District of Coldstream

Official Community Plan
Text in this document that provides background information, introductions and other explanatory text or photographs are not intended to be interpreted as policy.

Only the population and land use projections, future land use designations, objectives and related policy statements within each section of the OCP Bylaw, as well as Development Permit (DP) Guidelines, are intended as land use and development policy direction.

Schedule A to
Bylaw No. XXXX, 2015

Copies of this Bylaw may be viewed on our website www.coldstream.ca or at the District of Coldstream, 9901 Kalamalka Road, Coldstream, BC V1B 1L6
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1 INTRODUCTION

The Official Community Plan

1.1 Official Community Plans (OCPs) are used as a policy tool by municipal governments for land use planning. OCPs provide guidance regarding the location and nature of community change to residents and landowners and serve to guide municipal councils when making decisions about development, zoning and services to accommodate growth. OCPs can improve local commercial, industrial and residential areas, and they provide direction that neighbourhoods need to retain attractive and stable living environments. The policies of an OCP assist in guiding the decisions of the business and development interests of the community. While it is important that an OCP reflect a consensus of public opinion, it is equally as important that it provides policies looking at future needs as well as current interests.

OCPs are prepared and adopted within the statutory provisions of the Local Government Act. Sections 877 and 882 of the Local Government Act prescribe the general content of OCPs and set out the process for adopting an OCP.

Purpose of the Official Community Plan

1.2 The OCP provides objectives and policies for the community of Coldstream. As a policy document, it sets out a land use management strategy for the next 5- to 10-year period.

The OCP is based on the resources and capabilities of the District of Coldstream. The OCP aims to meet the requirements, needs and aspirations of Coldstream's residents over the short term while providing direction for community development over the long term.

The OCP sets out policy by which the District of Coldstream Council and the public can evaluate development proposals to ensure appropriate growth. The OCP forms the basis for land use bylaws and capital expenditures and needs to be considered in conjunction with the District’s waste management plans, the District’s financial plan, and the Regional District of North Okanagan’s Regional Growth Strategy.

The OCP needs to be reviewed on a regular basis and should be updated periodically to ensure that the document continues to reflect the long-range planning objectives of the community and that policies are achieving desired outcomes.

What an Official Community Plan Can and Cannot Do

1.3 The required content of an OCP is set out in Section 877 of the Local Government Act. The Act outlines the framework for community goals, objectives and policies. The OCP must be flexible and adaptive to changes in the community. To ensure consistency with the municipality’s financial plan, the OCP should have a planning horizon of at least 5 years. To be an effective strategic document, the OCP should look forward 15 to 20 years for longer-term considerations but must recognize the limitations in forecasting beyond a few years.
Within its jurisdiction, the municipality has the authority to set out policies, make regulations and take actions to meet the needs of the community and manage growth and change and, at the same time, to preserve what is valued in the community, for both current and future residents. There are several tools that Council can use to accomplish these aims, but the OCP is the main one.

The main purpose of the OCP is to provide guidance and direction to Council and residents regarding the form and character of the community. The OCP does not commit Council to specific expenditures; conversely, Council cannot endorse actions contrary to the OCP.

The OCP reflects community values which have been determined through input from Council and the general public. The OCP can achieve consensus; yet for some issues, it represents a compromise between opposing viewpoints.

This OCP continues the course charted by the OCPs of the past but does so with the knowledge that times are different. Issues such as global warming, economic downturns, environmental degradation as well as changing social structures may alter some of the community’s previous policies, but in the end it will be done in a manner that preserves the best of what Coldstream has to offer to both the residents of today and tomorrow.

**Studies and Strategies**

1.4 Numerous studies, reports and strategies have been prepared over the years to help inform Council and the community on a variety of issues. Some studies were initiated by Council, while others were prepared by community groups or outside agencies.

Included among these documents are:

- Bicycle and Pedestrian Master Plan, District of Coldstream, January 2007
- Central Coldstream Neighbourhood Plan, District of Coldstream, February 2011
- Foreshore Inventory and Mapping of Kalamalka and Wood Lakes, Okanagan Collaborative Conservation Program, March 2010
- Greater Vernon Parks, Recreation and Culture Master Plan, Greater Vernon Services, March 2004 with January 2005 Addendum 1
- Kalamalka Lake Aquatic Habitat Index, Okanagan Collaborative Conservation Program, December 2012
- Kalavista Neighbourhood Plan, Kalavista Neighbourhood Advisory Committee, December 2011
- Major Roadway Network Plan, District of Coldstream, April 2004
- Master Water Plan, Greater Vernon Water, 2012
- Ribbons of Green Trail Society, various reports
- Sensitive Ecosystem Inventory: Coldstream-Vernon 2007, District of Coldstream et al., June 2008
- Sensitive Habitat Inventory and Mapping (SHIM) of Coldstream Creek, Brewer Creek and Craster Creek, District of Coldstream, December 2009
- Stormwater Management Plan, District of Coldstream, January 2005
Although they are not attached as appendices to the OCP, these documents have formed an invaluable resource for the development of the OCP and have influenced the policies included in the OCP. Where appropriate, recommendations from these reports have been included as policies within the OCP.

The Structure of the Official Community Plan

1.5 The OCP is divided into 23 topic sections as follows:

Section 1 Introduction – introduces the OCP, its purpose, role and structure.

Section 2 Coldstream – The Vision – describes Coldstream in the future. It sets the direction in which Coldstream is moving.

Section 3 Land Use Map Designation – introduces the Land Use Map and the various land use designations on the map.

Section 4 Rural – addresses Agricultural, Large Parcels, and Rural 2 land use designations and sets policies regarding buffering and land in the Agricultural Land Reserve (ALR).

Section 5 Residential – deals with the Residential and Multiple-Family land use designations, as well as future residential areas, affordable rental housing and housing for persons with disabilities.

Section 6 Commercial – addresses the location, form, character and type of commercial land uses.

Section 7 Coldstream Town Centre Area – establishes the objectives and policies for the development of this commercial/residential mixed-use area.

Section 8 Industrial – deals with the type and location of General Industrial, Light Industrial, Agricultural Industrial, Mining, Resource Industrial and Aggregate Resources land uses.

Section 9 Institutional – sets policies for rezoning to accommodate institutional uses such as schools, churches and halls.

Section 10 Heritage – recognizes the importance of heritage sites in Coldstream and identifies the designated heritage sites.

Section 11 Parks, Open Space and Trails – provides policies around the parkland system and trail network as well as identifies areas that are best left in their natural state.

Section 12 Hazardous Areas – identifies hazardous areas such as steep slopes and floodplain.

Section 13 Environmentally Sensitive Areas – sets out policies on known environmentally sensitive areas near lakes and creeks, and buffer zones for important habitat zones.

Section 14 Greenhouse Gas Emissions – contains policies to help reduce the community’s greenhouse gas emissions.

Section 15 Transportation – identifies existing and future major roads. Identifies pedestrian and cycling routes as transportation and commuting alternatives, sets out road hierarchies and desired right-of-way widths.
| Section 16 | Water, Sewer and Drainage – sets out policies and standards for servicing future development as well as long-range plans for system extensions and improvements. Identifies a source water protection zone. |
| Section 17 | Temporary Uses – identifies those areas of the community where temporary commercial or industrial use permits can be issued |
| Section 18 | Redesignation Criteria – sets out a series of general criteria that Council may consider in reviewing applications to change the land use designation in the OCP. |
| Section 19 | Rezoning Criteria – sets out a series of general criteria that Council may consider in reviewing rezoning applications. |
| Section 20 | Development Permit Areas – provides specific guidelines for development in designated areas. Guidelines relate to the development of multiple-family, commercial, industrial, environmentally sensitive areas, riparian, and farm buffer areas and guidelines to aid in greenhouse gas reduction. |
| Section 21 | Development Approval Information – provides details on the circumstances that permit Council to request additional development approval information, and what information can be requested. |
| Section 22 | Regional Context Statement – The regional context statement speaks to the relationship between the Coldstream OCP and the Regional District of North Okanagan’s Regional Growth Strategy. It shows how Coldstream policies are aligned with regional goals. |
| Section 23 | Implementation – identifies some of the subsequent bylaw amendments needed to implement policy recommendations of the OCP. |
The District of Coldstream was established in 1906. It is still possible to catch glimpses of that seminal time in history within the District today. The Coldstream Valley is a beautiful and unique east-west valley within the Okanagan region of British Columbia. The Coldstream Valley has been a cradle for the District and supported rich agricultural and logging activities and, more recently, a vibrant community of homes, recreational activities and business ventures.

Protecting that precious heritage and fostering the lifestyles of current and future residents is an important challenge. The Official Community Plan is an expression of that effort and the goal of building a strong, independent and vital community . . . second to none.

The Vision section defines Coldstream in the future. It is the target that the OCP and other policies are aimed at. It does not focus on what we have today but instead speaks to what we want in the future. Some of the objectives may be met in the short term, others may take many years to achieve, while others may not be achieved but are continuously strived for.

In 2007 the District started the development of an Integrated Community Sustainability Plan. Part of the process included having citizens complete a questionnaire looking at various aspects of sustainability. One of the important questions was, Looking forward 50 years, what are the key things you see in your vision for an ideal, sustainable Coldstream? The following list summarizes the key themes:

- Clean water and air
- Extensive pedestrian and cycling connections
- Local shopping opportunities
- Rural character retained
- Rural character along with compact, small scale “urbanized” areas, concentrated higher density
- Strong, viable agriculture
- Citizens consuming locally grown food
- Restricted and managed development
- Greenspaces and parkland
- High-quality infrastructure – safe drinking water and sanitary sewers
- Good transit service, even light rail
- Renewable energy
- Recycling
- Young families
- Safety for residents
- Protection of watershed and Kalamalka Lake
During 2008 and 2009 these topics were further refined through a process involving Council and staff. Part of that process involved looking at Coldstream 20 years in the future and describing what that community would look like. There were 11 topic areas provided, those being:

- Natural Environment
- Form of Development
- Agriculture/Food Production
- Infrastructure and Facilities
- Transportation
- Governance and Citizen Engagement
- Air Quality
- Social, Cultural, Community
- Local Economy, Commercial, Industrial
- Waste Management
- Energy Use

Participants ranked a variety of specific issues related to each of the topics, and this group ranking was used to formulate a list based on importance or significance. This information, coupled with information from the 2007 community questionnaire, has been used to create seven fundamental areas of strategic significance. These are broad categories representing basic community concerns that will be focused on over the next 20 or more years.

The key identified areas are:

<table>
<thead>
<tr>
<th>Agriculture</th>
<th>Environment</th>
<th>Active</th>
<th>Rural</th>
<th>Sustainable Infrastructure</th>
<th>Housing</th>
<th>Economy</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.png" alt="Agriculture Icon" /></td>
<td><img src="image2.png" alt="Environment Icon" /></td>
<td><img src="image3.png" alt="Active Icon" /></td>
<td><img src="image4.png" alt="Rural Icon" /></td>
<td><img src="image5.png" alt="Sustainable Infrastructure Icon" /></td>
<td><img src="image6.png" alt="Housing Icon" /></td>
<td><img src="image7.png" alt="Economy Icon" /></td>
</tr>
</tbody>
</table>

Each of these topics is identified by a representative icon and colour that will be used throughout the OCP. The icons are a quick reference allowing readers to see which aspect of the overall development of the community that each planning policy is meant to influence.

The points on the next 7 pages add context to the topic areas. They are not exhaustive nor meant to limit what can be considered when developing policy in each area.

The Vision is all about the Coldstream we leave for our children and grandchildren. It's not about today; it's all about tomorrow.
Agriculture

- Strong, viable agriculture
- Citizens consuming locally grown food

The residents of Coldstream value the agricultural industry. It is seen as an important component of living in the Coldstream valley. It provides job opportunities, supports the local economy, provides locally grown food and, as importantly, adds to the aesthetics of the valley.

In the future, agriculture is still an important component of the Coldstream community:
- The amount of food produced has increased and is available at both local stores and the farm gate.
- Farmers continue to receive a secure and affordable supply of water.
- Policies have been implemented to minimize conflicts between agricultural and non-agricultural uses.
- Agricultural production has diversified, expanding into high-value specialized crops.
- Residents have access to community gardens.
- Public greenspace is used for food production.
Environment

- Clean water and air
- Greenspaces and parkland
- Renewable energy
- Protection of watershed and Kalamalka Lake
- Recycling

Kalamalka Lake remains a pristine water body. It is a safe source of drinking water. The lake supports a wide variety of wildlife, from fish to birds, mammals, and amphibians. People use the lake for recreation, from electric ski boats to human-powered kayaks.

Photovoltaic electricity, solar-heat and waste-heat capture are all in common use in the community. Charging stations for electric vehicles are located in public and private parking areas.

The hillsides and valley bottom provide high-quality habitat for a variety of animals. Breeding, wintering, and feeding areas are connected by functional wildlife corridors.
Active

- Extensive pedestrian and cycling connections
- Local shopping opportunities
- Compact, small-scale “urbanized” areas, concentrated higher density

Walking and cycling are convenient ways to get around in the community. Children walk to school on sidewalks or trails.

Trails are available for community and recreation.

Parks are located within neighbourhoods. Small developed greenspaces are within an easy walking distance from most homes in the community. They provide a great place to meet with neighbours and have impromptu gatherings.
Coldstream’s rural heritage is fundamental to the community, but what it means has evolved over the years. The community continues to shift from an agricultural community to an urban community in a beautiful rural setting. No matter where you live in Coldstream, you have a view of productive agricultural land. You might not work in the agricultural industry, but you are connected in some way, whether it is by knowing someone who is employed in the industry or by simply enjoying the local produce.

The rural landscape is preserved, both the working agricultural lands and the natural hillsides that define Coldstream’s vistas.

Coldstream feels spacious, but the land base is used efficiently to ensure that urban sprawl does not overtake the rural landscape.
### Sustainable Infrastructure

- High-quality infrastructure – safe drinking water and sanitary sewers
- Safety for residents
- Good transit service, even light rail
- Restricted and managed development
- Industrial development within existing industrially zoned areas
- Diversified tax base

Appropriate infrastructure is in the community. Cost-effective efficient systems are the standard. The latest innovative systems are routinely considered when looking for solutions.
Housing

- Housing that is appropriate for people of all ages and incomes is available.
- Residents can 'age in place'.
- Remaining in the community has become an option for the young adults and senior citizens.

Housing options in Coldstream have expanded to accommodate citizens' needs throughout their lives. Smaller affordable single-family homes are available for young people entering the market.

More multi-family housing options are available. Houses are designed to be flexible to evolve with family needs. People can live most of their lives in Coldstream. It is not necessary to move away to find appropriate housing.
Economy

- Tax base is diversified
- Money remains in the community
- Goods and services are available locally
- Existing business are expanding

There is less reliance on residential tax as commercial and industrial development has increased. With a greater range of products and services available locally, residents no longer have to drive into Vernon for day-to-day goods but can shop locally by bike or walking.

The agricultural industry is growing with a shift away from low-revenue silage crops to higher-return food commodities. On- and off-farm industries are developing to provide processing capacity for locally grown produce.
3 LAND USE MAP DESIGNATION

3.1 The future use and development of land within the District of Coldstream should be consistent with the overall pattern of land use depicted on the Land Use map, based on the following land use designations:

- Agricultural
- Commercial
- General Industrial
- Institutional
- Large Parcels
- Light Industrial
- Multifamily Residential
- Open Space
- Parkland
- Public Transportation Corridor
- Residential
- Residential Cluster
- Resource Industrial
- Rural 2
- Shopping Centre Commercial
- Town Centre Mixed Use

The general types of uses encouraged in each land use designation are explained in subsequent sections of this OCP.

3.2 Council recognizes that some existing land uses do not conform to the designations shown on the Land Use map. The intent of Council is not to change the use of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this OCP is in force.
**4 RURAL**

**Background**

4.1 Rural and agricultural lands make up the majority of Coldstream’s land base. Most of the land in the valley bottom is agricultural except for the residential communities near Kalamalka Lake and Lavington. The rural land on the valley sides is largely forest or grassland.

With its high agricultural capabilities, much of the land in Coldstream falls into the Agricultural Land Reserve (ALR). Most of the lands in the ALR have irrigated agricultural capability ratings of Class 1 to Class 3, where Class 1 represents the highest agricultural capabilities and Class 7 represents the lowest. This high-capability agricultural land is a valuable resource in BC where only about 1% of land falls into the Class 1-3 agricultural capability.

A survey conducted as part of the 2004 OCP planning process emphasized how important agriculture is to the people of Coldstream:

- "Preserving Agricultural Land" was the third most important issue (88% thought it had a medium or high level of importance), falling just behind "Managing Rapid Population Growth" and "Preserving Environmentally Sensitive Areas", which were both of highest importance, and "Keeping Tax Rates Constant”.
- The majority (58%) thought we should preserve most agricultural land but allow owners to subdivide their poorer agricultural land for other uses.
- When asked how often neighbouring agricultural activities interfere with the enjoyment of their home, 67% said "Almost Never", although some localized conflicts were reported.

Residents also gave a clear message to retain the rural character of Coldstream in their written comments and opinions voiced at public workshops held in 2004. The importance of retaining the rural character of Coldstream was far more important than any other issue. Residents wrote that the rural character includes:

- A mix of residential and agricultural uses
- Orchards and farms
- Greenspace and natural areas
- Horses and other livestock
- Large lots
- Views
- “Feels rural and clean”
- "Quiet"
- "Beautiful area"
- "Community is a rare jewel in Canada"
The residents want to make sure that the signs proclaiming Coldstream as "Rural Living at its Best" holds true now and far into the future.

Because of the quality of agricultural land as well as the importance that rural and agricultural character has for the people of Coldstream, this OCP attempts to preserve as much of the rural and agricultural land as possible. In order to manage growth, however, some areas have been identified for future residential use. These growth areas are necessary to direct development to appropriate areas rather than risk unmanaged development in rural areas.

In 2009 the municipality prepared an Agricultural Plan, the purpose of which is to provide long-term recommendations on land use, economic strategies and marketing guidance to the agricultural industry in Coldstream. Some of the land use recommendations have been incorporated into the OCP; others have been presented to the public through zoning proposals. Non-land use recommendations such as marketing may be incorporated through other strategic documents.

Although no survey was conducted as part of the 2013 review, comments provided by people attending the 2013 open houses still show strong connections to the lower density “rural” nature of the community.

**Objectives**

4.2 Council's objectives are to:

1. Preserve the rural and agricultural character of Coldstream to the greatest extent possible; and
2. Retain the viability of agricultural uses and agricultural land.

