report shall:

i. Assess the current wildfire hazard;

ii. Assess conditions on and off-site including neighbouring lands;

iii. Evaluate the proposed development for wildfire susceptibility; and
iv. Provide Fire Smart wildfire hazard mitigation recommendations to reduce the hazard of wildfire for the land and buildings to moderate or lower.

The recommendations of the Wildfire Hazard Assessment Report shall be implemented during development and be written into a restrictive covenant to be registered on the property title advising the property owner of the ongoing responsibility to manage their land and buildings in accordance with the recommendations of the Wildfire Hazard Assessment Report.

8.5 Within a High Wildfire Hazard Area, during any subdivision or development application that will create three or less parcels or dwelling units, the property owner shall not be required to submit a Wildfire Hazard Assessment Report, but shall register a standard restrictive covenant on the titles of the properties encouraging landowners to use Fire Smart wildfire hazard mitigation practices for building construction and land management to reduce the wildfire hazard in their development.

8.6 Within the Buffer Zones and Moderate to Low Wildfire Hazard Areas, during any subdivision or land use application the property owner shall register a standard restrictive covenant on the titles of the properties encouraging landowners to use Fire Smart wildfire hazard mitigation practices for building construction and land management to reduce the wildfire hazard in their development.

8.7 Where Wildfire Hazard Management requirements and Riparian Areas requirements overlap, the Riparian Areas requirements shall prevail.

9. **ENVIRONMENTALLY SENSITIVE AREAS**

Objective:

9.0 DUE TO THE VALUE OF LAKES, WATERCOURSES, WILDLIFE HABITAT AND GROUNDWATER RESOURCES, IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO RECOGNIZE AND PROVIDE SPECIAL PROTECTION FOR CREEKS, RIVERS, LAKES, RIPARIAN AREAS, GROUNDWATER SUPPLIES, AND HABITAT AREAS WITHIN THE PLAN AREA.
Policies:

Water Courses, Lakes, and Riparian Areas:

9.1 Development within the Plan Area shall be directed away from all known spawning streams and waterbodies, and from identified critical wildlife habitat. These areas include: Angus Horne Lake, North Thompson River, Blue River, Cedar Creek, Cook Creek, Whitewater Creek, Smoke Creek, Wilkins Creek, White River, Mud Creek, Grouse Creek and Peddie Creek, as well as Winter Moose Range and Waterfowl Areas along these watercourses. Any development adjacent to these areas shall comply with the Ministry of Environment Land Development Guidelines for the Protection of Aquatic Habitat.

9.2 Development along the shores of Eleanor Lake, Mud Lake and McCormic Lake shall be in accordance the Regional District Lakeshore Development Guidelines.

9.3 Development within the Plan Area shall be directed away from all known streams and waterbodies that support fish life processes and from identified critical wildlife habitat as outlined in the Provincial *Fish Protection Act* and the *Riparian Areas Regulation*.

9.4 The *Riparian Areas Regulation* applies to land and watercourses within the Official Community Plan, and is implemented in accordance with the Zoning Bylaw.

9.5 Where *Riparian Areas Regulation* requirements and wildfire hazard management requirements overlap, the *Riparian Areas Regulation* requirements shall prevail.

9.6 The Integrated Land Management Bureau shall be encouraged not to permit the development of lands in close proximity to Mud Lake due to the high quality of the surrounding area as ungulate habitat.

9.7 Development proposals which may have potential impact on fisheries resources within the Plan Area shall be referred to the appropriate Federal and Provincial agencies for their comments and recommendations.
Wellhead Protection Area:

9.8 The location and extent of the lands designated as the Wellhead Protection Area is shown on Map 2.

9.9 There shall be no development in the Wellhead Protection Area that would have a negative impact on the Blue River community water system groundwater supply.

9.10 The Regional District will work with Federal and Provincial agencies to evaluate whether development applications in the Blue River and White River drainages will have any potential groundwater supply impacts prior to development. Applicants may be required to submit a groundwater impact assessment report.

10.0 PARKS, RECREATION, AND OPEN SPACE

Objective:

10.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO ENCOURAGE THE DEVELOPMENT OF PARKS AND OPEN SPACE FOR THE RECREATION AND ENJOYMENT OF THE COMMUNITY INCLUDING NATURAL PARKS AND GREENWAYS, A TOWN SQUARE, AND PARKS DEVELOPED FOR SPORTS AND RECREATIONAL ACTIVITIES WHILE MINIMIZING RECREATIONAL-RESOURCE USE CONFLICTS TO PROTECT THE RURAL CHARACTER AND ENVIRONMENTAL QUALITY OF THE PLAN AREA.

Policies:

10.1 The lands designated for Parks, Recreation, and Open Space are shown on Maps 1, 2 and 4, and include Blue River Community Park on Eleanor Lake, two undeveloped Community Parks, a river front greenway and a trail system.