**Policies**

**General**

4.3 Council's policies are to:

1. Support the recommendations of the Agricultural Plan – Planning Strategy;
2. Encourage protection of agricultural land through support of the ALR and encouragement of continued farm use on agricultural lands;
3. Encourage a continued mixture and diversity of agricultural uses such as orcharding, raising livestock, growing field and forage crops, and other farming and ranching activities. Encourage ancillary uses such as agri-tourism and agri-accommodation as well as home occupations as means of supporting the agricultural sector;
4. Support homesite severance on ALR lands as regulated by the Agricultural Land Commission; and
.5 Explore cooperative and shared opportunities with local governments that support agriculture. Examples include regional marketing and branding, Regional Agricultural Support Officer, and funding a shared, mobile agricultural chipping program.

**Rural 2**

4.4 Council’s policies are to:

.1 For rural lands not within the ALR, establish a minimum parcel size that is consistent with the level of servicing and agricultural character of the surrounding properties. Larger parcel sizes will result in lower development densities, helping to minimize conflicts between agricultural and non-agricultural activities;

.2 For rural lands not within the ALR, allow a range of uses including one residential structure (single-family or two-family), limited agriculture (which excludes feedlots, piggeries, or mushroom growing), grazing, resource management, silviculture, forest and grassland habitat, and other rural land uses on a parcel of land designated as Rural 2;

.3 For rural lands within the ALR, allow a range of uses including one residential structure (single-family or single-family with a secondary suite), intensive agriculture (which includes feedlots, piggeries, and mushroom growing), grazing, resource management, silviculture, forest and grassland habitat, and other rural land uses on a parcel of land designated as Rural 2; and

.4 Allow an appropriate range of home-occupation uses on Rural 2 parcels in order to increase the diversity of on-farm incomes while minimizing the potential for land use conflicts between various Rural 2 parcels.

**Large Parcels**

4.5 The Large Parcels designation is intended for the preservation of large parcels because of:

.1 Topographic limitations;

.2 Slope stability;

.3 Visual quality objectives;

.4 Geotechnical, wildfire and other hazard concerns;

.5 Environmental sensitivity;

.6 Requirement for forest management uses;

.7 Inaccessibility; and

.8 Requirement for wildlife habitat.
4.6 Council’s policies are to:

.1 Designate those areas of the municipality that are outside of the ALR, comprised of steep slopes and having minimal infrastructure, as Large Parcels.

.2 Establish within the District of Coldstream Zoning Bylaw, minimum parcel sizes applicable to the Large Parcels designation that are consistent with the area’s high environmental value, steep slopes and minimal servicing;

.3 Retain areas in the Large Parcels designation as shown on the Land Use map;

.4 Not support redesignation of these areas for subdivision into smaller lots, or for development as residential housing;

.5 Allow a range of rural land uses consistent with the low level of servicing and the low density of development appropriate for these areas, this includes limited agriculture, grazing, resource management, silviculture and other rural land uses in the Large Parcels designation;

.6 Allow one residential structure (single-family or single-family with a secondary suite) per parcel of land designated as Large Parcels.

.7 Allow a second residence for accessory employees in the Large Parcels designation on parcels larger than 8 hectares; and

Agricultural

4.7 Council’s policies are to:

.1 Designate land within the ALR as Agricultural, with the following exceptions:

(a) Existing residential subdivisions designated Residential as shown on the Land Use map; and

(b) Existing lands zoned and developed for Commercial, Light Industrial or General Industrial use.

These are properties that, although within the ALR, are developed for non-agricultural purposes. To provide clarity on jurisdictional control, these lands should be excluded from the ALR;

.2 Support applications to exclude properties that are designated for non-agricultural use from the ALR, provided that appropriate conditions are established to mitigate the impact of having non-farm uses within farming areas;

.3 Amend the Zoning Bylaw to allow all agricultural land uses, as well as single-family residential, secondary suites, agri-tourism and other land uses consistent with the provisions of the Agricultural Land Commission, and the recommendations of the Agricultural Plan;
Consider site-specific zoning to allow agri-accommodation use. Criteria that support rezoning for agri-accommodation uses include:

(a) Limiting the use to properties that have farm assessment;
(b) Allowing a maximum of 10 tourist accommodation units and base the number of units on the farm size;
(c) Having a minimum farm size of 8 ha for agri-accommodation uses;
(d) Occupancy of the units being seasonal only and not be rented out on a long-term basis;
(e) Where multiple sites are involved, encouraging lot consolidation either by plan or restrictive covenant;
(f) Having a maximum floor area for an agri-accommodation unit of 50 m²; and
(g) Locating the agri-accommodation use within a farm home plate.

Site-specific rezoning will ensure that a rezoning process is undertaken to ensure consideration of ALR issues and to trigger neighbourhood consultation.

Minimize the amount of agricultural land being used for non-farm purposes through the establishment of farm home plate zoning standards.

Support the Farm Worker Housing policy as set out in the Agricultural Plan – Planning Strategy, provided that it is in accordance with the appropriate maximum density set out in the Zoning Bylaw. Subject to a housing agreement between the farmer and the District of Coldstream, farm worker housing is supported, provided that the agreement addresses:

(a) Farm worker housing units having a maximum floor area;
(b) There being a maximum number of farm worker housing units on the farm based upon the needs of the individual farm;
(c) Farm worker housing units not being rented out on a long-term basis to non-farm workers; and
(d) Removal of the units when they are no longer required to house farm workers;

and that the housing agreement is in place prior to the construction of any farm worker housing units; and

Review agricultural setbacks in the Zoning Bylaw in an effort to minimize the impact and conflict created by proximity of farm and non-farm uses.
Buffering

4.8 Council's policies are to:

.1 Designate as Open Space the non-ALR land between the southeast portion of Middleton Mountain and the agricultural land to the southeast, in recognition of its potential as a natural buffer between the urban development of Middleton Mountain and the agricultural land;

.2 Require developers of non-agricultural uses to provide buffer areas on their development when those developments are located next to areas designated as Agricultural;

.3 Give consideration to amending the Zoning Bylaw to include buffer requirements and standards for non-agricultural developments adjacent to agricultural land. The standards should be consistent with the buffering recommendations of the ALC, taking into consideration local concerns and ability to accommodate buffers in existing developed areas;

.4 Discourage road endings that abut the ALR boundary unless they are intended to improve access to ALR land for farming purposes;

.5 Designate non-ALR lands adjacent to the ALR boundary as a development permit area for the purpose of the protection of farming; and

.6 Examine additional measures that can be implemented through zoning and servicing standards to improve water quality and riparian habitats in areas where agricultural activities occur such as livestock watering.

Agricultural Lot Consolidation

Objectives

4.9 Council’s objective is to encourage and facilitate the consolidation of smaller parcels located in the ALR.

Policies

4.10 Council’s policy is to:

.1 Require, where appropriate, the consolidation of farm parcels as a condition to the District’s support of homesite severances, non-farm use activities or subdivision of ALR land.
Secondary Suites

Objectives

4.11 Council's objectives are to:

.1 Increase the availability of housing within the agricultural community;

.2 Increase farm property incomes; and

.3 Increase the availability of housing for farm help.

Policies

4.12 Council's policy is to:

.1 Retain zoning provisions allowing a secondary suite on properties zoned for agricultural use.

Urban Agriculture

Objectives

4.13 Council's objective is to allow urban agriculture.

Policies

4.14 Council's policies are to:

.1 Support the recommendations of the Agricultural Plan – Planning Strategy.

.2 Consider amending the Zoning Bylaw to allow up to four laying hens per property in appropriate residential zones, subject to regulations for the purpose of minimizing any conflict between adjoining residential properties, including but not limited to:

(a) Property line setbacks; and

(b) Coop sizing;

.3 Consider amending the Zoning Bylaw to add community gardens as a permitted use on lands outside of the ALR;

.4 Encourage producers to hold a farmers’ market within the District of Coldstream; and

.5 Explore branding and cooperative marketing for Coldstream agriculture and regional agriculture.
Background

Population and Housing

5.1 Coldstream is an extremely attractive area with its combination of lakes, parks, views, climate, greenspace, orchards, farms and rural atmosphere. As a result, it has grown steadily over the years, seeing significant growth at times and slower growth during others. The rate of growth usually reflects the economic prosperity of the province, and more recently the prosperity of Alberta where many new residents are relocating from or purchasing second homes. Table 5.1 shows the past and current population of Coldstream:

<table>
<thead>
<tr>
<th>Year</th>
<th>Census Population</th>
<th>5-Year Growth</th>
<th>Growth / Annum</th>
</tr>
</thead>
<tbody>
<tr>
<td>1966</td>
<td>2,660</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1971</td>
<td>3,602</td>
<td>35.4%</td>
<td>6.25%</td>
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<tr>
<td>1976</td>
<td>4,995</td>
<td>38.7%</td>
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<tr>
<td>1981</td>
<td>6,450</td>
<td>29.1%</td>
<td>5.25%</td>
</tr>
<tr>
<td>1986</td>
<td>6,872</td>
<td>6.5%</td>
<td>1.28%</td>
</tr>
<tr>
<td>1991</td>
<td>7,999</td>
<td>16.4%</td>
<td>3.08%</td>
</tr>
<tr>
<td>1996</td>
<td>8,975</td>
<td>12.2%</td>
<td>2.33%</td>
</tr>
<tr>
<td>2001</td>
<td>9,106</td>
<td>1.5%</td>
<td>0.29%</td>
</tr>
<tr>
<td>2006</td>
<td>9,470</td>
<td>4.0%</td>
<td>0.79%</td>
</tr>
<tr>
<td>2011</td>
<td>10,315</td>
<td>8.9%</td>
<td>1.77%</td>
</tr>
</tbody>
</table>

Coldstream’s average annual growth rate over the 45-year period (1966 to 2011) was approximately 3%, but as can be seen in Table 5.1 this average growth rate has fluctuated throughout that period.

The most recent population estimates Table 5.2 published by the Provincial Government (BCStats) show a decline in the population between 2011 and 2012, followed by a rebound between 2013 and 2014. Current building permit approvals suggest that there will be an increase between 2014 and 2015.

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Annual Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>10,415</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>10,324</td>
<td>-0.9%</td>
</tr>
<tr>
<td>2013</td>
<td>10,320</td>
<td>0.0%</td>
</tr>
<tr>
<td>2014</td>
<td>10,551</td>
<td>2.2%</td>
</tr>
</tbody>
</table>
Table 5.3 shows how Coldstream's population could increase given a range of growth rates:

Rate 1 – 1.3% growth per year, which is the average annual growth between 2001 and 2011.
Rate 2 – 2.15% growth per year, which is mid-range between recent and historical numbers.
Rate 3 – 3.0% growth per year, which is the average annual growth rate over the past 45 years.

<table>
<thead>
<tr>
<th>Year</th>
<th>Rate 1 (1.3%)</th>
<th>Rate 2 (2.15%)</th>
<th>Rate 3 (3.0%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>10,315</td>
<td>10,315</td>
<td>10,315</td>
</tr>
<tr>
<td>2016</td>
<td>11,001</td>
<td>11,386</td>
<td>11,956</td>
</tr>
<tr>
<td>2021</td>
<td>11,732</td>
<td>12,568</td>
<td>13,857</td>
</tr>
<tr>
<td>2026</td>
<td>12,512</td>
<td>13,874</td>
<td>16,062</td>
</tr>
<tr>
<td>2031</td>
<td>13,344</td>
<td>15,316</td>
<td>18,618</td>
</tr>
<tr>
<td>Increase</td>
<td>3,029</td>
<td>5,001</td>
<td>8,303</td>
</tr>
</tbody>
</table>

These rates suggest a significant population increases over the next 20 years (2011-2031). However, the actual population will be constrained by the land available for development. Although the Local Government Act requires only a 5-year forecast of residential land needs, the OCP provides information on a 20-year horizon starting from 2011. The projected population increase is 3,029 at the low rate and 8,303 at the high rate. The population increase can be translated into housing units needed over the next 20-year period. At 2.4 persons per household, and 1.3% growth, approximately 1,280 housing units will be required between 2011 and 2031, or about 64 units per year. At a growth rate of 3% annually this increases to 3,460 total units or 173 units per year. Because the growth rate is a compounding factor, the earlier years see a lesser demand, while the later years see rates greater than the average annual.

The predominate housing type in the community is a detached single-family house. Table 5.4 provides a breakdown of housing types in the community based on the 2011 census. The same information is provided in graphic form in Figure 5.1.

<table>
<thead>
<tr>
<th>Structural type of dwelling</th>
<th>Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>3,800*</td>
<td>100.0%</td>
</tr>
<tr>
<td>Single-detached house</td>
<td>3,205</td>
<td>84%</td>
</tr>
<tr>
<td>Side-by-side duplex</td>
<td>75</td>
<td>2%</td>
</tr>
<tr>
<td>Row house</td>
<td>65</td>
<td>2%</td>
</tr>
<tr>
<td>Apartment</td>
<td>50</td>
<td>1%</td>
</tr>
<tr>
<td>Up-and-down duplex</td>
<td>170</td>
<td>5%</td>
</tr>
<tr>
<td>Movable dwelling</td>
<td>220</td>
<td>6%</td>
</tr>
</tbody>
</table>

* Due to rounding practices, the total number of structures may not equal the sum of all categories.
Figure 5.1
Housing Composition

Type of Occupied Private Dwellings

Assuming a similar ratio of housing types in the future, Table 5.5 illustrates the annual demand for dwelling units of a specific type:

Table 5.5
District of Coldstream
Annual Demand for Dwelling Units

<table>
<thead>
<tr>
<th>Type of Dwelling</th>
<th>Annual Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total - dwellings</td>
<td>64</td>
</tr>
<tr>
<td>Single-detached house</td>
<td>53</td>
</tr>
<tr>
<td>Side-by-side duplex</td>
<td>1</td>
</tr>
<tr>
<td>Row house</td>
<td>1</td>
</tr>
<tr>
<td>Apartment</td>
<td>1</td>
</tr>
<tr>
<td>Up-and-down duplex</td>
<td>3</td>
</tr>
<tr>
<td>Mobile home</td>
<td>5</td>
</tr>
</tbody>
</table>

Although there is a projected demand for up to 5 additional mobile homes each year, there have been no new mobile home parks or subdivisions created in the recent past. The lack of new mobile homes does not necessarily reflect demand but may speak to the availability of land available for mobile-home development.
Land Supply

5.2 The 5-year land needs based on the 1.3% annual growth rate is approximately 40 ha, assuming a development density of 7 units/gross ha of land. At the higher rate of 3% annual growth, the land need rises to about 100 ha over the 5-year period.

There are 370 parcels considered vacant (less than $20,000 in improvements), comprising a total area of 225 ha. This includes land which is subdivided and available to be built on, as well as larger properties that will need to go through zoning and subdivision approval. This land, which is designated as Residential, is sufficient to accommodate the 300 to 700 units anticipated over the next 5 years. This will be a combination of infill of existing subdivided lots and “greenfield” development.

Survey Results Regarding Housing

5.3 A survey conducted in 2004, as part of the 2005 OCP update, asked people where they would like to see residential development locate. Of the 4,000 surveys distributed in 2004 to community households, 1,200 were completed for a response rate of 30%. The top answers were:

1. Middleton Mountain
2. Coldstream Valley Estates area
3. Buchanan Road north area
4. Lavington

The survey asked about lot sizes residents prefer, resulting in a range of responses:

- 6% A large acreage, more than 2.0 ha
- 10% A very large lot, about 0.8 to 2.0 ha
- 18% A large lot, about 0.4 ha
- 38% A medium lot, about 1000 m²
- 14% A city-sized lot, about 15 m x 30 m
- 11% A townhouse lot with a small yard

These results, when compared to the OCP survey completed in 1991, indicate that there has been an increase in the desire for smaller lot sizes and townhouses. The survey also indicated that residents still overwhelmingly preferred single-family dwellings as the form of housing they would find acceptable in Coldstream. The results point toward medium-sized single-family lots in the Middleton Mountain and the Buchanan Road/Coldstream Valley Estates areas.

The community has not been resurveyed in terms of lot size preferences; however, it is noted that since the 1991 survey was conducted, a new category of single-family lots was created in the Zoning Bylaw. The new Residential Medium-Density Single-Family R.1-A zone has been used in several subdivisions on Middleton Mountain, and the product appears to be well
accepted in the community. Although Coldstream is known for, and continues to be desired for, its large single-family lots, the acceptance of these smaller lots does show some potential to have slightly higher-density, compact single-family development in select areas of the community.

Residential Areas

5.4 While Middleton Mountain can accommodate a significant amount of the development that may occur in Coldstream, the OCP examined a number of other areas that could accommodate development further into the future and provide optional residential areas.

A number of factors were considered in identifying additional areas:

- Areas of potential conflict between agriculture and residential uses;
- Known environmentally sensitive areas;
- Critical habitat areas;
- Areas of potential conflict between industrial and other uses;
- Steep slope hazards on lands outside of the ALR; and
- Stream corridors.

The following areas identified on the Land Use map will supply part of the land needed for future residential development:

.1 Sarsons/Aberdeen Road Area – This area which is adjacent to Middleton Mountain is designated Residential on the Land Use map and could form the next logical extension of sewer and water services. Sarsons Road itself already provides a major network road along the area. However, soil and groundwater conditions require that this area be serviced with a sewer system before being developed to residential densities.

.2 Future Residential Area (hillside above Buchanan Road) – This area is located outside of the ALR on non-agricultural sloping land. It will form a logical extension of sewer services once the Coldstream Valley Estates area is provided with sewer services. The area is also located along an existing road and water line. Development of this area should not have a significant negative impact on the rural character of Coldstream if guidelines are given for sensitive development. Finally, it was chosen by survey respondents as one of the top 3 areas for new residential development in Coldstream.

Objectives

5.5 Council's objectives are to:

.1 Ensure that adequate land is designated for a range of housing types and densities in order to accommodate different socioeconomic groups, age groups and various lifestyles over at least the next 5 years; and

.2 Ensure that future residential development fits into the predominantly rural character of Coldstream.
Policies

Residential

5.6 Council's policies are to:

.1 Allow single-family residential use and duplex residential use in the areas designated as Residential on the Land Use map; limit duplex residential use to areas that are zoned to permit duplex use;

.2 Encourage development and infill of vacant residential areas located close to existing services;

.3 Encourage infill of vacant parcels within existing residential subdivisions;

.4 Consider allowing cluster-housing development in Residential areas as long as the development does not exceed the permitted density for conventional housing, and servicing is provided in accordance with the District of Coldstream Subdivision, Development and Servicing Bylaw. Such development is subject to development permit requirements. Cluster-housing development could be achieved by either direct-control zoning allowing for lots of varying size, or approval as a bare-land strata which, under the provincial regulations, has provision for lot size averaging;

.5 Consider the use of direct-control zoning to allow variable lot sizes within a specific multi-lot residential development, provided that the average lot size is consistent with single-family residential standards;

.6 Set the Grey Canal as the upper limit for Residential designations in Coldstream Valley Estates and along Buchanan Road; and

.7 Allow secondary suites through rezoning application for a specific lot, or a subdivision in the case of multi-lot residential subdivisions.