10.2 In order to encourage the development of the town centre the Board of Directors, in conjunction with the community parks function, recognizes the 3rd Avenue corridor as the preferred location for the development of a public square.
10.3 The Board of Directors recognizes the Blue River and Avola Community Trail Plan policies regarding the development and maintenance of trails within the Blue River OCP area.

10.4 The Board of Directors will continue to work cooperatively with Thompson Headwaters Services Committee to develop parks, trails, and recreational resources within the Plan Area.

10.5 The Board of Directors encourages the retention of unimpeded public access to water based recreational areas.

10.6 The Board of Directors encourages the creation of a Community Parks Master Plan.

10.7 The Board of Directors shall work with service clubs and other organizations to provide and support public facilities within parks.

10.8 The Board of Directors encourages the sharing of fields, playgrounds and recreational facilities with School Districts.

10.9 The Board of Directors encourages the provision of park facilities based upon the recommended standard of 4 hectares per 1000 population as follows:

- neighbourhood parks = 1 hectare/1000 people
- community parks = 3 hectares/1000 people

10.10 New park, trail and recreational development shall include bear-proof solid waste and recycling containers.

**Park Land and Open Space Acquisition:**

10.11 Recreational lands, existing park sites are designated and shown on the Maps 2 and 4, and include two undeveloped Community Parks, a river front environmental corridor, and trails. They will continue to provide recreation opportunities within the Plan Area.

10.12 With the development of new subdivisions, the direction of the Plan respecting park land acquisition is as follows:
a) To acquire additional park land within the Blue River Urban Growth Area as shown on Maps 2 and 4.

b) Under Section 941 of the *Local Government Act*, the Regional District may, at its option, require a subdivision applicant to dedicate park land or pay money in lieu of park land, in accordance with the following:
   i. Require payment of money when subdivisions are not within the area shown on the Maps 2 and 4 where the Plan calls for acquisition of additional park land
   ii. Require payment of money when subdivisions are within the designated area for park land acquisition, but would not be able to meet the criteria for park land dedication – i.e. size, function, topography
   iii. The money paid to the Regional District in lieu of park land dedication will be used for park land acquisition within the Plan Area

c) The criteria for selection of land to be dedicated by a subdivision applicant for park purposes include the following provisions:

   i. dedication of up to 5% of the entire subject property (as permitted in the *Local Government Act*)
   ii. wherever feasible, the minimum area of the land to be dedicated should meet the guideline of being not less than 2,000 m²
   iii. consideration of potential for additional dedication through future subdivision of contiguous parcels when choosing location
   iv. the land to be dedicated should have an average slope of less than 20%, and contain no obvious hazards such as, but not necessarily limited to, landslip or flooding
   v. natural areas or areas suitable for amenity or stewardship purposes maybe sought where appropriate
   vi. the land to be dedicated should have good road accessibility
   vii. the land to be dedicated shall be free of liens or encumbrances.
10.13 The Plan encourages the provision of new park land that will complement existing private and public recreation facilities, rather than compete with or duplicate existing resources.

10.14 The Plan encourages local community groups to operate and maintain community and neighbourhood parks where possible.

**Intergovernmental Policies:**

10.15 The appropriate Provincial agencies having authority will be encouraged to assist the community in the completion of a “river front” trail connecting the two community parks through the transfer of a 50 metre corridor of Crown lands along the south bank of the Blue River.

10.16 The appropriate Provincial agencies having authority will be encouraged to assist the community in the implementation of the Blue River Community Trails Plan.

10.17 Cooperate with the appropriate Provincial agencies having authority and interest groups in a coordinated effort aimed at increasing public awareness of subjects such as ATV use, watershed management, wildlife protection, noxious weed control and factors causing soil erosion in rural areas of the Plan in order to reduce the impact of recreational activities.

10.18 Cooperate with all appropriate Provincial agencies having authority, as well as the Canadian National Railway to increase opportunities for public access to Blue River and the North Thompson River, where access can be provided while ensuring public safety and suitable water quality protection.

10.19 In cooperation with the appropriate Provincial agencies having authority, the Regional District may establish community parks as demand warrants.

10.20 The Thompson-Nicola Regional District shall work towards the formulation of a Regional Parks Plan, in cooperation with the Provincial agencies having authority.

10.21 Support the proposed Provincial government all-terrain vehicle licensing program, under the proposed off-road vehicle legislation.
11.0 CULTURAL HERITAGE AND ARCHAEOLOGICAL AREAS

Objective:
11.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO RECOGNIZE, PRESERVE AND ENHANCE BUILDINGS AND SITES OF SIGNIFICANT CULTURAL, HISTORICAL AND ARCHAEOLOGICAL VALUE.

Policies:
11.1 It is recognized that the Plan Area is within the traditional territory of the Secwepemc people. This plan is without prejudice to and cannot be used to define and/or limit Aboriginal and Treaty Rights and Aboriginal Title of First Nations in British Columbia.

11.2 Cultural heritage and archaeological resources in the Plan Area include “Our Lady of Snow” Catholic Church, the island at Mud Lake, Minnie’s Cabin, and the Old Heritage Graveyard behind the highways yard.

11.3 Development in the Plan Area should not disrupt, alter or damage any archaeological or heritage sites which are currently identified, or those which may be discovered or identified in the future.

11.4 In conjunction with the Heritage Conservation Bylaw, the Board of Directors will work with those landowners who wish to have their property designated as heritage sites in the Plan Area.

11.5 The Regional District will work with the community to identify heritage resources in the Plan Area.

12. COMPREHENSIVE RESORT DEVELOPMENT

Objective:
12.0 TO ENCOURAGE DEVELOPMENT OF A COMPREHENSIVE RESORT WHICH WILL CATER TO A BROAD RANGE OF RECREATIONAL, COMMERCIAL AND RESIDENTIAL USES.
Policies:

12.1 Comprehensive Resort Development shall locate in areas designated Comprehensive Resort Development as shown on Map 1.

12.2 Lands designated for Comprehensive Resort Development shall be suitable for the development of recreational and commercial facilities and may include alpine ski facilities, resort accommodation, golf courses, adventure tourism, open land recreation, recreational-residential accommodation, helipads, and related amenities generally associated with major resorts.

12.3 Comprehensive Resort Development must clearly define all its components and facilities to demonstrate their inter-relationships and their roles as integral parts of the overall development in the community of Blue River.

12.4 To implement a Comprehensive Resort Development, zoning categories shall be established to differentiate or distinguish between the specific uses proposed within the development.

12.5 The developers of a Comprehensive Resort Development must provide community water supply and community sewage disposal services in accordance with applicable Regional District and appropriate Provincial agency regulations. In accordance with the Regional Growth Strategy, development in Comprehensive Resort Development areas must use creative design concepts to minimize servicing costs and maximize open space and environmental amenities.

12.6 Comprehensive Resort Development plans must include provisions for residential accommodation for employees within the development or within the Urban Growth Area. Fifteen (15%) percent of the bed units created should be available for residential use by employees.

12.7 Comprehensive Resort Development plans shall consider natural hazards, environmentally sensitive areas, soil stability, and other physical development constraints and develop in accordance with the specific hazard and ESA policies of this Plan.
12.8 Development in the vicinity of Mud Lake must conform to the recommended Management Guidelines of the Regional District Lakeshore Development Guidelines, and the Ministry of Environment Land Development Guidelines for the Protection of Aquatic Habitat.

12.9 Comprehensive Resort Development plans shall be compatible with natural environmental values and other rural amenities. Such developments should be planned in harmony with wildlife values, the natural landscape and integrate effectively with the surrounding land uses.

12.10 Comprehensive Resort Development plans shall include a storm water management plan that is designed to maximize predevelopment retention levels of stormwater in order to maintain the existing hydrological balance of the area.

12.11 Comprehensive Resort Development plans shall include a solid waste management strategy that conforms to the requirements of the Regional Solid Waste Management Plan.

12.12 Comprehensive Resort Developments shall include a liquid waste management plan.

13. GREENHOUSE GAS (GHG) EMISSION REDUCTION

In 2007, the Provincial Government passed Bill 44 – the *Greenhouse Gas Reduction Targets Act* – thereby committing the Province to reduce GHG emissions by 33% below 2007 levels by the year 2020 and 80% below 2007 levels by the year 2050. In order to help achieve this commitment, the Province enacted the *Local Government (Green Communities) Statutes Amendment Act* ("Bill 27"). Under this legislation and Section 877(3) of the *Local Government Act*, Official Community Plans are now required to include targets for the reduction of GHG emissions as well as policies and actions to support the reduction targets.
As signatory to the B.C. *Climate Action Charter*, the TNRD has voluntarily agreed to develop strategies and take actions to achieve the following goals:

i. being carbon neutral in respect of corporate operations by 2012;
ii. measuring and reporting on the community’s GHG emissions profile; and
iii. creating complete, compact, more energy efficient rural and urban communities.

**Targets**

The Province has provided each local government with a Community Energy & Emissions Inventory (CEEI) report to track and report annual community-wide energy consumption and GHG emissions. For the baseline year 2007, the Regional District’s CEEI report includes GHG emission estimates in three sectors - on-road transportation, buildings, and solid waste. There is no specific data on the quantity of GHG emissions generated within the Plan Area. However, the CEEI data shows that transportation accounts for the majority of GHG emissions in the region followed by buildings and solid waste. Reducing transportation emissions is a challenge in rural communities therefore additional Provincial and Federal Government policies, actions and initiatives will be needed to support the community-wide GHG reduction targets set by the Regional District.