Future Residential Areas

5.7 The Future Residential Area designation identifies lands that have been determined to be suitable for residential use based on a general overview of environmental, servicing and hazard criteria. The extent of land ultimately rezoned for residential use will be contingent upon confirmation that site-specific issues have been identified and addressed. Site-specific concerns include the delimitation of any geotechnical hazards and the identification of any environmental sensitivities.

5.8 Council's policy is to:

.1 Identify the area between Buchanan Road and the Grey Canal, east of Grey Road, shown on the Land Use map as a Future Residential Area.
### Multiple-Family Residential

5.9 Council's policies are to:

.1 Allow various forms of multi-family buildings up to a density of 37 units/ha in areas designated as Multiple-Family Residential;

.2 Identify areas in the community that are suited for multi-family development, giving consideration to access to infrastructure and proximity to community institutional and commercial services;

.3 Ensure that multi-family development is designed and located to fit with the rural character of Coldstream, by designating them as development permit areas;

.4 Strongly encourage a high proportion of ground-oriented multi-family housing within the Multiple-Family Residential designation. Ground-oriented means housing that provides a private principal entry to each unit from the outside. Ground-oriented multi-family housing can include duplexes, townhouses, stacked townhouses and ground-floor apartment units;

.5 Consider combinations of housing forms within a single Multiple-Family Residential development, including clustered single-family dwellings and zero lot line (no setback on one side) development, along with the various forms of multiple-family development;

.6 In areas designated for multi-family development, consider utilizing direct-control zoning to allow single-family housing at rates of up to 15 dwelling units/ha. These could be as either bare-land strata or conventional strata developments;

.7 Establish a maximum height for multi-family development that fits within the context of Coldstream’s low-density single-family residential character and gives consideration to the firefighting capabilities of the local fire department;

.8 Where potential multiple access points exist, require that access be directed to the location that will minimize through traffic in existing neighbourhoods; and

.9 Ensure that buffering is established for multi-family residential developments as set out in the Buffering section.

### Affordable, Rental, and Housing for Persons with Disabilities

5.10 Council's policies are to:

.1 Encourage construction of affordable and rental housing as part of new housing developments; and

.2 Integrate affordable, rental and special-needs housing in areas with other forms of housing.
Seniors' Residential

5.11 Council’s policies are to:

.1 Encourage the construction of innovative, affordable housing directed at seniors, provided that the development fits with the rural characteristics of Coldstream and is not a secondary suite in a single-family home;

.2 Encourage supported seniors’ housing options, such as congregate housing, provided that the development fits with the rural characteristics of Coldstream;

.3 Identify locations that are convenient to institutional, commercial and professional services. These sites would be considered a priority for future seniors’ housing developments;

.4 Work with seniors’ housing societies to encourage the creation of cost-effective seniors' housing;

.5 Encourage seniors' housing societies to create seniors housing that is accessible for persons with disabilities or easily adapted to be accessible for persons with disabilities;

.6 Encourage seniors' housing developments that address the following:
   (a) Are located within or adjacent to the sewer collection area;
   (b) Can connect to community sewer;
   (c) Are located close to the major road network or collector roads;
   (d) Have a lot coverage that is 50% or less;
   (e) Have a maximum height of 3 storeys, ensuring that the 3 storeys are not on top of exposed basements;
   (f) Are designed to minimize the impact of building height on neighbouring properties;
   (g) Have a density that falls within the Multi-Family density requirements as outlined in this OCP and the Zoning Bylaw; and
   (h) Ensure that buildings fit within the rural character of Coldstream;

.7 Designate seniors' housing developments as development permit areas for the purpose of regulating “form and character” of multi-family residential development; and

.8 Ensure that buffering is established for seniors' residential developments as set out in the Buffering section.
Residential Cluster

5.12 Council’s policies are to:

.1 Encourage smaller parcel cluster development rather than a standard subdivision based on minimum parcel sizes (currently permitted in the Zoning Bylaw) on lands designated as RC - Residential Cluster on the Land Use map.

.2 Revise the Zoning Bylaw to establish density bonusing as the regulatory tool that will allow the clustering and subsequent higher densities to proceed.

Creative Development Concepts - Clustering, Density Bonusing, Density Averaging, and Comprehensive Development Zones

5.13 Council’s policies are to:

.1 Encourage the use of creative development concepts such as:

(a) Clustering;

(b) Density bonusing;

(c) Density averaging; and

(d) Comprehensive development zones in order to provide amenities and preserve open space, natural areas and environmentally sensitive areas;

.2 Consider, where it meets the need of the community, allowing clustering of development on part of a site while the rest of the site remains undeveloped. The tools to implement cluster development include density bonusing, density averaging, and comprehensive development zones;

.3 Amend the Zoning Bylaw to allow density bonusing. Density bonusing can allow owners to build to a higher density than usually permitted in return for a specified amenity such as providing additional parkland, providing walking trails and a wide range of other amenities;

.4 Allow density averaging in order to protect open space, natural features, stream corridors, environmentally sensitive areas and a range of other areas. Density averaging allows the permitted number of units on a parcel to be concentrated on one part of the site, leaving the rest of the site vacant. The average density of the entire site remains the same, although the units are concentrated on only part of the site;
.5 For the purposes of establishing zoning standards for density averaging or cluster development, the number of allowed units should be based upon the net developable area (i.e., deducting the area of land needed for roads or access routes, land needed for park dedication, and hazard, environmental or other non-developable areas);

.6 For complex sites, consider establishing comprehensive development zones. Comprehensive development zones are special zones specific to an individual development site, where different uses and regulations apply to different parts of the site. For example, part of the parcel could allow multi-family residential, part of the parcel could allow small-scale commercial use, part could allow single-family, and part could be retained in a natural state; and

.7 Consider the following amenities in return for density bonusing:

(a) Community buildings and facilities;
(b) Fire hall and fire protection equipment;
(c) Municipal hall;
(d) Additional parkland;
(e) Development on parkland, such as playground equipment, sports fields, landscaping, trails and other amenities;
(f) Additional road construction;
(g) Infrastructure improvements;
(h) Preserving geological, natural, or environmentally sensitive features; and
(i) Other amenities that may be required by the community.
Background

6.1 Coldstream has a limited amount of commercial development concentrated in three main areas:

(a) Coldstream Town Centre Area at Aberdeen Road and Kalamalka Road;

(b) Kalamalka Road Commercial Area at the north end of Kalamalka Lake; and

(c) Lavington Commercial Area at Highway 6 and School Road.

6.2 Most of these businesses serve the convenience commercial needs of local residents as well as area commuters. Bigger-ticket items or more specialized products are usually purchased in Vernon which is the major commercial centre for the area, providing the full range of shopping, business and employment needs for Coldstream residents. With continued growth in the North Okanagan, there are increasing pressures for additional regional and sub-regional shopping centres, although this has been tempered somewhat with the construction of new commercial space in the Anderson Road area of Vernon. While this has increased the overall amount of commercial space within the region, it has not addressed the rather low amount of retail commercial space in the east side of the Greater Vernon area. This could be satisfied in part by designating suitable sites in Coldstream. In particular the Land Use map designates a site for shopping centre commercial purposes located on Highway 6 west of Aberdeen Road. This site is slated for sub-regional shopping centre facilities. The Provincial Government has approved limited access to Highway 6 at this location for shopping centre purposes.

6.3 Residents also operate a number of commercial activities out of their homes such as kennels, nurseries, trucking, machinery operations, and other activities. These types of commercial operations are referred to as "home occupations", and their use is controlled by the Zoning Bylaw.

6.4 Expansion of the existing commercial area in Lavington could increase the number and types of convenience commercial services available for local residents. Being adjacent to Highway 6, these businesses are well located to provide services to the travelling/commuting public. There are some limitations on the scale of development possible due to sanitary sewage disposal requirements established by the Okanagan Basin Water Board, which are incorporated in the Subdivision, Development and Servicing Bylaw. In addition to limitations on subdivision potential due to sewer requirements, access and egress issues related to Highway 6 will impact how new development can take place. The Lavington Commercial Area is identified on the Land Use map.
.5 West Coldstream is also identified as a suitable location for new commercial development. The Coldstream Town Centre Commercial Area is identified on the Land Use map. Portions of this area were rezoned to a mixed-use commercial/residential zone. This new zone provides for a variety of commercial and institutional uses along with multi-family residential use, provided the residential use is within a commercial building. It is expected that the building style will be commercial on the main floor and residential above.

.6 Further development of the existing commercial properties on Kalamalka Road (e.g., Alexander’s Beach Pub and Liquor Store, Kalamalka General Store, Dutch’s Campground) will need to be sensitive to the following:

(a) The area forms an entrance to Coldstream and should not present an urban image;

(b) Access to the sites may create traffic concerns in this area; and

(c) Vernon Creek runs through the area and should be preserved in as natural a state as possible.

In late 2013 the Canadian National Rail Company (CN) began the process of abandoning the section of railway between Coldstream and Kelowna. The District of Coldstream, along with the District of Lake Country, the Regional District of North Okanagan and the City of Kelowna, have expressed an interest in purchasing the corridor for a “rail-to-trail” conversion or potentially a transportation link between the communities in future years. The possibility of obtaining the corridor highlights the significance of the commercial area at the head of Kalamalka Lake for development as a destination for users of this regional trail system.

Whereas earlier OCPs have identified this area as a commercial node primarily focusing on convenience and recreational commercial needs associated with the traveling public and lake users, the potential change in the status of the railway highlights the importance of this area and these properties to the use of the rail bed as a recreation corridor. The long-term use of these properties should be revisited once the abandonment process is completed and ownership of the property is established.

.7 For all commercial areas, Coldstream residents want uses and building designs that will fit with the rural character of Coldstream.
Objectives

6.2 Council’s objectives are to:

.1 Establish small, compact commercial areas to serve local residents and to provide for general commercial uses, including small-scale shopping centre development to serve residents of the Vernon sub-region and communities lying to the east of Coldstream;

.2 Provide for the development of outdoor recreation commercial pursuits such as golf courses, driving ranges and tennis courts, at suitable locations throughout Coldstream, and to consider applications for such development on a site-by-site basis; and

.3 Ensure that the commercial areas fit with the rural character of Coldstream.

Policies

General

6.3 Council’s policies are to:

.1 Allow, within the Commercial designation, a limited range of uses that cater to the needs of local residents, for example:

(a) Convenience stores;
(b) Retail food;
(c) Restaurants;
(d) Gas station;
(e) Medical, dental, veterinary, professional offices;
(f) Drugstore;
(g) Financial services; and
(h) Agricultural and garden supply stores

.2 Ensure that all Commercial development is carefully designed to fit with the rural character of Coldstream by designating development permit areas; and

.3 Not support commercial growth outside of the following areas as shown on the Land Use map:

(a) Coldstream Town Centre Area;
(b) Shopping Centre Commercial Area;
(c) Lavington Commercial Area; and
(d) Kalamalka Road Commercial Area.
**Shopping Centre Commercial Areas**

6.4 Council's policies are to:

.1 Restrict shopping centre commercial development to areas designated Shopping Centre Commercial, as shown on the Land Use map;

.2 Allow, within the Shopping Centre Commercial designation, a range of general commercial uses that cater to the needs of local residents and residents of the North Okanagan alike;

.3 Require that where multiple access points exist, access to shopping centre commercial developments be directed to the location that will minimize through traffic in existing neighbourhoods; and

.4 Establish development permit guidelines specific to each shopping centre commercial area.

**Lavington Commercial Area**

6.5 Council's policies are to:

.1 Establish the Lavington Commercial Area identified on the Land Use map, recognizing that it is conceptual in nature and indicates the approximate location of current and future commercial activity;

.2 Support rezoning land within the Lavington Commercial Area for commercial use; and

.3 Have development permit guidelines for the Lavington Commercial Area to ensure the development fits with the rural and agricultural character of the area and its proximity to Highway 6.

**Kalamalka Road Commercial Area**

6.6 Council's policies are to:

.1 Limit commercial development to the area designated as Commercial at the Kalamalka Road Commercial Area. Expansion of this commercial area beyond the current designation will not be supported;

.2 Review the commercial development potential for the area once the CN Rail abandonment process is completed and ownership of the right-of-way has been established; and
.3 Ensure that development in the Kalamalka Road Commercial Area meets the following criteria:

(a) The development conforms to the rural, agricultural character of Coldstream and gives motorists arriving from Vernon the impression that they are entering a rural area. The character of development will be guided by the Kalamalka Road Commercial Development Permit Area guidelines;

(b) The development retains the integrity of Vernon Creek by establishing setbacks, retaining natural vegetation and by meeting Development Permit Area guidelines; and

(c) The development provides adequate road access in the form of turning lanes and acceleration/deceleration lanes, entrances and exits.

Recreation Commercial

6.7 Council’s policies are to:

.1 Allow recreation commercial uses at suitable locations throughout Coldstream, giving consideration to the following matters:

(a) The uses allowed should be limited to outdoor recreation activities such as golf courses, driving ranges and tennis courts. The size, number and design of the buildings that are associated with the outdoor activity should be compatible with the size, number and design of buildings allowed on adjoining lands, and the use should not detract from the rural character of Coldstream; and

(b) The activity should not place excessive demands on the local government infrastructure. In this regard Council may request the owner to provide a traffic-impact analysis, prepared by a professional engineer, to determine the impact of the development on roads leading to the subject property. If improvements are required to municipal infrastructure, Council could consider entering into a development agreement with the owner, as a condition precedent to rezoning. The development agreement could require the upgrading as a condition precedent to the issuance of any building permits for the proposed development or as a condition precedent to the use of the land for recreation commercial purposes; and

.2 Areas zoned for recreation commercial purposes should be designated as development permit areas to regulate the form and character of the proposed development and to protect the natural environment.
Council’s policy is to:

1. Consider agricultural commercial uses within the Agricultural Land Reserve at suitable locations throughout Coldstream, subject to rezoning in which the following conditions apply:

(a) The site should be suitable for the intended use;

(b) The intended use should not conflict with adjacent land uses, which will be determined by public hearing;

(c) The intended use should be fully serviced with an adequate supply of potable water, as well as sewage and drainage facilities, meeting the requirements of the authority having jurisdiction;

(d) Public roads providing access to the proposed development should be adequate with respect to grade, alignment, width and standard of construction to support the anticipated traffic volume; and

(e) The developer has applied to the Agricultural Land Commission for the proposed use, and the Commission has granted approval.
Background

7.1 The Coldstream Town Centre Area currently accommodates a range of uses including the municipal offices, a fire hall, the Women’s Institute Hall acquired by the District in 2014, Cenotaph Park, a gas station and convenience store, a church, an elementary school and associated playground and sports fields, as well as existing homes and other uses.

Through the process of preparing the OCP, residents and Council identified this area as having the potential to provide Coldstream with a community focus, a people place that helps form part of Coldstream’s identity.

A more detailed examination of the area led to identifying measures that could be taken to create this heart. This information is set out in a document entitled Coldstream Town Centre Plan – A Heart for Our Community – Background Report. Some of the ideas included improvements to Cenotaph Park, and several of these improvements have already occurred. The community expressed a desire to see a centre with primarily civic uses rather than a primarily commercial area. Commercial uses were identified as acceptable if they fit with the scale and rural and agricultural character of the area. The community and Council indicated a desire to see clear design guidelines established in order to ensure that future development in the Coldstream Town Centre Area fits with the rural character of the area.

A majority of the Coldstream Town Centre Area designated for commercial development has been rezoned to a mixed-use commercial/residential zone. This includes approximately 1.6 ha of privately held property as well as the District’s municipal office, the public works yard, fire hall and Women’s Institute building.

This section of the OCP addresses the variety of objectives, uses and policies that apply to the area identified on the Land Use map as the Coldstream Town Centre Area.

Objectives

7.2 Council’s objectives are to:

.1 Provide a centre, a heart for the community, in the Coldstream Town Centre Area;

.2 Accommodate a mixture of civic, institutional, cultural, recreational, and mixed commercial/residential uses in the Coldstream Town Centre Area; and

.3 Ensure that new development in the Coldstream Town Centre Area reflects the rural and agricultural character of the area.
Policies

7.3 Council’s policies are to:

.1 Encourage the following types of commercial, social, cultural, institutional, and parks and recreation uses in the area identified as Coldstream Town Centre Area on the Land Use map:

(a) Small-scale commercial uses and services, including:
   - Small general store or convenience store
   - Drug store
   - Gas station
   - Medical, dental, veterinary, and professional offices
   - Banking facilities
   - Farmers’ market - indoor/outdoor
   - Agricultural and garden supply stores
   - Cafes and other types of eating establishments
   - Hair salon and other types of personal services

(b) Social and cultural uses, including:
   - Museum
   - Outdoor space for farmers’ market, music festivals, and other events
   - Outdoor space for gathering
   - Church
   - Theatre/playhouse
   - Daycare and elder care
   - Meeting facilities
   - Women’s Institute Hall
   - School

(c) Institutional uses, including:
   - Municipal hall and fire hall
   - Post office or postal services
   - Library
   - Community police office
   - School
   - Community use of the school

(d) Park and recreation uses, including:
   - Passive open space and natural areas
   - Playgrounds
   - Sports fields
   - Tennis, basketball, volleyball, pickleball and other sports courts
   - Historical monuments
   - Plazas and public open spaces
   - Picnic areas
   - Paths and trails
.2 Ensure that uses located within the Coldstream Town Centre Area fit with the rural and agricultural character of the area by requiring that all development, except single-family residential use, meets the development permit guidelines;

.3 Install traffic-calming features along Kalamalka Road through the Coldstream Town Centre Area;

.4 Establish pedestrian facilities in the form of walkways, pathways or sidewalks in the following locations:

(a) Between Cenotaph Park and Coldstream Park (which is located along Coldstream Creek, just below the Coldstream Town Centre Area); and

(b) Along both sides of Kalamalka Road, and including crosswalks, within the Coldstream Town Centre Area; and

.5 Continue connecting the Coldstream Town Centre Area to the rest of the community with bicycle routes;

.6 Allow, within the Town Centre Mixed Use (TCM) designation, the following types of uses:

(a) Small-scale commercial uses and services;

(b) Social and cultural uses;

(c) Institutional uses; and

(d) Park and recreation uses

as described in more detail above; and

.7 Prepare a stormwater management plan for the Coldstream Town Centre Area.
8 INDUSTRIAL

Background

8.1 There are several large properties zoned for industrial use in Coldstream. The largest of the properties are located in Lavington. This area, which consists of almost 80 ha of land, is home to a sawmill, a wood-pellet manufacturing facility and several smaller wood-related producers. It also houses the now-closed glass plant. In addition to these operations, there are several smaller sites at various locations throughout the community. The next largest is a 20 ha site in the vicinity of Ricardo Road and Highway 6.