Recognizing the challenges of reducing GHG emissions in rural communities, the Regional District sets the following community-wide GHG reduction targets:

- 10% by 2020 from 2007 levels
- 33% by 2050 from 2007 levels

The Regional District will utilize the provincially supplied 2007 CEEI data as the baseline for measuring GHG emission reductions.

Achievement of the community-wide reduction targets will be supported by the following policies and actions:
Policies:

13.1 Consider climate change and the impacts of land use decision making on climate change when reviewing new development applications and undertaking long-range planning initiatives.

13.2 Encourage compact community design, infill development and planning strategies that reinforce smart growth principles and best practices in sustainable development.

13.3 Encourage and support non-vehicular walkways, trails and alternative modes of transportation to help reduce automobile dependence.

13.4 Encourage and support energy efficient new construction and the retrofit of existing buildings.

13.5 Encourage water conservation, including the installation of low-flow plumbing fixtures in new construction.

13.6 Encourage low-impact renewable energy generation including solar and geothermal technology.

13.7 Encourage and support initiatives to upgrade wood-burning appliances through wood stove exchange programs.

13.8 Support the preservation of agricultural lands and local food production.

13.9 Encourage local community gardens and farmers’ markets within the Plan Area.

13.10 Encourage tree planting where appropriate and the retention of existing healthy trees and natural vegetation during new development.

13.11 Support recycling initiatives and the diversion of waste from area landfills.

Actions:

13.12 As signatory to the Climate Action Charter, the Regional District will take steps to address and support the goals of the Charter.
13.13 Raise awareness about BC Climate Action and energy conservation by making relevant informational material available to residents of the Regional District.

13.14 Investigate potential incentives to builders, developers and homeowners who incorporate alternative energy sources.

13.15 Investigate the feasibility of a tree planting incentive program for residents of the Regional District.

13.16 Request the Province’s continued support in providing the Regional District with the tools and resources necessary to monitor and measure GHG reduction levels.

13.17 Continue to raise awareness about recycling and landfill diversion through educational initiatives such as newsletters, information guides, and newspaper inserts.

13.18 Continue to explore opportunities to reduce energy use at Regional District recycling and refuse transfer stations including through the use of alternative energy generation.

13.19 Support waste reduction policies and actions outlined in the Regional Solid Waste Management Plan, including a region-wide goal of 30% reduction in waste disposal by 2013 (from 2004 levels).

13.20 The Regional District shall work toward a comprehensive regional greenhouse gas reduction strategy, including action plans for:

a) Encouraging and improving public transit
b) Encouraging public transit/car-pooling for all Regional District personnel
c) Improving the energy efficiency of existing Regional District buildings
d) Using a minimum “LEED Gold” equivalent standard for all new Regional District buildings where practical, affordable and applicable
e) Purchasing fuel efficient “green” vehicles whenever possible
f) Reducing Regional District personnel travel through video conferencing and other available methods
g) Enhancing urban and rural forests in the Regional District and participating communities where possible
h) Seeking partnerships with participating Regional District municipalities on joint “green” initiatives and undertakings
i) Encouraging development of energy efficient (green) refueling/re-charge options/networks within the Regional District and member municipalities.

14. IMPLEMENTATION

Objective:
14.0 IT IS THE OBJECTIVE OF THE BOARD OF DIRECTORS TO ACHIEVE THE OBJECTIVES OF THIS PLAN WHILE FOSTERING COOPERATION BETWEEN ALL AGENCIES RESPONSIBLE FOR PLANNING AND LAND USE WITH THE PLAN AREA.

Policies:
14.1 Future changes to the Zoning Bylaw of the Thompson-Nicola Regional District must comply with the objectives and policies in this Plan.

14.2 Continue to build and enhance working relationships with First Nations in the plan area, recognizing that constructive and enduring relationships with aboriginal communities provide a foundation for continued constructive dialogue on future regional land use issues.

Approval Process for Development Proposals Contrary to the Plan:
14.3 With respect to development proposals which are contrary to the objectives, policies or land use map designations of this plan, an amendment to the plan shall be required before the development proposal can be accommodated. Providing that the Board of Directors wishes to proceed with the consideration of such a proposal, an amendment to the Official Community Plan shall involve a change to the relevant policy or land use map designation. Upon amendment to the plan, the procedures prescribed in the Local Government Act for rezoning and subdivision approval shall apply.
Blue River Official Community Plan Bylaw No. 2299
Map #2: Urban Growth Area

This Schedule "C" is incorporated in and forms part of Bylaw No. 2299, 2010
Certified Correct:

The information on this map was compiled by the TNRD for regulatory and internal reference purposes only. No representation or warranty is made as to the accuracy of the information.

[Map with various designations and land use areas]