Through the public consultation process, residents expressed little desire for industrial use. However, some responses indicated that industrial use might be acceptable in the Lavington area near the existing sawmill and former glass plant, if the new industry met certain criteria:

- Light industry that is clean, quiet and environmentally friendly;
- Landscaping of the site to fit with rural character of Coldstream;
- Located only in a limited area of the community; and
- Designed and located to minimize conflicts with residential uses.

If located strategically, the light industrial use could also act as a buffer between the existing heavy industrial uses and surrounding residential and agricultural uses.

The OCP identifies some light industrial areas close to existing rail and road services, where these uses can act as buffer to the heavy industrial use. By implementing design guidelines and setting out a range of criteria, the OCP can help ensure that future industrial uses do not detract from the existing lifestyle in Coldstream.

Objectives

8.2 Council's objectives are to:

.1 Direct industrial uses to locations where they will not conflict with existing agricultural, rural and residential land uses, while recognizing the existence of historic industrial operations; and

.2 Ensure that industrial land developments are designed to mitigate any negative impact they might have on the rural character of the surrounding area.
Policies

General

8.3 Council’s policies are to:

.1 Recognize and encourage the continued operation of existing industrial operations within areas designated as Industrial on the Land Use map; and

.2 Participate in an examination of employment lands on a regional basis, looking at opportunities and impediments to development.

General Industrial

8.4 Council’s policies are to:

.1 Allow a range of heavy manufacturing, processing and other industrial uses in areas designated as General Industrial on the Land Use map; and

.2 Review existing development permit guidelines which should address issues such as buffering and screening from adjacent properties and site landscaping.

Light Industrial

8.5 Council’s policies are to:

.1 Allow environmentally friendly, light industrial uses that have very little outdoor storage, noise, smoke, dust, glare, fumes or odours in the area designated as Light Industrial on the Land Use map;

.2 Discourage uses that operate 24 hours a day or generate large amounts of heavy truck traffic in the Light Industrial area;

.3 Encourage light industrial uses that have low water demands and low waste discharges;

.4 Implement development permit guidelines related to the form and character of light industrial development. Guidelines should address issues such as buffering and screening from adjacent properties and site landscaping as well as building style; and

.5 Consider applications to amend the OCP to redesignate land to Light Industrial or General Industrial based on the following general criteria:

(a) Adjacent to existing industrial uses;

(b) Direct access to major roads and to a railway if required;

(c) Located away from predominantly residential areas;
(d) Located away from public schools;
(e) Located away from major recreation or conservation areas; and
(f) Located outside the Agricultural Land Reserve.

**Agricultural Industrial**

8.6 Council's policy is to:

.1 Consider permitting agricultural industrial uses within lands designated Agricultural or Rural 2. Approval of industrial uses would require rezoning to an industrial zone. Consideration would be given to the following matters:

(a) The site should be suitable for the intended use;
(b) The intended use should not conflict with adjacent land uses, which will be determined by public hearing;
(c) The intended use should be fully serviced with an adequate supply of potable water, as well as sewage and drainage facilities, meeting the requirements of the authority having jurisdiction;
(d) Public roads providing access to the proposed development should be adequate with respect to grade, alignment, width and standard of construction to support the anticipated traffic volume; and
(e) The developer has applied to the Agricultural Land Commission for the proposed use, and the Commission has granted approval.

**Mining**

8.7 Council’s policies are to:

.1 Identify areas within the District of Coldstream that are better suited for purposes other than mining. This may be:

(a) All of the District;
(b) All of the District except those areas designated Agricultural and zoned in accordance with the Large Parcel policies; or
(c) Those areas of the District designated for Residential, Commercial, Industrial, Institutional, Parkland or Open Space;
.2 Consider requesting the Mineral Titles Branch of the Provincial Government to place ‘No Registration Reserve’ over areas identified as better suited for purposes other than mining;

.3 Request the Mines and Minerals Division of the Provincial Government to refer all mineral exploration applications to the District of Coldstream, if the subject property is located:

(a) Within the District of Coldstream;

(b) Within a watershed providing water to the residents of Coldstream; or

(c) Within an area visible from the District of Coldstream;

.4 Work toward identifying all existing mineral claims within the District of Coldstream and determining the impact on existing and future land uses; and

.5 Require developers to conduct a mineral title search prior to subdivision, rezoning or OCP redesignation, in order to identify subsurface rights and potential land use conflicts.

**Resource Industrial**

**8.8** Council’s policy is to:

.1 Allow resource-based industrial uses at suitable locations throughout Coldstream, subject to the redesignation of the land in question, in which the following matters would be considered as conditions precedent to rezoning the land:

(a) Council may require the owner to hold a public information meeting to gauge public support, or lack thereof, for the proposed development;

(b) The uses allowed should be limited to log sort yards only and the use should not detract from the rural character of Coldstream;

(c) The activity should not place excessive demands on the local government infrastructure. In this regard Council may request the owner to carry out a traffic-impact analysis, by a professional engineer, to determine the impact of the development on roads leading to the subject property. If improvements are required to municipal infrastructure, Council could consider entering into a development agreement, with the owner, as a condition precedent to rezoning. The development agreement could require the upgrading as a condition precedent to the issuance of any building permits for the proposed development or as a condition precedent to the use of the land for resource industrial purposes;

(d) The development should have direct access to a controlled access highway subject to the approval of the appropriate provincial agency;
(e) The development should be adequately screened from adjoining properties and abutting highways. In this regard a development permit is required to be issued by Council;

(f) Fire protection facilities should be provided on-site that address recommendations of the Fire Chief of the District of Coldstream; and

(g) Log sort areas should be treated with dust-suppression materials as required from time to time to minimize the impact of dust on adjoining lands and highways.

**Aggregate Resources**

8.9 Council's policies are to:

.1 Identify known aggregate resources as shown on the Aggregate Resources map and ensure that sources of aggregate resource remain available in the District over the long term;

.2 Prevent the encroachment of incompatible land uses on known aggregate deposits until the deposits have been fully excavated;

.3 Encourage mining and reclamation techniques which allow for reuse of parcels containing aggregate deposits in the future; and

.4 Consider conducting a sand-and-gravel supply-and-demand analysis to determine the amount and location of sand and gravel required to serve Coldstream for the future.
9 INSTITUTIONAL

Background

9.1 Coldstream accommodates a wide range of institutional uses including a college, four schools, the Regional District of North Okanagan office, the District of Coldstream office, public halls, churches and rest homes. Although there is a separate Institutional land use designation, these uses are permitted throughout the community without amending the OCP. This is done in recognition of the unique qualities of institutional uses and the need to have them at various locations where they can best serve the residents.

Objective

9.2 Council’s objective is to ensure that institutional uses are located where they will best serve the needs of area residents.

Policies

9.3 Council’s policies are to:

.1 Allow institutional uses such as educational, health care, administrative, recreational and cultural facilities in suitable locations within any OCP land use designation. Although institutional uses are allowed in all land use designations, subject to rezoning, the Institutional designation on the Land Use map recognizes major institutional uses including but not limited to schools, the college, churches, the Regional District office, the Coldstream municipal hall, the cemetery and the fire halls;

.2 Consider rezoning applications for institutional uses, subject to the following criteria:

(a) The site being suitable for the intended use;

(b) The intended use does not conflict with adjacent land uses, which should be determined by public hearing;

(c) The property is fully serviced with an adequate supply of potable water and sewage disposal facilities meeting the requirements of the authority having jurisdiction;

(d) Public roads providing access to the proposed development are adequate with respect to grade, alignment, width and standard of construction to support the anticipated traffic volume;

(e) Availability of parking;
(f) The facility is located where it will best serve the needs of its patrons;

(g) The use is not located within the Agricultural Land Reserve, unless approved by the Agricultural Land Commission; and

(h) The Agricultural Land Commission has been asked for comments if the use is located adjacent to the Agricultural Land Reserve;

.3 Support the combining of parkland and school facilities to allow joint use of the facilities;

.4 Encourage institutional uses to locate in or near the Coldstream Town Centre Area and Lavington Commercial Area;

.5 Encourage creative combinations of institutional uses with commercial uses within the same building or development, particularly in the Coldstream Town Centre Area and Lavington Commercial Area;

.6 Support the expansion of the existing Coldstream cemetery at its present location due to its historic importance.
10  HERITAGE

Background

10.1 The following properties are considered by the community to have significant heritage value based on historical or geological importance:

.1 Coldstream Cemetery is one of the most attractive in the North Okanagan because of its tranquil setting in a grove of pine and fir trees surrounded by the grazing lands of the Coldstream Ranch. The cemetery is located at 7600 Howe Drive, Lot 1, Plan KAP80441, owned by the District of Coldstream.

.2 Glacial Erratic Rock is a significant geological feature and is described in the 1st and 47th Annual Reports of the Okanagan Historical Society. It was protected in 1927 by Order-in-Council under the Historic Objects Preservation Act. The rock is located at the corner of Grey Road and Highway 6, Lot 3, Plan KAP44400, owned by the District of Coldstream.

.3 Mackie Lake House is a significant and attractive residence at 7804 Kidston Road, Lot 15, Plan KAP178, and was protected in 1987 by Order-in-Council under the Heritage Conservation Act.

.4 St. Nicholas Ukrainian Catholic Church is located at 10110 Middleton Drive, Lot 1, Plan KAP3026. The church building and lands have been designated as a heritage site by District of Coldstream Bylaw No. 1061.

.5 There are a number of other heritage buildings and features in the District which are not designated under the Heritage Conservation Act but which are listed in the 1987 publication This is Our Heritage by the Greater Vernon Heritage Advisory Committee.

Objective

10.2 Council's objective is to support preservation of features with significant heritage values.

Policies

10.3 Council's policies are to:

.1 Maintain the Coldstream Cemetery as the municipal cemetery and ensure that adjoining land continues with land uses that will not lead to conflicts with the cemetery;

.2 Ensure that buildings, land and other significant heritage features in Coldstream that have been designated under the Heritage Conservation Act or preceding legislation shall not be demolished, altered or occupied except as provided for in the Heritage Conservation Act;
.3 Continue to recognize the following heritage sites:

(a) Coldstream Cemetery located at 7600 Howe Drive, Lot 1, Plan KAP80441;

(b) Glacial Erratic Rock located at the corner of Grey Road and Highway 6, Lot 3, Plan KAP44400;

(c) Mackie Lake House located at 7804 Kidston Road, Lot 15, Plan KAP178; and

(d) St. Nicholas Ukrainian Catholic Church located at 10110 Middleton Drive, Lot 1, Plan KAP3026; and

.4 For buildings, land or other significant heritage features in Coldstream that are listed in the Greater Vernon heritage inventory, but not designated under the Heritage Conservation Act, and which are intended to be altered or developed, encourage owners or developers to alter or develop these features in a manner that retains the heritage features.
11 PARKS, OPEN SPACE AND TRAILS

Background

11.1 One of the major requirements of the OCP is to identify parkland. Sufficient land should be set aside for parks, recreation, open space and trails for all of the residents of the municipality, for their personal development and wellbeing. Land for these needs must be adequate to meet diverse community demands, varying from organized sports and intensive use to passive activities in natural areas. These needs must be integrated with other land uses to ensure the comprehensive and balanced development of the community.

During 2014, the parks service shifted from a regional service provided by the Regional District of the North Okanagan to a local service provided by the District of Coldstream. Dissolution of the regional service and the restructure of the parks program means a major shift in parks and recreation facility planning within the Coldstream. Although parks and facilities will still be used on a regional basis, decisions on park facilities will be made at the local level.

The District of Coldstream will be responsible for the development and operation of the following:

- Planning, development and operation of parks within Coldstream, including new tot lots, community paths and connectors; and
- Roadside trails such as the bicycle trails along Kalamalka Road, Kidston Road, and Coldstream Creek Road.

The OCP supports the current Greater Vernon Services’ Parks, Recreation and Culture Master Plan 2004 as a reference to regional park issues, as it is the most recent plan looking at future park needs within the community and larger regional area. A parks master plan for the District of Coldstream should be prepared to address local park needs in terms of locations, activities, service levels and future demand. The Coldstream plan, in conjunction with the Regional District Plan, will provide a comprehensive outline of park needs at the local and regional level. Once the Coldstream parks master plan is completed, the OCP should be revised to implement the plan recommendations for both regional and local parks.

Parks include a broad range of facilities from tot lots to community parks, athletic parks, beaches, lake accesses and boat launches.

A tot lot is a small area, approximately a residential lot, containing play equipment and other facilities for children. It services an area within a 400 m radius and is located in a neighbourhood of families with young children. Although associated with a younger demographic, tot lots also provide convenient open space access for people with mobility challenges such as seniors. Recognizing this, tot lots should have some facilities suitable for older people.
Neighbourhood parks are used by residents of a neighbourhood, usually within an 800-m radius, primarily for active play, often in conjunction with a school. They usually contain playground equipment and active play areas.

Community parks are similar to neighbourhood parks but tend to be larger in area and draw people from a wider area. Within our existing parks structure, these are most often classified as sub-regional parks.

Athletic parks are parks primarily for active, organized sports such as softball, baseball and soccer.

Beaches and lake accesses are parks along a lake which have as their primary purpose the provision of water-related activities such as swimming and boating. Boat launches are facilities designed for the launching of boats.

Linear parks or trails are a hybrid between parks and road networks. Although they may be recreation focused and have the appearance of parkland they often serve a dual purpose by providing pedestrian links between areas of the community. As such linear parks may be acquired as road dedication or in some cases part of the park dedication required through subdivision.

The Open Space designation applies to areas that are set aside from development. These areas are differentiated from the Parkland designation in that they often remain in private ownership rather than being dedicated as public land. Sometimes these Open Space areas become park through the land development/subdivision process. Until these areas are acquired as public property, lands designated as Open Space need to retain some measure of permitted private property use. Although these lands may not become public property, they do serve an important public function by helping to maintain the rural low-density spaciousness that defines Coldstream.

Some portions of Middleton Mountain are designated as Open Space on the Land Use map. These areas have been designated as Open Space for the following reasons:

- Part of the area contains steep slopes with grades greater than 30%. These steep areas should remain free of development;
- Areas identified as Open Space that are flat enough to accommodate development are too high in elevation to be serviced with a reservoir essential for fire flows. Pumping to supply fire flows would likely be prohibitively expensive;
- Road construction to access the areas designated as Open Space would be difficult and result in significant scarring on the face of Middleton Mountain;
- In general, the area is largely undevelopable; and
- Every study of Middleton Mountain has determined that undevelopable areas should be retained as public open space or parkland.
Objective

11.2 Council's objective is to develop and maintain a system of parks and trails that will meet the needs of residents as well as visitors.

Policies

Parkland

11.3 Council's policies are to:

.1 Continue to follow the recommendations of the 2004 Greater Vernon Parks, Recreation and Culture Master Plan with regards to the provision of regional parks and trail facilities within Coldstream. This will be reviewed once the District completes its own parks master plan;

.2 Initiate a parks master plan to determine local requirements for parks facilities;

.3 Recognize Kalamalka Lake Provincial Park located on the boundary of the District of Coldstream;

.4 Designate community and neighbourhood parks, athletic parks, beaches, lake accesses and boat launches as Park on the Parks and Trails map;

.5 Require five percent (5%) of land or cash in lieu, for park purposes in addition to development cost charges;

.6 When land is redesignated to the Residential designation, identify future parkland needs for the area that will be met through the five percent (5%) park dedication requirement;

.7 Reevaluate the need for parkland where land is redesignated to a more intensive residential use; and

.8 Continue to encourage the appropriate provincial agency to acquire the land surrounding Deep Lake in order to establish this area as a provincial park.

Trails

11.4 Council's policies are to:

.1 Identify trail corridors;

.2 Work in close consultation with landowners, the agricultural community, the Agricultural Land Commission, other government agencies, trail user groups, and the general public in identifying the appropriate location, design, and management guidelines for future trails;

.3 Support the 2004 Bicycle and Pedestrian Master Plan;
.4 Include walkways and bicycle paths as a requirement for development, with standards specified in the Subdivision, Development and Servicing Bylaw;

.5 Support the completion of a trail from Polson Park to Kalamalka Lake, with a further expansion westward to Okanagan University College, and eastward toward Stenquist Park, when opportunities are presented for acquisition upon land development;

.6 Develop shoulders for bikes and pedestrians along McClounie Road, Coldstream Creek Road, Aberdeen Road, Buchanan Road, Kalamalka Road, School Road, Learmouth Road, Middleton Way, and the Middleton Mountain area, as set out in the Major Road Network map;

.7 Initiate discussions with the landowner to secure public access to the Deep Lake area; and

.8 Follow the Provincial Government’s A Guide to Developing Trails in Farm and Ranch Areas to ensure that trails developed within Coldstream adhere to a rural standard that fits with the rural character of the community.

Open Space

11.5 Council’s policies are to:

.1 Designate privately held natural areas that are not suitable for development, as Open Space, giving consideration to Council’s obligation to maintain some form of permitted non-public use of the property;

.2 Consider changing the designation of Open Space as more studies are completed that provide additional information on the environmental quality or hazard assessment of the land;

.3 Discourage subdivision of land designated as Open Space; and

.4 Retain the following areas as development permit areas in order to protect natural features:

   (a) Coldstream Creek;

   (b) Vernon Creek;

   (c) Deep Lake;

   (d) Glacial Erratic Rock; and

   (e) Portions of Middleton Mountain.
12 HAZARDOUS AREAS

Background

12.1 The District boundaries contain some known hazardous areas. These areas include steep slopes and the floodplain of Coldstream, Vernon, Brewer and Craster Creeks and Kalamalka Lake. Other hazardous areas likely exist in Coldstream that the District is not aware of. Any new hazardous areas should be recognized in the OCP as the District becomes aware of them.

Terrain assessment studies carried out in 2007 categorized land within the municipality based on slope stability and erosion potential.

The District wants to control development in hazardous areas and ensure that the hazard has been adequately addressed.

Objectives

12.2 Council's objective is to minimize the risk to life and property within known hazardous areas.

Policies

12.3 Council's policies are to:

.1 Protect against the loss of life and to minimize property damage associated with flooding events, by encouraging agricultural, park and open-space recreational uses of the floodplain. Where floodable lands are designated for other land uses, the construction and siting of buildings and mobile homes to be used for habitation, business or the storage of goods damageable by floodwaters shall be flood-proofed;

.2 Prevent the development of steep slopes with grades greater than 30%;

.3 Implement development permit guidelines for the purpose of protecting development from hazardous conditions which include slope instability and erosion potential; and

.4 Where access roads are required on hillsides to access sites with slopes less than 30%, every effort should be made to minimize scarring effects on hillsides.
13 ENVIRONMENTALLY SENSITIVE AREAS

Background

13.1 Environmentally sensitive areas are special natural areas in Coldstream that are particularly sensitive to the impacts of development. Due to its rural nature, Coldstream is graced with a number of environmentally sensitive areas, and residents of Coldstream felt these areas should be protected. In the 2004 community survey, "Protecting Environmentally Sensitive Areas" and "Managing Rapid Population Growth" were the two most equally important issues to residents. When asked more specific questions, a large percentage of respondents gave a high level of importance to the following:

- Protecting Drinking Water Quality (92% chose "high" level of importance)
- Preserving Public Access to Lakes (85% chose "high" level of importance)
- Preventing Water Quality Pollution from Septic Tanks and Preserving Streams and Marshlands (83% chose "high" level of importance for both)

In 1993 a Greater Vernon Natural Area/Features Inventory was completed for the Greater Vernon Parks and Recreation District (now the Greater Vernon Advisory Committee). This report, and work done on previous OCPs, noted that natural areas have a number of important values including biophysical values, recreation values, aesthetic values, educational values and economic values, and identified a number of significant environmentally sensitive areas listed below.

.1 Kalamalka Lake

Kalamalka Lake is one of the most attractive in British Columbia. The views of this lake and the surrounding land are renowned throughout the province and are seen by thousands of travellers on Highway 97. Kalamalka Lake is used for recreation and provides a water supply to both Coldstream and Vernon. Continued use depends on maintaining high water quality and preventing pollution. Agricultural activities, urban development and improper recreation use may jeopardize the water quality.

The District of Coldstream can have some control over impacts on the lake by managing uses adjacent to streams flowing into the lake. The District can also regulate some uses in the shore zone, since municipal boundaries extend 304.8 m into Kalamalka Lake.

.2 Coldstream, Vernon, Brewer and Craster Creeks

Coldstream Creek starts on the southerly slopes of Silver Star Mountain and flows south and then west to discharge into Kalamalka Lake. Vernon Creek flows from Kalamalka Lake to Okanagan Lake, along Kalamalka Road and through Vernon. Brewer and Craster Creeks start near Bluenose Mountain and flow north to join Coldstream Creek at Lavington. These creeks should be protected from urban and agricultural uses that would detract from visual and water quality, condition of the banks, and recreation.
potential. By maintaining the vegetation along the creek banks, including the roots that hold the soil together, the potential for erosion and hazardous conditions can be reduced.

.3 Middleton Mountain and other prominent residential areas

Some areas of the municipality designated for residential use are in prominent locations and require sensitivity and care in their development, if the attractive natural setting and environment are to be retained. Some of Middleton Mountain is designated as Open Space on the Land Use map because of the steep slopes or the prominent location. These areas are shown on the Middleton Mountain Comprehensive Planning Study, the recommendations of which were adopted by Council on October 29, 1990.

.4 Hillside on the west side of Vernon Creek

This hillside contains an attractive stand of ponderosa pine overlooking Vernon Creek and Kalamalka Road. It is viewed by travellers along Kalamalka Road and residents of Middleton Mountain. The hillside is steep, the soil is light and easily disturbed, and the precipitation is minimal. Consequently, any disturbances, such as road construction or tracks made by bicycles or motorcycles, would take years to restore. While development of this slope is not expected because of the delicate soil cover and terrain, the area is designated as a development permit area to preserve the natural environment.

.5 Area surrounding Deep Lake

This area is an important natural area. Deep Lake and the area close to its shoreline should be preserved in a largely natural state in order to retain the integrity of the natural wildlife habitat, vegetation, and the beauty of the lake.

.6. Glacial Erratic Rock

This rock is a significant geological feature, and is described in the First and Forty-seventh Annual Reports of the Okanagan Historical Society. It was protected in 1927 by Order-in-Council under the Historic Objects Preservation Act. The rock is located on Lot 3, Plan KAP44400, owned by the District of Coldstream.

.7 Other environmentally sensitive areas

In 2007 a sensitive ecosystem study was conducted throughout the Okanagan Valley. Information specific to the Coldstream area provides important information on the quality and sensitivity of various ecosystems within the municipality. Land needs for specific threatened and endangered species within our area were identified. As well, conservation lands, buffers and movement corridors were classified.

The ecosystem mapping created through this inventory forms the basis of a preservation strategy aimed at maintaining an adequate land base to protect the environmental integrity of the Coldstream area as well as its function within the larger regional ecosystem.
Other environmentally sensitive areas include the grassland slopes above Buchanan Road, starting at the Grey Canal and rising to near the top of Vernon Hill. These grassy slopes form important winter ranges which deer from surrounding areas depend upon. Any development of this area should allow for continued use as deer habitat. Another important aspect of these hillsides is that they are highly visible from the valley bottoms. Insensitive development could leave unsightly scars.

The Provincial Government has also designated environmental control zones near Coldstream, Vernon, Brewer and Craster Creeks, as well as near Kalamalka Lake and in areas above Buchanan Road. The soils within the environmental control zones may transmit phosphorus from septic tank tile fields to bodies of water. Specific regulations set out the required distance between the disposal fields and any body of water, depending on the characteristics of the soil.

**Objective**

13.2 Council’s objective is to ensure development does not have a negative impact on known environmentally sensitive areas.

**Policies**

13.3 Council’s policies are to:

1. Control development that would have a negative impact on environmentally sensitive areas;

2. Cooperate with senior governments to provide a coordinated strategy for the stewardship of riparian assessment areas, in keeping with the general intent of the provincial *Riparian Areas Regulation*, to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs;

3. Work with other local jurisdictions, public agencies and other interested and knowledgeable groups and individuals to undertake studies and formulate more detailed guidelines for each environmentally sensitive site;

4. Work with agencies and user groups to increase the environmental knowledge and inventory of the District of Coldstream; and

5. Encourage owners with environmentally sensitive areas on their lands to establish conservation covenants protecting the sensitive areas.
14 GREENHOUSE GAS EMISSIONS

Background

14.1 Greenhouse gases (GHGs) warm the global atmosphere and cause our climate to change. The District needs to prepare itself for new risks associated with these changes to our climate and in the frequency and severity of extreme weather events (such as intense rainfall, heat waves and drought conditions) that may push infrastructure beyond its current capabilities. We have an important role to play in GHG reduction through land use decisions, transportation planning, and building design and construction.

To help combat climate change from the corporate angle, the Greenhouse Gas Reduction Targets Act requires each public-sector organization to be carbon neutral by 2010 and every year afterwards. This requirement focuses on the corporate public entity rather than the community as a whole. The District of Coldstream has been successful at becoming carbon neutral through a variety of initiatives including:

- Signing onto the Climate Action Charter;
- Developing a Civic Building Action Plan Policy, a Fuel Efficient Action Plan Policy and a Green Infrastructure Policy;
- Adopting the Solar Ready Initiative;
- Installing solar panels on the old fire hall;
- Acquiring a hybrid vehicle; and
- Adopting a Tax Revitalization Program to support sustainability initiatives.

While the District, as an organization, has made strides toward reducing its carbon footprint, the challenge now is to take this action to the community-wide level. Under provisions in the Local Government Act, this OCP must include targets for the reduction of GHG emissions in the community as a whole and policies and actions to achieve those targets.

Before we can set targets to reduce our GHG emissions, we first need to know from what sources our emissions are coming. GHGs within the District come from three primary sources: on-road transportation, solid waste and buildings. Of these sources, on-road transportation is responsible for 70% of the community GHGs compared to the provincial average of 58%. With the rural, spread-out nature of our community and minimal commercial services, it is not surprising that the District’s primary sources of emissions come from transportation. The community will have the greatest effect on GHG emissions by targeting transportation issues.

Buildings are accountable for 27% of GHG emissions in the District of Coldstream. Ninety-one percent (91%) of the building emissions come from residences. This is reflective of the fact that the majority of our community consists of single-family homes, with little commercial and industrial lands and operations. There are significant opportunities to help reduce GHG emissions within the area of building design and construction.
Under the *Greenhouse Gas Reduction Targets Act*, the Provincial Government has committed to reduce GHG emissions by 33% by 2020 and by 80% by 2050 (as compared to 2007 levels). Regionally, the Regional District of North Okanagan is aiming for a 15% reduction in GHGs by 2020 and 25% by 2030. The City of Vernon has set an annual reduction target of 2% until 2018 and plans on further refining this target as well as establishing targets beyond 2018.

It is important to recognize that the ability of the community to reduce its GHG emissions is largely dependent on its ability to reduce the amount that residents drive. The shift from less driving to more walking will not be speedy. It will occur over years as redevelopment takes place within commercial centres and as infrastructure improvements are made to improve the walking and cycling network.

### Objectives

**14.2** Council’s objectives are to:

1. Continue to reduce our government corporate emissions and achieve carbon neutrality each year; and

2. Reduce community-wide GHG emissions by 5% of the 2007 levels by 2020 and by 10% of the 2007 levels by 2025.
Policies

General

14.3 There are various policies interspersed throughout this OCP that will help to reduce the community’s GHG emissions and address climate change. For instance:

.1 Supporting urban agriculture has the potential to reduce the number and/or length of vehicle trips to the grocery store if residents can have fresh eggs on-hand and local produce close by;

.2 Creative development concepts such as density bonusing can result in higher densities in exchange for public amenities such as cycling pathways;

.3 Mixing residential and commercial uses provides opportunities for residents to shop where they live rather than driving to a larger centre; and

.4 Developing a Greenhouse Gas Reduction Development Permit Area reduces GHG emissions of subdivisions and building construction.

To avoid redundancy, this policy section limits GHG reduction policies to those not mentioned elsewhere in the OCP.

Land Use

14.4 Council’s policies are to:

.1 Create mixed-use developments where jobs and homes are close together, reducing the need for driving;

.2 Consider developing alternative development and engineering standards for new and old developments (such as smaller lot sizes, reduced frontage and setbacks, cluster development, reduced road widths, use of more permeable materials, etc.);

.3 Encourage growth and development in existing developed areas that have infrastructure services; and

.4 Create opportunities for food production on local government lands (e.g., community gardens in local parks).

Transportation

14.5 Council’s policies are to:

.1 Provide transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation;
.2  Encourage the use of electric vehicles by providing electric-vehicle charging stations in public locations and encouraging developers to provide charging stations in new developments;

.3  Build bicycle racks outside of municipal offices and facilities and encourage developers to include bicycle racks in multi-family developments; and

.4  Develop transportation strategies that address ways to reduce GHGs and air pollution.

### Buildings

14.6  Council's policies are to:

.1  Encourage the construction of energy-efficient buildings (new and retrofitted) that meet LEED (Leadership in Energy Efficient Design), Built GreenBC or equivalent standards;

.2  Create a Climate Action Plan that identifies future climate conditions for the community, assesses how climate change will affect the District’s infrastructure and environment, and aims to increase the community’s resilience to climate change; and

.3  Explore opportunities for improving air quality such as passing bylaws to reduce vehicle idling, further regulate open burning (e.g., chipping programs) and reduce emissions from wood stoves and fireplaces.
15  TRANSPORTATION

Background

15.1 The District of Coldstream’s 2004 Major Roadway Network Plan provides an important framework for the growth of the community. Over time a specific roadway becomes more entrenched as development proceeds around it. Therefore, considerable thought should be given to the road alignment, because it will become more difficult to adjust in the future.

The major roadway network should allow for the safe and efficient movement of vehicles. It should also provide some separation of conflicting types of traffic such as residential traffic and agricultural traffic.

The Major Road Network map shows the components of the major road network within the District. These roads have been designated in conjunction with discussions with the Ministry of Transportation and Infrastructure; however, some roads shown do not coincide with the Ministry’s major road network. The Ministry provides partial funding for roads on its road network. Highway 6 runs the entire length of Coldstream; the District recognizes it as a provincial secondary arterial highway providing for through traffic.

In addition to identifying the major road network, the Major Road Network map identifies roads that have been widened to accommodate bicycle traffic and roads that are proposed for widening.

In addition to providing safe and convenient vehicle access throughout the community, the District supports the expansion of alternate transportation modes such as cycling and walking. Any effort to reduce overall greenhouse gas emissions on a community-wide basis will depend on a reduction in motor vehicle trips and an increase in other forms of transportation.

Objectives

15.2 Council’s objective is to establish a road network that will guide development and provide for safe and efficient circulation of both vehicular and non-vehicular traffic.

Policies

15.3 Council’s policies are to:

.1 Support, in principle, the Major Roadway Network Plan;

.2 Designate the existing and proposed major road network as shown on the Major Road Network map;

.3 Minimize through traffic on local roads in residential neighbourhoods;
.4 Upgrade the intersections on Kalamalka Road at Kidston Road and at Westkal Road. Improvements should address traffic calming and gateway features, to the beachfront area, and use less land and have less impact than traditional intersection designs;

.5 Update the Major Roadway Network Plan;

.6 Establish a road hierarchy based on the following classifications:

(a) Arterials - roads which are primarily intended to provide safe and efficient mobility. Arterial roads are intended to serve regional traffic travelling between major origins and destinations within a community. Speed limits are generally at least 50 km/h and on-street parking is discouraged outside of town centres. Direct access is very limited to fronting properties;

(b) Collectors - roads which typically serve a dual function: providing mobility between local roads and arterial roads by collecting and distributing local traffic within residential neighbourhoods and commercial or industrial areas, and providing access to individual properties. Speed limits are typically 50 km/h and on-street parking is generally permitted; and

(c) Local Roads - roads which primarily provide direct vehicular and pedestrian access to private properties. Local roads allow access to and from the arterial/collector roadway network but generally discourage through vehicle traffic. Speed limits are usually not more than 50 km/h;

.7 Based on the Major Roadway Network Plan, recognize Kalamalka Road, Aberdeen Road and Highway 6 as arterial roads;

.8 Recognize that some roads shown on the Major Road Network map as existing major roads, which have not been identified as arterials or collectors, are rural roads that over time will function as part of the future network of major roadways in Coldstream;

.9 Ensure adequate bicycle lanes exist along arterial and collector roads;

.10 Give consideration to negative impacts on land in the Agricultural Land Reserve when making transportation planning decisions;

.11 Continue to pursue a road-widening program that will accommodate bicycle lanes along McClounie Road, Coldstream Creek Road, Aberdeen Road, Buchanan Road, Kalamalka Road, School Road, Learmouth Road, Middleton Way, and the Middleton Mountain area;

.12 Apply the Bicycle and Pedestrian Master Plan to transportation planning and decision making; and

.13 Include walkways and bicycle paths as a requirement for development.
16 WATER, SEWER AND DRAINAGE

Background

Water

16.1 Water is delivered to the residents within Coldstream through the Greater Vernon Water (GVW) distribution network. Within Coldstream the GVW distribution pipe network consists of the following two distinct systems:

.1 Traditionally the Kalview area was supplied domestic water with a pump station on Kalamalka Lake and a small reservoir located on the west side of Highway 97. The pump station and reservoir were both in a state of disrepair and identified as a health risk. Therefore, these facilities were decommissioned in 2002 and an interconnect to the City of Vernon – Kalamalka Lake water system was built. The water from the City of Vernon's Upper Mission Hill reservoir is distributed in the Kalview area through pressure-reducing valves.

Protecting the quality of this source water is an important consideration for the long-term use of the lake as a source of domestic water. Activities on adjacent land or on the water can impact water quality and, as such, it is important to ensure that both on- and off-water uses are managed appropriately.

.2 The majority of the irrigation water and domestic water supply in the rural areas and Middleton Mountain is supplied by the Duteau Creek distribution network. This system is gravity fed from the Duteau Creek intake and consists of large-diameter mains with pressure-reducing valves to control distribution system pressures. Booster stations are used to supply water to the higher-pressure zones on Middleton Mountain.

Sanitary Sewer

16.2 Approximately half of the homes in Coldstream treat their sewage through on-site septic tanks. These septic tanks seem to function well in the soils within the District. However, most of the existing systems are approaching their design life. Where practical, extending the community sewer to include existing property should be investigated rather than reconstruct on-site septic systems. In Lavington and near Coldstream Creek, Brewer Creek and Craster Creek, the soils have a higher tendency to transmit phosphorus from septic tanks to groundwater and streams. Caution needs to be exercised to ensure that future septic tanks do not contribute to additional phosphorus loading of creeks and, subsequently, Kalamalka Lake. The Ministry of Health has established environmental control zones where the locations of septic tank absorption fields are regulated to keep them a specific distance from bodies of water.
Most of the development west of Aberdeen Road and south of Highway 6 is connected to sewer. Sewage is collected from this area and discharged to the City of Vernon’s sewage system for treatment and disposal. The District of Coldstream currently has an agreement with the City of Vernon to treat and dispose of all flows generated by the District. As the system expands, existing development in the Aberdeen Road area as well as the development north of Highway 6 will be connected to the system.

**Storm Drainage**

16.3 Drainage is provided in most of Coldstream by a disconnected system of roadside ditches and culverts. In some areas the ditches have been blocked by driveways or landscaping, or culverts with questionable capacity have been installed.

Urban areas developed within the past 10-15 years, such as the southern portion of Kalview, are partly serviced with minor underground stormwater collection systems. Middleton Mountain has a complete underground system capable of handling minor run-off events. Major storm flows (i.e., a 1-in-100-year storm) are designed to be accommodated through a combination of the underground storm system and overland flow. Given the relatively flat topography of the valley bottom in combination with the shallow incised streams, this overland flow can cover substantial areas of land but at relatively shallow depths.

Care needs to be taken to ensure that new subdivisions are designed to provide adequate drainage. Natural drainage courses, such as the ravines on steeper slopes, need to be preserved to provide drainage in major storms to prevent property damage. The 2004 District of Coldstream Stormwater Management Plan identifies several capital projects that should be completed over the next 20 years.

Stormwater entering Kalamalka Lake either directly or through Coldstream Creek can significantly impact the quality of water entering the Greater Vernon domestic water system. Contaminants getting into the lake in the vicinity of the water intake can enter the water supply system within a relatively short period of time, requiring the immediate shutdown of the Kalamalka Lake water source. Land use near the shoreline as well as in areas that drain into Kalamalka Lake can impact the quality of the domestic water supply.

**Objective**

16.4 Council’s objective is to ensure water, sewer and drainage systems are provided that will support good health and will comply with recognized need, servicing standards, environmental standards and the ability of residents to pay for services.
**Policies**

**General**

16.5 Council's policies are to:

- Avoid "leapfrog" expansion, as this creates an additional financial burden as utilities pass areas that will not benefit from the infrastructure. Expansion in this fashion may be permitted where appropriate latecomer agreements are provided; and

- Extend services in a coordinated fashion, i.e., provide sewer, water and road upgrades at the same time to avoid duplicating costs.

**Water**

16.6 Council's policies are to:

- Recognize that water will be provided through the cooperative efforts of the Greater Vernon system;

- Support Greater Vernon Water's *Master Water Plan*;

- Identify a Water Intake Protection Zone around the Kalamalka Lake water intake, as shown on the Kalamalka Lake Water Intake Protection Zone map. The purpose of the zone is to designate those areas of Kalamalka Lake where both upland and water activities can have significant and immediate impacts on the quality of water entering the domestic water supply of the Greater Vernon water system;

- Review the types of land activities (zoning) permitted in areas adjacent to the Kalamalka Lake Water Intake Protection Zone to minimize the potential of source water contamination;

- Review stormwater management policies/regulations to minimize potential contamination of the water supply;

- Require all Commercial, Industrial, Institutional, Multiple-Family Residential and Residential developments to provide and connect to a community water system at the developer’s expense; and

- Recognize that limited water availability in Coldstream and the Okanagan Valley will eventually limit future population growth and residential development and that growth beyond our current supply and demand might only be possible by a reduction in current per-capita demand.
Sanitary Sewer

16.7 Council’s policies are to:

.1 Extend sewer services in a logical sequential fashion; expansion of the system should occur in accordance with the phasing shown on the Sewer Services Phasing map;

.2 Require that all development within the sewer collection area as shown on the Sewer Collection Area map connect to the community sewer system, except as noted below:

(a) On-site sewage disposal is permitted within the sewage collection area shown on the Sewer Collection Area map, under the following conditions:

(i) Only one additional lot is created (usually for a homesite severance in the Agricultural Land Reserve);

(ii) Connection to the community sewer system is not physically feasible; and

(iii) The newly created parcel is at least 1 ha, or the minimum parcel size set out in the Zoning Bylaw, whichever is greater;

(b) For development located outside of the sewage collection area shown on the Sewer Collection Area map, on-site sewage disposal is permitted on parcels of at least 1 ha in area; and

.3 Examine the feasibility of providing a community sewer system in Lavington.

Storm Drainage

16.8 Council’s policies are to:

.1 Require developers to provide, at their own expense, a stormwater management plan for all Multi-Family and Residential developments;

.2 Ensure that guidelines are followed as set out in the District of Coldstream’s 2004 Stormwater Management Plan;

.3 Require that stormwater management plans consider the cumulative basin-wide effect of all future uses in the water basin, rather than the generally minimal incremental effects of individual land developments;

.4 Ensure that planning the storm drainage system is done simultaneously with the subdivision layout;

.5 Require that stormwater ponds are provided and integrated with park and open space areas, where possible;
.6 Require that natural drainage patterns are retained, where possible, through the use of overland flows, open channels, swale routing, and existing gullies, ravines, natural flow routes and streams;

.7 Prevent fouling, obstructing or impeding the flow of a stream, creek, waterway, watercourse, waterworks, ditch, drain or storm sewer;

.8 Require erosion control measures to be taken within the drainage system;

.9 Ensure that the drainage system makes maximum use of existing open channels and internal streams before resorting to enclosed runoff in underground pipes;

.10 Ensure that stormwater facilities address stormwater quality; and

.11 Require all developments to provide a major drainage route for the safe conveyance of the 1-in-100-year rainfall event.
17.1 The Local Government Act provides that an OCP may designate areas where temporary uses may be allowed. Where temporary use areas are designated on the Land Use map or are permitted within the text of this section, Council may, upon application of the owner of the designated land, issue a temporary use permit. Temporary use permits issued by Council may:

.1 Provide for use that would otherwise not be permitted;

.2 Provide for the construction of buildings or structures to accommodate persons who work at the temporary use enterprise;

.3 Include conditions to ensure that said buildings will be demolished or removed from the land when the permit expires;

.4 Provide for the restoration of the land by a date specified in the permit; and

.5 Require security to guarantee performance of the permit conditions.

17.2 Temporary use permits may be issued for a maximum period of three years; however, the permit may be renewed, on a one-time only basis, for a further three-year period. Temporary uses that need to extend beyond this period will require reapplication as a new temporary use.

17.3 Council may issue temporary use permits in any part of the District of Coldstream.

17.4 As part of the permit process, the applicant will be required to obtain an appropriate business license from the District of Coldstream.
18.1 When reviewing an application for a land use redesignation in this OCP, Council may consider any of the following criteria where relevant. In addition, Council may also consider factors beyond the following criteria:

.1 The proposed designation should be compatible with surrounding land uses;

.2 The proposed designation should be compatible with possible future land uses shown on the Land Use map;

.3 The proposed use should not have a negative environmental impact;

.4 The landowner should identify and address any potentially hazardous conditions such as flood hazards or unstable soils;

.5 The landowner should demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewer services;

.6 The proposed designation should be consistent with the objectives and policies of this OCP; and

.7 The landowner should conduct a mineral title search in order to identify subsurface rights and potential land use conflicts.
19.1 When reviewing a rezoning application, Council may consider any of the following criteria where relevant. In addition, Council may also consider factors beyond the following criteria:

.1 The permitted range of uses in the proposed zone should be compatible with the permitted range of uses on adjacent parcels;

.2 The parcel should be large enough to accommodate the intended use and associated uses such as parking;

.3 Specific measures should be set out by the landowners to address any hazardous or environmentally sensitive conditions, ensuring that the land can be used safely for the use intended;

.4 The landowner must demonstrate that the site will have access to adjacent roadways and will be provided with adequate water and sewer services;

.5 The proposed zone should not conflict with the interests of other government agencies such as the Agricultural Land Commission;

.6 The proposed zone should be consistent with the objectives and policies of this OCP; and

.7 The landowner should conduct a mineral title search in order to identify subsurface rights and potential land use conflicts.
20 DEVELOPMENT PERMIT AREAS

Background

20.1 Development Permit areas are established to provide additional standards to address development issues that are beyond the scope of typical zoning standards. These regulations can consider the aesthetic qualities of the built environment, the protection of the environment or address issues related to natural hazards.

20.2 Under the authority granted by the Local Government Act, an OCP may designate development permit areas and associated guidelines to achieve particular objectives or address specific conditions. Development permit areas may be designated to:

(a) Safeguard community goals for architectural and site form and character;
(b) Protect the natural environment; protect development from hazardous conditions;
(c) Revitalize commercial areas;
(d) Conserve water and energy; and
(e) Reduce greenhouse gas emissions.

20.3 The District of Coldstream has established the following development permit areas:

- Section 20.3 Multiple-Family Residential Development Permit Area
- Section 20.4 Coldstream Town Centre Commercial Development Permit Area
- Section 20.5 Trintec Commercial Development Permit Area
- Section 20.6 Kalamalka Road Commercial Development Permit Area
- Section 20.7 Lavington Commercial Development Permit Area
- Section 20.8 Industrial Development Permit Area
- Section 20.9 Farm Protection Development Permit Area
- Section 20.10 Coldstream Valley Development Permit Area
- Section 20.11 Riparian Development Permit Area
- Section 20.12 Greenhouse Gas Reduction Development Permit Area

20.4 Where land is subject to more than one development permit area designation, a single development permit can be issued that address the guidelines of multiple development permit areas.
Exemptions

20.2 The following activities are exempt from the requirement to obtain a development permit:

.1 Internal alterations that do not affect the exterior of a building (except when the alterations result in an increase in the number of required off-street parking stalls);

.2 Maintenance repair or replacement of:

(a) Roofing that does not change the architectural form of a building;

(b) Windows, or doors of the same size, type, and in the same location;

(c) Exterior cladding of a similar style and colour; and

(d) Fencing of the same size, type, and in the same location;

.3 Additions to a building, provided that:

(a) The addition results in less than a 10% increase in the gross floor area of the building; and

(b) There is no increase in the number of off-street parking stalls required;

.4 Subdivisions that create no more than 1 lot;

.5 Within the Farm Protection Development Permit Area, a development permit is not required if the property to which the permit area applies is 2000 m² or less in area;

.6 Within the Industrial Development Permit Area, a development permit is not required if there is a covenant on title in favour of the District of Coldstream that regulates the development of the site;

.7 Within the Coldstream Valley Development Permit Area or the Riparian Development Permit Area, the following additional activities are exempt from obtaining a development permit:

(a) Land alterations for the purpose of ecological restoration and enhancement or other similar projects undertaken or approved by the District;

(b) The construction of buildings or structures necessary for the function of municipal works and services undertaken or authorized by the District;

(c) Land alterations for emergency responses or works required by the Provincial Emergency Program or the District to prevent or control wildfire, flooding or erosion;
(d) Land alterations for the purpose of cultivation, the production of crops or the raising of livestock;

(e) Removal of non-native invasive vegetation or the planting of native vegetation;

(f) Where the development conditions have been established in a restrictive covenant registered in favour of the District of Coldstream; or

(g) Where the proposed development will have no significant negative impacts to the environmentally sensitive areas identified on the property. A report prepared by a qualified environmental professional registered in British Columbia may be required;

.8 A Greenhouse Gas Reduction Development Permit is only required if a development permit is being issued with respect to development guidelines for a second development permit area.
20.3 Multiple-Family Development Permit Area

**Area**

20.3.1 The Multiple-Family Development Permit Area are those lands within the District of Coldstream designated as such in the Multiple-Family Development Permit Areas map.

**Designation**

20.3.2 The Multiple-Family Development Permit Area is designated in accordance with the following sections of the *Local Government Act*:

1. Section 919.1(1)(f) – establishment of objectives for the form and character of multiple-family residential development;
2. Section 919.1(1)(h) – establishment of objectives to promote energy conservation; and
3. Section 919.1(1)(i) – establishment of objectives to promote water conservation.

**Justification**

20.3.3 Multi-family development has the potential to create significant aesthetic contrast to nearby single-family residential development. By its nature, multi-family buildings tend to be of larger mass, in terms of height, breadth and volume. This is in contrast to single-family homes which on average tend to be of a smaller scale. The adjacency of these two forms of housing has the potential to create negative impacts. To ensure that these two differing building styles can coexist in close proximity, it is important to have development guidelines dealing with the form and character of the multi-family development.

**Objectives**

20.3.4 The Multiple-Family Development Permit Area guidelines are established to achieve the following objectives:

1. Having multi-family residential development that reflects a strong sense of place;
2. Having multi-family residential development that is integrated into the community through the use of good urban design principles;
3. Having an appropriate transition between adjacent land uses;
4. Minimizing negative visual impacts to adjacent properties;
5. Ensuring sustainable architectural and building design, green building practices and high-quality construction;
.6 Having multi-family residential infill development that is integrated into existing neighbourhoods and that reflects, preserves and enhances the architectural aspects of the neighbourhood;

.7 Maximizing the amount of open space for recreational and aesthetic purposes;

.8 Having pedestrian-scale design that contributes positively to the pedestrian experience;

.9 Having residential design that supports transit and active transportation (such as walking and cycling);

.10 Having reduced water and energy consumption; and

.11 Having design that reflects the rural character and agrarian heritage of the community.

**Design Guidelines**

**Adjacent Use Consideration**

**20.3.5**

.1 Where multiple-family development is located adjacent to single-family residential development or public space, the development must include design treatment to create separation between uses, including fencing, landscaping, berms, shade trees, and/or hedge rows to create a sense of privacy.

.2 Multiple-family development should reflect the design aspect of the neighbourhood. Design aspects must consider building heights, form, massing, colours and materials, lighting, roof form, signage and landscaping of nearby buildings.

.3 Multiple-family development must maintain a strong orientation to the street and be sensitive in scale, height and setbacks to the existing neighbourhood.

.4 The design of multiple-family residential buildings must be sensitive to the privacy concerns of adjacent single-family homes. Windows, patios, balconies and porches should be located to minimize intrusion into private space of adjacent single-family properties.

**Building Style**

**20.3.6**

.1 Building design must incorporate variations in height and massing, as well as significant articulation (i.e., areas where the building projects or is recessed) both vertically and horizontally.

.2 Building design must include architectural focal points, at site and building entrances.

.3 Sloped roof lines are encouraged.

.4 Roof form must be broken up with the use of dormers or other architectural features. Ridgelines in excess of 30 m must not be continuous but should be varied in height or broken with chimneys, cupolas, towers or other features.
.5 ‘Green’ roofs are encouraged for their environmental and aesthetic value.

.6 The use of dormers, bay windows and various types of balconies are encouraged. Windows should include detailing such as decorative trim, shutters and mullions.

.7 Residential buildings should be grouped to maximize greenspace between clusters.

.8 All developments should maximize sun penetration to pedestrian levels and to outdoor activity areas.

.9 Monolithic structures and long expanses of straight walls must be avoided.

.10 Building forms and floor plans that maximize the number of corner units and dwellings with exterior access on two sides are strongly encouraged to facilitate natural ventilation and daylight access, while at the same time providing an interactive connection to the street.

.11 Patio areas and balconies should be designed to provide privacy for residents and screen stored items.

.12 Entrances to multiple-unit buildings should be designed to include wind and weather protection for pedestrians.

**Building Materials**

20.3.7 .1 Exterior building materials should complement the natural and rural character of Coldstream.

.2 Reflective glazing is not permitted.

**Parking**

20.3.8 .1 Where possible, vehicular and pedestrian circulation should be separated. Where separation is not possible, special design treatment may be required to ensure safe pedestrian movement. All parking areas should be designed to allow safe pedestrian movement through the parking area from vehicle to destination.

.2 All surface parking areas should be defined by curbing and be screened by a combination of decorative fencing, landscaping, trees and/or berms. Opportunities for the provision of shaded areas should be considered.

.3 Site design of multiple-unit developments should include routes or pathways that will allow maintenance contractors to gain access to all parts of the site that require maintenance with machinery.

.4 Site design shall provide walkway connections to highly utilized locations, such as bus stops and common amenity areas, as well as neighbouring properties.
.5 The following applies to developments which are accessed from a public street via private driveways, such as compact residential, townhouse, duplex, triplex, and fourplex developments:

(a) Driveways should be paired to maximize uninterrupted landscape areas along the street and maximize on-street parking opportunities;

(b) Units should be designed to minimize the visual impact of garage doors on the streetscape; and

(c) Setbacks adjacent to a road may be reduced to accommodate features where the reduced setback will aesthetically improve the streetscape.

Fencing and Screening

20.3.9 Chain-link and solid fencing is generally not permitted in residential developments. If unavoidable, fences should be screened by a dense landscape material, such as a hedge, and the landscape screen should be provided on the street side of the fence within the property boundary.

2. Between residential and industrial uses, or where residential use abuts a highway, decorative noise-attenuation fencing, landscape screen, hedges and/or trees should be considered.

Signage

20.3.10 Entry signage should be:

(a) Low-key and coordinated with rural architectural features and finishes;

(b) Front-lit;

(c) Pedestrian-oriented; and

(d) Situated in a landscaped area.

.2 In large residential complexes with multiple clusters and internal roads or driveways, orientation signage should be provided at every entrance to identify the location of individual units for emergency services response.
20.4  Coldstream Town Centre Commercial Development Permit Area

Area

20.4.1  The designation Coldstream Town Centre Commercial Development Permit Area applies to those lands within the District of Coldstream as shown in the Commercial Development Permit Areas map.

Designation

20.4.2  The Coldstream Town Centre Commercial Development Permit Area is designated in accordance with the following sections of the Local Government Act:

.1  Section 919.1(1)(f) – establishment of objectives for the form and character of commercial, or multiple-family residential development;

.2  Section 919.1(1)(h) – establishment of objectives to promote energy conservation; and

.3  Section 919.1(1)(i) – establishment of objectives to promote water conservation.

Justification

20.4.3  The Central Coldstream Neighbourhood Area is the focus of commercial, institutional and residential activities. The integration of these uses, along with the protection of the environmental integrity of the numerous shallow streams, is an important value to area residents. As a focus of community activity, the area provides a significant opportunity to demonstrate a variety of development techniques that can reduce energy and resource consumption.

Objectives

20.4.4  The Coldstream Town Centre Commercial Development Permit Area guidelines are established to achieve the following objectives:

.1  A town centre with a high-quality built environment;

.2  A streetscape enhanced by pedestrian-scale design that contributes positively to the pedestrian experience;

.3  Development that supports transit and active transportation (such as walking and cycling);
.4 Infill development that is integrated into the existing neighbourhood and that reflects, preserves and enhances the architectural character of the local neighbourhood and greater District;

.5 Development that provides appropriate transitions with adjacent uses;

.6 Sustainable architectural and building design, ‘green’ building practices and high-quality construction; and

.7 Water and energy conservation and efficiency measures that are incorporated into commercial development.

Design Guidelines

Adjacent Use Consideration

20.4.5 .1 Where development is located adjacent to single-family residential development or public space, the development must include special design treatment to create separation between uses, including fencing, landscaping, berms, shade trees, and/or hedge rows to create a sense of privacy for the adjoining non-commercial properties.

.2 On-site equipment, service bays, loading docks and other high-use activities must be orientated away from adjacent residential development and the public realm or streetscape. Permanent visual screening must be provided where exterior service bays are located.

.3 Garbage and recycling containers shall be screened from view from public roads.

Building Style

20.4.6 .1 A pedestrian-friendly streetscape is one that is safe, has interesting and diverse pedestrian-scale design elements, offers opportunities for interaction and is aesthetically pleasing. Development should include elements that help to create a pedestrian-friendly streetscape, as follows:

(a) Facades must be well detailed and incorporate a variety of colours, materials, textures and windows;

(b) Facades should include architectural treatment that distinguishes the building’s base, middle and top;

(c) Design interest should be created at the roofline through variation in height or form, inclusion of gables or balconies, addition of a cornice, addition of a specific rooftop architectural element or similar design feature;
(d) Active outdoor space, such as patios, courtyards, performance space and areas for street activities, is encouraged and, where possible, should be orientated to achieve maximum solar benefit. Active outdoor space should not obstruct pedestrian circulation and may be created by setting a portion of the building footprint back from the sidewalk;

(e) Building design should include pedestrian-scale variations in height and massing. Long or tall facades should be well articulated to create the appearance of a series of smaller buildings;

(f) Lighting fixtures and other similar design features should be architecturally integrated into the design of the building(s); and

(g) Long blank walls or long expanses of any one material (including long expanses of window) are not acceptable.

.2 To stimulate pedestrian interest, enliven the streetscape and reveal interior spaces and activities, building design must:

(a) Include large window areas on the ground floor. Glass should be transparent, not mirrored;

(b) Incorporate active and inviting entryways and doorways that are clearly identified as the focal point of a building through design by recessing or projecting the entrances and using distinct materials, decorative lighting, pedestrian-orientated signage, distinct paving and architectural features;

(c) Avoid using materials on the ground floor that interfere with visual connection between the interior of the building and the street, including the posting of advertising and notices in window areas; and

(d) Where applicable, incorporate exterior spaces that encourage use by both businesses and the public, such as outdoor cafes, gathering places and public art displays.

.3 Development on corner lots must include the following:

(a) Facades which include street entrances on and/or windows along both street elevations; and

(b) A corner focal point, such as a corner entrance, bay window, or similar design feature.

.4 Building colours should be muted natural colours drawn from the natural environment or the rural heritage of Coldstream.
.5 Illumination levels must not exceed that needed to provide circulation and security needs without overpowering the nightscape. Illumination must be low level and low glare. Luminaire cut-offs or baffles are required to minimize light spill from the property. Warm-coloured lighting is preferred.

.6 Roof form must be broken up with the use of dormers or other architectural features. Ridgelines in excess of 30 m must be varied in height or broken with chimneys, cupolas, towers or other features.

.7 ‘Green’ roofs are encouraged for their environmental and aesthetic value.

.8 Although not intended to dictate a particular architectural style, the **conceptual drawing below** is indicative of the characteristics being strived for in fulfilment of the form and character guidelines.

![](image)

**Building Style for Three-Storey Buildings**

20.4.7 .1 Council can consider the approval of buildings in excess of the height limit established by the *Zoning Bylaw* through the issuance of a development permit that varies or supplements the standards of the *Zoning Bylaw* or through the issuance of a development variance permit. When considering such requests, Council may require that:

(a) The third storey be noticeably stepped back from the vertical plane of the street facade to reduce the impact of building mass on the streetscape; and

(b) In the case of development on corner lots, the third storey should be stepped back on the flanking street facade also.
Building Materials

20.4.8 .1 Exterior building materials must complement the natural environment of Coldstream. Limited use of architectural-quality metal siding may be appropriate as an accent material.

.2 Storefronts should be transparent; reflective glazing is not permitted.

Pedestrian Streetscape

20.4.9 .1 Features such as canopies or awnings extending over exterior pedestrian building entrances to protect pedestrians from the weather are encouraged.

.2 Developments should include pedestrian-scale lighting, waste and recycling receptacles, shade trees, landscaping and seating areas, where appropriate.

.3 Where possible, site plans should include new urban pedestrian linkages or expand and enhance existing linkages. Pedestrian linkages should be welcoming, encourage pedestrian activity, and be integrated into the larger pedestrian network. Pedestrian linkages must:

(a) Be well landscaped;

(b) Create a safe environment for all ages and level of mobility; and

(c) Include design elements such as street furniture, decorative paving materials, pedestrian-scale lighting, traffic-calming measures and public art.

.4 The pedestrian network should widen in places to create public spaces where appropriate. These public spaces should:

(a) Provide a diversity of experience in terms of type of amenity, such as seating areas, viewing areas, areas for performances and public art, landscaped focal points, or other special features, and should include both sunny and shaded spaces;

(b) Foster gathering, contemplation, relaxation and celebration; and

(c) Be sited to make use of and enhance enjoyment of important view corridors.

Parking

20.4.10 .1 Where possible, vehicular and pedestrian circulation must be separated. Where separation is not possible, special design treatment may be required to ensure safe pedestrian movement. All parking areas must be designed to allow safe pedestrian movement through the parking area, from vehicle to destination.
.2 Parking underground, at the rear of buildings or in a central parking facility is encouraged. Parking areas located at the front of the building are not permitted. Where there is an existing parking area in front of an existing building, the perimeter of the parking area should incorporate landscaping.

.3 All surface parking areas must be defined by concrete curbing and should be screened by a combination of decorative fencing, landscaping, shade trees and/or berms. Breaks in curbing or other alternatives that allow for natural infiltration may be considered.

.4 Parking areas should include provisions for alternative modes of transportation (e.g., bicycle parking and racks, preferential parking for carpool users).

**Fencing**

20.4.11 .1 Chain-link fencing is generally not permitted in a commercial development, especially along high-visibility street frontages. If a chain-link or solid fence is considered appropriate, a dense landscape material, such as a hedge, must be provided on the street side of the fence within the property boundary.

**Signage**

20.4.12 .1 A comprehensive sign plan must be submitted as part of the Coldstream Town Centre Commercial Development Permit Area application process.

.2 Signage should be:

(a) Integrated with the architectural features and finishes;

(b) Front-lit;

(c) Located to avoid direct glare on adjacent properties or street; and

(d) Pedestrian-oriented.

.3 With the exception of window signage, neon or other gas-filled tube lighting is not permitted.
20.5 Trintec Commercial Development Permit Area

Area

20.5.1 The designation Trintec Commercial Development Permit Area applies to those lands within the District of Coldstream as shown in the Commercial Development Permit Areas map.

Designation

20.5.2 The Trintec Commercial Development Permit Area is designated in accordance with the following sections of the Local Government Act:

.1 Section 919.1(1)(f) – establishment of objectives for the form and character of commercial development;

.2 Section 919.1(1)(h) – establishment of objectives to promote energy conservation; and

.3 Section 919.1(1)(i) – establishment of objectives to promote water conservation.

Justification

20.5.3 Commercial activity is a part of daily life for Coldstream residents. Shopping in stores, utilizing professional services or meeting friends all take place in commercial areas. Being able to do these activities in an environment that recognizes pedestrian scale, that understands the importance of human interaction, both with other people and the built environment, and that is based on the community’s history are important to the residents of Coldstream.

The purpose of this Trintec Commercial Development Permit Area is to ensure that the building and site design of development and redevelopment within the shopping centre area is attractive and incorporates a pedestrian scale. Development must also promote water and energy conservation in concert with consideration of reduction of greenhouse gas emissions. Consistent application of these guidelines will, over time, enhance the community’s streetscapes and contribute to business vitality.

Objectives

20.5.4 The Trintec Commercial Development Permit Area guidelines are established to achieve the following objectives:

.1 A high-quality built environment that reflects the small-town scale and character that defines Coldstream;

.2 Development that is well designed and appropriately integrated into the adjacent community through use of good urban design principles;
.3 A pedestrian-scale streetscape design that contributes positively to the pedestrian experience;

.4 Development that can support transit and active transportation (such as walking and cycling);

.5 Siting, landscape and building design that promotes appropriate transitions with adjacent uses;

.6 Sustainable architectural and building design, ‘green’ building practices and high-quality construction;

.7 Parking provisions for alternative modes of transportation, including bicycle rooms and racks, and preferential parking for carpool users;

.8 Water and energy conservation and efficiency measures that are incorporated into commercial development; and

.9 On-site stormwater detention and slow-release system and/or rainwater harvesting for on-site landscaping, where possible.

**Design Guidelines**

**Adjacent Use Consideration**

**20.5.5**

.1 Where commercial development is located adjacent to single-family residential development or public space, the development must include special design treatment to create separation between uses, including fencing, landscaping, berms, shade trees and/or hedge rows to create a sense of privacy for the adjoining non-commercial properties.

.2 Development must be carefully designed and sited to mitigate the impact of traffic, noise, lighting and other environmental conditions, particularly where the development is located adjacent to residential areas.

.3 On-site equipment, service bays, loading docks and other visually sensitive or high-use activities must be orientated away from adjacent residential development and the public realm or streetscape. Permanent visual screening from adjacent non-commercial development must be provided where exterior service bays are located.

.4 Garbage and recycling containers must be screened from public view.

.5 Development on corner lots must include the following:

(a) Detailed facades which include street entrances on and/or windows along both street elevations; and

(b) A corner focal point, such as a corner entrance, bay window or similar design feature.
Building Style

20.5.6.1 A pedestrian-friendly streetscape is one that is safe, has interesting and diverse pedestrian-scale design elements, offers opportunities for interaction and is aesthetically pleasing. Development must include elements that help to create a pedestrian-friendly streetscape, as follows:

(a) Facades must be well-detailed and incorporate a variety of colours, materials, textures and windows;

(b) Design interest must be created at the roofline through variation in height or form, inclusion of gables or balconies, addition of a cornice, addition of a specific rooftop architectural element or similar design feature;

(c) Active outdoor space, such as patios, courtyards, performance space and areas for street activities, is encouraged and, where possible, should be orientated to achieve maximum solar benefit. Active outdoor space should not obstruct pedestrian circulation and may be created by setting a portion of the building footprint back from the sidewalk;

(d) Building design must include pedestrian-scale variations in height and massing. Long or tall facades should be well articulated to create the appearance of a series of smaller buildings;

(e) Lighting fixtures and other similar design features must be architecturally integrated into the design of the building(s); and

(f) Long blank walls or long expanses of any one material (including long expanses of window) must be avoided.

.2 To stimulate pedestrian interest, enliven the streetscape and reveal interior spaces and activities, building design should:

(a) With respect to the street facade of buildings, receive the same level of architectural treatment as the building entrance facades where parking areas are internal to the shopping centre development;

(b) Include window areas on the ground floor. Glass should be transparent, not mirrored;

(c) Incorporate active and inviting entryways and doorways that are clearly identified as the focal point of a building through design by recessing or projecting the entrances and using distinct materials, decorative lighting, pedestrian-orientated signage, distinct paving and architectural features; and

(d) Where applicable, incorporate exterior spaces that encourage use by both businesses and the public, such as outdoor cafes, gathering places and public art displays.
.3 Building colours should be muted, natural colours that are drawn from the natural environment of Coldstream.

.4 If outdoor bicycle parking is provided, it should be located near building entrances where surveillance is possible. Consider incorporating interior or enclosed storage space for bicycles in the building design for the use of employees.

.5 Illumination levels should be of sufficient intensity to provide security but not overpower the nightscape. Illumination should be low level and low glare. Luminaire cut-offs or baffles are required to minimize light spill from the property. Flashing or blinking lighting is not permitted. Warm-coloured lighting is preferred. Security lighting is permitted, where necessary.

.6 Roof form must be broken up with the use of dormers or other architectural features. The ridgeline should not be continuous but should be varied in height or broken with chimneys, cupolas, towers or other features. Large areas of flat roofs are not acceptable.

.7 ‘Green’ roofs are encouraged for their environmental, aesthetic and amenity value.

**Building Materials**

20.5.7 .1 Exterior building materials should complement the natural environment of Coldstream. Untreated concrete block and vinyl or plastic sliding are not acceptable. Limited use of architectural-quality metal siding may be appropriate as an accent material.

.2 Storefronts should be transparent; reflective glazing is not permitted.

**Pedestrian Streetscape**

20.5.8 .1 Weather protection is encouraged to be provided over exterior pedestrian building entrances.

.2 Developments must include pedestrian-scale lighting, waste and recycling receptacles, shade trees, landscaping and seating areas, where appropriate.

.3 Where possible, site plans should include new urban pedestrian linkages or expand and enhance existing linkages. Pedestrian linkages should be welcoming, encourage pedestrian activity and be integrated into the larger pedestrian network. Pedestrian linkages must:

(a) Be well landscaped;

(b) Create a safe environment for all ages and level of mobility; and

(c) Include design elements such as street furniture, decorative paving materials, pedestrian-scale lighting, traffic-calming measures and public art.
The pedestrian network should widen in places to create public spaces, where appropriate. These public spaces should:

(a) Provide a diversity of experience in terms of type of amenity, such as seating areas, viewing areas, areas for performances and public art, landscaped focal points or other special features and should include both sunny and shaded spaces;

(b) Foster gathering, contemplation, relaxation and celebration; and

(c) Be sited to respect, to make use of and enhance enjoyment of important view corridors.

**Parking**

20.5.9 .1 Where possible, vehicular and pedestrian circulation must be separated. Where separation is not possible, special design treatment may be required to ensure safe pedestrian movement. All parking areas must be designed to allow safe pedestrian movement through the parking area, from vehicle to destination.

.2 Parking underground, at the rear of buildings or in a central parking facility is supported. Parking areas located between buildings and flanking roads are not permitted.

.3 All surface parking areas must be defined by concrete curbing. The perimeter of the parking area must be defined by decorative fencing, landscaping, shade trees and/or berms. Breaks in curbing or other alternatives that allow for natural infiltration may be considered.

.4 Parking areas should include provisions for alternative modes of transportation (e.g., bicycle parking and racks, preferential parking for carpool users).

**Fencing**

20.5.10 .1 Chain-link fencing is generally not permitted in a commercial development, especially along high-visibility street frontages. If a chain-link or solid fence is considered appropriate, a dense landscape material, such as a hedge, must be provided on the street side of the fence within the property boundary.

**Signage**

20.5.11 .1 A comprehensive sign plan must be submitted as part of the Trintec Commercial Development Permit Area application process.

.2 Signage should be:

(a) Integrated with rural architectural features and finishes;

(b) Front-lit;
(c) Located to avoid direct glare on adjacent properties or street; and

(d) Pedestrian-oriented.

.3 Mast-mounted freestanding signs are not permitted except where the related business fronts onto a provincial highway.

.4 With the exception of window signage, neon or other gas-filled tube lighting is not permitted.
20.6 Kalamalka Road Commercial Development Permit Area

Area

20.6.1 The designation Kalamalka Road Commercial Development Permit Area applies to those lands within the District of Coldstream shown in the Commercial Development Permit Areas map.

Designation

20.6.2 The Kalamalka Road Commercial Development Permit Area is designated in accordance with the following sections of the Local Government Act:

1. Section 919.1(1)(f) – establishment of objectives for the form and character of commercial or multiple-family residential development;

2. Section 919.1(1)(h) – establishment of objectives to promote energy conservation; and

3. Section 919.1(1)(i) – establishment of objectives to promote water conservation.

Justification

20.6.3 The Kalamalka Road Commercial Development Permit Area is the focus of recreational and commercial activities. The area is the main gateway into Coldstream from the City of Vernon. It also has three unique environmental areas: the Kalamalka Lake foreshore, the Vernon Creek corridor and the east aspect slopes above Vernon Creek.

Objectives

20.6.4 The Kalamalka Road Commercial Development Permit Area guidelines are established to achieve the following objectives:

1. Improve the form and character of commercial development;

2. Ensure that new commercial and mixed-use development is well designed and appropriately integrated into the community through use of good urban design principles;

3. Improve the streetscape by requiring pedestrian-scale design that will contribute positively to the pedestrian experience;

4. Ensure development can support transit and active transportation (such as walking and cycling);
.5 Ensure that infill development is appropriately integrated into the existing neighbourhood and reflects, preserves and enhances the rural character and agrarian heritage of the District;

.6 Use siting, landscape and building design to promote appropriate transitions with adjacent uses;

.7 Ensure sustainable architectural and building design, 'green' building practices and high-quality construction;

.8 Provide parking for alternative modes of transportation, including bicycle rooms and racks, and preferential parking for carpool users;

.9 Ensure water and energy conservation and efficiency measures are incorporated into commercial development;

.10 Ensure on-site stormwater detention and slow-release system and/or rainwater harvesting for on-site landscaping, where possible; and

.11 Protect riparian functions.

**Design Guidelines**

**Adjacent Use Consideration**

20.6.5 .1 Where development is located adjacent to single-family residential development or public space, the development must include special design treatment to create separation between uses, including fencing, landscaping, berms, shade trees and/or hedge rows to create a sense of privacy for the adjoining non-commercial properties.

.2 Development must be carefully designed and sited to mitigate the impact of traffic, noise, lighting and other environmental conditions, particularly where the development is located adjacent to residential areas.

.3 On-site equipment, service bays, loading docks and other visually sensitive or high-use activities must be orientated away from adjacent residential development and the public realm or streetscape. Permanent visual screening must be provided where exterior service bays are located.

.4 Garbage and recycling containers shall be screened from public view.

.5 Development on corner lots should include the following:

   (a) Detailed facades which include street entrances on and/or windows along both street elevations; and

   (b) A corner focal point, such as a corner entrance, bay window, or similar design feature.
20.6.6 A pedestrian-friendly streetscape is one that is safe, has interesting and diverse pedestrian-scale design elements, offers opportunities for interaction and is aesthetically pleasing. Development should include elements that help to create a pedestrian-friendly streetscape, as follows:

(a) Facades must be well-detailed and incorporate a variety of colours, materials, textures and windows;

(b) Facades should include architectural treatment that distinguishes the building’s base, middle and top;

(c) Design interest should be created at the roofline through variation in height or form, inclusion of gables or balconies, addition of a cornice, addition of a specific rooftop architectural element or similar design feature;

(d) Active outdoor space, such as patios, courtyards, performance space and areas for street activities, is encouraged and, where possible, should be orientated to achieve maximum solar benefit. Active outdoor space should not obstruct pedestrian circulation and may be created by setting a portion of the building footprint back from the sidewalk;

(e) Building design should include pedestrian-scale variations in height and massing. Long or tall facades should be well articulated to create the appearance of a series of smaller buildings;

(f) Lighting fixtures and other similar design features should be architecturally integrated into the design of the building(s); and

(g) Long blank walls or long expanses of any one material (including long expanses of window) are not acceptable.

.2 To stimulate pedestrian interest, enliven the streetscape and reveal interior spaces and activities, building design should:

(a) Include window areas on the ground floor. Glass should be transparent, not mirrored;

(b) Incorporate active and inviting entryways and doorways that are clearly identified as the focal point of a building through design by recessing or projecting the entrances and using distinct materials, decorative lighting, pedestrian-orientated signage, distinct paving and architectural features;

(c) Avoid using materials on the ground floor that may interfere with visual connection between the interior of the building and the street, including the posting of advertising and notices in window areas; and
(d) Where applicable, incorporate exterior spaces that encourage use by both businesses and the public, such as outdoor cafes, gathering places and public art displays.

.3 Building colours should be muted, natural colours that are drawn from the natural environment of Coldstream.

.4 When outdoor bicycle parking is provided, it should be located near building entrances where surveillance is possible. Consider incorporating interior or enclosed storage space for bicycles in the building design for the use of employees.

.5 Illumination levels should be of sufficient intensity to provide security but not overpower the nightscape. Illumination should be low level and low glare. Flashing or blinking lighting is not permitted. Warm-coloured lighting is preferred. Security lighting is permitted, where necessary.

.6 Roof form should be broken up with the use of dormers or other architectural features. The ridgeline should not be continuous but should be varied in height or broken with chimneys, cupolas, towers or other features. Large areas of flat roofs are not acceptable.

.7 ‘Green’ roofs are encouraged for their environmental, aesthetic and amenity value.

**Building Materials**

20.6.7 .1 Exterior building materials should complement the natural environment of Coldstream. Limited use of architectural-quality metal siding may be appropriate as an accent material.

.2 Storefronts should be transparent; reflective glazing is not permitted.

**Pedestrian Streetscape**

20.6.8 .1 Weather protection is encouraged to be provided over exterior pedestrian building entrances.

.2 Developments should include pedestrian-scale lighting, waste and recycling receptacles, shade trees, landscaping and seating areas, where appropriate.

.3 Where possible, site plans should include new urban pedestrian linkages or expand and enhance existing linkages. Pedestrian linkages should be welcoming, encourage pedestrian activity, and be integrated into the larger pedestrian network. Pedestrian linkages must:
(a) Be well landscaped;
(b) Create a safe environment for all ages and level of mobility; and
(c) Include design elements such as street furniture, decorative paving materials, pedestrian-scale lighting, traffic-calming measures and public art.

.4 The pedestrian network should widen in places to create public spaces, where appropriate. These public spaces should:
(a) Provide a diversity of experience in terms of type of amenity, such as seating areas, viewing areas, areas for performances and public art, landscaped focal points or other special features, and include both sunny and shaded spaces;
(b) Foster gathering, contemplation, relaxation and celebration; and
(c) Be sited to respect, to make use of and enhance enjoyment of important view corridors.

Parking

20.6.9 .1 Where possible, vehicular and pedestrian circulation must be separated. Where separation is not possible, special design treatment may be required to ensure safe pedestrian movement. All parking areas must be designed to allow safe pedestrian movement through the parking area, from vehicle to destination.

.2 Parking underground, at the rear of buildings or in a central parking facility is encouraged. Parking areas located at the front of the building are not permitted. Where there is an existing parking area in front of an existing building, the perimeter of the parking area should incorporate landscaping.

.3 All surface parking areas must be defined by concrete curbing and should be screened by a combination of decorative fencing, landscaping, shade trees and/or berms. Breaks in curbing or other alternatives that allow for natural infiltration may be considered.

.4 Parking areas should include provisions for alternative modes of transportation (e.g., bicycle parking and racks, preferential parking for carpool users).

Fencing

20.6.10 .1 Chain-link fencing is generally not permitted in a commercial development, especially along high-visibility street frontages. If a chain-link or solid fence is considered appropriate, a dense landscape material, such as a hedge, must be provided on the street side of the fence within the property boundary.
**Signage**

20.6.11.1 A comprehensive sign plan must be submitted as part of the Kalamalka Road Commercial Development Permit Area application process.

.2 Signage should be:

   (a) Integrated with rural architectural features and finishes;

   (b) Front-lit or halo-lit;

   (c) Located to avoid direct glare on adjacent properties or street; and

   (d) Pedestrian-oriented.

.3 With the exception of window signage, neon or other gas-filled tube lighting is prohibited.
20.7 Lavington Commercial Development Permit Area

Area

20.7.1 The designation Lavington Commercial Development Permit Area applies to those lands within the District of Coldstream shown in the Commercial Development Permit Areas map.

Designation

20.7.2 The Lavington Commercial Development Permit Area is designated in accordance with the following sections of the Local Government Act:

.1 Section 919.1(1)(f) – establishment of objectives for the form and character of commercial development;

.2 Section 919.1(1)(h) – establishment of objectives to promote energy conservation; and

.3 Section 919.1(1)(i) – establishment of objectives to promote water conservation.

Justification

20.7.3 Commercial activity in the Lavington area is focused on lands adjacent to Highway 6 which is designated as a controlled access highway by the Provincial Government. As such, development of these lands is impacted by regulations of the Provincial Government to address issues of traffic safety on the highway. Building setbacks, parking provisions and access and egress are all important considerations in appropriate site development. Additionally, the prominent location adjacent to high volumes of traffic make the aesthetic design of commercial development an important consideration. Where other commercial areas of the community promote the pedestrian over the vehicular experience, the Lavington commercial area is primarily focused on automobile-friendly access.

Objectives

20.7.4 The Lavington Commercial Development Permit Area guidelines are established to achieve the following objectives:

.1 Improve the form and character of commercial development;

.2 Ensure that new commercial development is well designed and appropriately integrated into the community through use of good urban design principles;

.3 Use siting, landscape and building design to promote appropriate transitions with adjacent uses;
.4 Ensure sustainable architectural and building design, ‘green’ building practices and high-quality construction; and

.5 Ensure water and energy conservation and efficiency measures are incorporated into commercial development.

**Design Guidelines**

**Adjacent Use Consideration**

**20.7.5**

.1 Where commercial development is located adjacent to single-family residential development or public space, the development should include special design treatment to create separation between uses, including fencing, landscaping, berms, shade trees and/or hedge rows to create a sense of privacy for the adjoining non-commercial properties.

.2 Development should be carefully designed and sited to mitigate the impact of traffic, noise, lighting and other environmental conditions, particularly where the development is located adjacent to residential areas.

.3 On-site equipment, service bays, loading docks and other visually sensitive or high-use activities should be orientated away from adjacent residential development and the public realm or streetscape. Permanent visual screening must be provided where exterior service bays are located.

.4 Garbage and recycling containers shall be stored on-grade, within the building and away from public view. Containers must be easily accessible for service.

.5 Development on corner lots should include the following:

(a) Detailed facades which include street entrances on and/or windows along both street elevations; and

(b) A corner focal point, such as a corner entrance, bay window, or similar design feature.

**Building Style**

**20.7.6**

.1 A pedestrian-friendly streetscape is one that is safe, has interesting and diverse pedestrian-scale design elements, offers opportunities for interaction and is aesthetically pleasing. Development should include elements that help to create a pedestrian-friendly streetscape, as follows:

(a) Facades must be well-detailed and incorporate a variety of colours, materials, textures, windows, and rural or agrarian architectural features;

(b) Design interest should be created at the roofline through variation in height or form, inclusion of gables or balconies, addition of a cornice, addition of a specific rooftop architectural element, or similar design feature;
(c) Lighting fixtures and other similar design features should be architecturally integrated into the design of the building(s); and

(d) Long blank walls or long expanses of any one material should be avoided or minimized.

.2 Building colours should be muted, natural colours that are drawn from the natural environment or the rural heritage of Coldstream.

.3 Illumination levels should be of sufficient intensity to provide security but not overpower the nightscape. Illumination should be low level and low glare. Flashing or blinking lighting is not permitted. Warm-coloured lighting is preferred. Security lighting is permitted, where necessary.

.4 Roof form should be broken up with the use of dormers or other architectural features. The ridgeline should not be continuous but should be varied in height or broken with chimneys, cupolas, towers or other features. Large areas of flat roofs should be avoided or minimized.

.5 ‘Green’ roofs are encouraged for their environmental and aesthetic value.

**Building Materials**

20.7.7 .1 Exterior building materials should complement the natural environment and rural character of Coldstream. Stone, wood, brick, acrylic stucco, fibre-cement siding, textured concrete and cultured stone are preferred finish materials.

**Fencing**

20.7.8 .1 Chain-link fencing is generally not permitted in a commercial development, especially along high-visibility street frontages. If a chain-link or solid fence is considered appropriate, a dense landscape material, such as a hedge, must be provided on the street side of the fence within the property boundary.

**Signage**

20.7.9 .1 A comprehensive sign plan must be submitted as part of the Lavington Commercial Development Permit application process.

.2 Signage should be:

(a) Integrated with rural architectural features and finishes; and

(b) Located to avoid direct glare on adjacent properties or street.
20.8 Industrial Development Permit Area

Area

20.8.1 The designation Industrial Development Permit Area applies to those lands within the District of Coldstream shown in the Industrial Development Permit Areas map.

Designation

20.8.2 The Industrial Development Permit Area is designated in accordance with the following sections of the *Local Government Act*:

.1 Section 919.1(1)(f) – establishment of objectives for the form and character of industrial development;

.2 Section 919.1(1)(h) – establishment of objectives to promote energy conservation; and

.3 Section 919.1(1)(i) – establishment of objectives to promote water conservation.

Justification

20.8.3 Industrial activity has been a significant land use in Coldstream over many years, particularly in the Lavington area. Over the years residential development has moved closer to established industrial area, creating issues of compatibility between neighbouring land uses. New industrial development or redevelopment or expansion of existing areas needs to be done in a manner that is sensitive to nearby residential areas.

Objectives

20.8.4 The Industrial Development Permit Area guidelines are established to achieve the following objectives:

.1 Reduce negative visual impacts on the community;

.2 Ensure that industrial development preserves and enhances the rural character and sense of place of the community;

.3 Have appropriate transition between adjacent land uses;

.4 Encourage sustainable design, 'green' building practices and high-quality construction; and

.5 Ensure energy and water efficiency measures are incorporated into industrial development.
**Design Guidelines**

### Adjacent Use Consideration

**20.8.5 .1** Parking and site entrances for heavy vehicles, service vehicles and trucks must be located away from residential properties. Where this is not possible, provide for landscaping, berms, trees, hedge rows, fencing and other measures to reduce noise, light, fumes and other potential impacts on adjacent residential uses.

**.2** Where possible, buildings and structures should be located with the taller, more massive units internal on the site and smaller lower units on the periphery, to minimize the visual scale of the development to adjacent non-industrial land uses.

**.3** Equipment, machinery, goods or materials should not be stored within required property line setback areas (front yards, side yards or rear yards).

**.4** When buildings or equipment will exceed a height of 8 m, a solar-shading diagram must be provided. Buildings and structures should be located so that no more than 20% of the shadow cast by the building or structure extends beyond the property boundaries.

### Building Style

**20.8.6 .1** Main pedestrian entries should be located at the front of buildings and be clearly distinguished from street or entry driveway through design elements such as sidewalks and landscaping.

**.2** Service doors should fit with the overall design of the building. Loading areas and zones should be located at the side and/or rear of buildings.

**.3** Building facades should include articulation, such as recessed or projecting windows and entranceways, to create design interest. Long blank walls with no design detail, and long expanses of any one material, should be avoided. However, where this is unavoidable, changes in the building mass, articulation, variations in the facade, textured surfaces, architectural detailing or graphics, reveals and colours should be employed to reduce the impact of the wall.

**.4** Building colours should be muted or darker in hue and reflect the colours found in the natural environment.

### Building Materials

**20.8.7 .1** High-visibility areas such as offices should be constructed of higher-quality building materials such as wood, cultured stone or textured concrete, while manufacturing and warehousing-type facilities may be constructed of more utilitarian materials such as metal siding.

**.2** Windows, without reflective glazing, and transparent front offices are encouraged.
Pedestrian

20.8.8 .1 Site design must consider pedestrian circulation. All parking areas should be designed to allow safe pedestrian movement through the parking area, from vehicle to destination.

Parking

20.8.9 .1 Parking at the side and the rear of industrial buildings is preferred. Parking should not be located within the front-yard setbacks but may be located at the front of buildings. Where parking is located at the front of buildings, the number of spaces should be limited to the minimum number required to accommodate client and visitor parking. Employee and service parking and all loading areas should be located to the side and rear of buildings.

.2 Internal roadways and access points should be designed and sized to accommodate all vehicle types anticipated to use the site, including heavy vehicles, machinery and passenger vehicles.

.3 All surfaces parking areas should be constructed of hard-surface material. A permeable granular surface is acceptable only if treated to prevent fugitive dust.

.4 Parking areas should include provisions for alternative modes of transportation, including bicycle rooms and/or racks, and preferential parking for carpool users.

Fencing and Screening

20.8.10 .1 Chain-link fencing along high-visibility street frontages is generally discouraged. If a chain-link fence is considered appropriate, a dense landscape material, such as a hedge row, should be provided on the street side of the fence within the property boundary. If necessary, black vinyl-coated chain-link fence is preferred.

Signage

20.8.11 .1 Fascia signage is preferred.

.2 Signage should be designed as a feature with consideration of visual impact, ground-oriented and situated in a landscaped area.

.3 Mast-mounted freestanding signs are not permitted.
20.9 Farm Protection Development Permit Area

Area

20.9.1 The designation Farm Protection Development Permit Area applies to all lands within the District of Coldstream that are not within the Agricultural Land Reserve and within 30 m of the Agricultural Land Reserve boundary. The Farm Protection Development Permit Area map shows the general proximity of these areas.

Designation

20.9.2 The Farm Protection Development Permit Area is designated in accordance with Section 919.1(1)(c) of the Local Government Act – protection of farming.

Justification

20.9.3 Agriculture, both as a landscape and an activity, is fundamental to the character of Coldstream. It is a key component of the community lifestyle and has always taken place in close proximity to residential development. This adjacency has the potential to create conflict between agricultural and non-agricultural land uses. Appropriate edge development can help minimize the potential for conflict between adjoining land uses.

Objectives

20.9.4 The Farm Protection Development Permit Area guidelines are established to achieve the following objectives:

.1 Provide clear separation between agricultural and non-agricultural use;

.2 Ensure that development is appropriately integrated into the community through the application of edge planning design principles; and

.3 Use siting and landscaping to achieve appropriate transition between adjacent land uses.

Design Guidelines

Adjacent Use Consideration

20.9.5 .1 A vegetative buffer must be established and maintained on land parallel or adjacent to the ALR boundary in accordance with the Ministry of Agriculture's Guide to Edge Planning, Urban Side Buffer D – design specifications, layout and spacing.
.2 Subdivision design must mitigate and minimize negative impacts that may occur between agricultural and non-agricultural use, e.g., residential lots should be designed of a sufficient size to accommodate buffers and provide appropriate separation of residential buildings from the ALR edge.

.3 Natural buffer features must be retained and enhanced along the urban side of the ALR boundary, such as riparian areas, ravines, woodlots, wetlands and natural vegetation. Where natural buffers are not feasible, create buffers and/or compatible uses on the urban side of the ALR boundary, such as roads, railways, utility rights-of-way, berms, open spaces and rainwater management facilities.

.4 Residential occupancy buildings shall be situated outside the vegetative buffer area.

.5 A landscaped buffer shall be installed prior to commencing construction or land alteration, where possible.

.6 A public road ending or a road frontage adjacent to the ALR should be avoided unless the road provides improved farm purpose access to the ALR property.

.7 Urban development shall be designed to reduce density and intensity of use when adjacent to agricultural land.
20.10 Coldstream Valley Development Permit Area

Area

20.10.1 The designation Coldstream Valley Development Permit Area applies to those lands within the District of Coldstream shown in the Coldstream Valley Development Permit Area map.

Designation

20.10.2 The Coldstream Valley Development Permit Area is designated in accordance with the following sections of the Local Government Act:

.1 Section 919.1(1)(a) – protection of the natural environment, its ecosystems and biological diversity; and

.2 Section 919.1(1)(b) – protection of development from hazardous conditions.

Justification

20.10.3 The Coldstream Valley Development Permit Area encompasses areas of steep slopes that are easily eroded and, if not developed properly, may experience mass earth movements such as mud flows or slides. In addition to being problematic to develop, these slopes contain large areas of significant environmental features which, if developed, can result in the loss of important habitat.

Objectives

20.10.4 The Coldstream Valley Development Permit Area guidelines are established to achieve the following objectives:

.1 Ensure development will minimize and reduce the risk of slope, erosion, and stability hazards by:

(a) Preserving or enhancing natural watercourses, drainage areas and ravines;

(b) Reducing slope hazards and landslide vulnerability;

(c) Avoiding alteration to sloped areas that may increase instability to the property itself or adjacent areas; and

(d) Encouraging ongoing maintenance and monitoring of steep sloped areas; and

.2 Ensure areas subject to hazardous conditions are identified and measures are taken to effectively address the hazard(s);
.3 Ensure development avoids important natural areas, environmentally sensitive areas and critical wildlife habitat corridors; and

.4 Require restoration to damaged or degraded ecosystems during development.

**Design Guidelines**

20.10.5 Development within the Coldstream Valley Development Permit Area will not be permitted except under the following conditions:

.1 Development proposals shall include a report from a professional engineer or geoscientist, with experience or training in geotechnical study and geohazard assessments, identifying areas of potential hazard. Where risks are identified, the report shall provide appropriate mitigation measures. If the risk cannot be mitigated so as to ensure the land may be used safely for the use intended, while meeting other objectives for this Permit Area, development shall not be permitted.

.2 Development proposals shall include a report from an appropriately qualified professional identifying:

(a) Habitat or rare and endangered plants, animals and environmentally sensitive ecosystems;

(b) Wildlife corridors;

(c) Wetlands and watercourse; and

(d) “Riparian assessment areas” as defined under the *Riparian Areas Regulation*, that exist in the area to be developed, and including an assessment as to whether and how the proposed development could proceed without negative impacts to wildlife habitat or corridors, rare or endangered plants or animals, environmentally significant ecosystems, wetlands watercourses or riparian areas.

.3
20.11 Riparian Development Permit Area

Area

20.11.1 The designation Riparian Development Permit Area applies to:

.1 Those lands within the District of Coldstream as shown in the Riparian Development Permit Area map.

.2 Those lands within the District of Coldstream that are within a Riparian Assessment Area whether or not those lands are shown on the Riparian Development Permit Area map.

Designation

20.11.2 The Riparian Development Permit Area is designated in accordance with Section 919.1(1)(a) of the Local Government Act - protection of the natural environment, its ecosystems and biological diversity.

Justification

20.11.3 The purpose of the Riparian Development Permit Area is for the protection of riparian areas. These are areas adjacent to waterbodies that have a unique environmental role. Development of riparian areas impacts both aquatic environments and adjacent upland areas, as these areas provide a critical link between the terrestrial and aquatic environments.

Objectives

20.11.4 The Riparian Development Permit Area guidelines are established to achieve the following objectives:

.1 Protect, conserve, enhance and restore riparian areas. This includes the preservation of fish habitat as well as the function of the riparian area as a link between upland terrestrial activities and the aquatic environment;

.2 Ensure development avoids important natural areas, environmentally sensitive areas and critical wildlife habitat corridors; and

.3 Restore damaged or degraded ecosystems.
Development Guidelines

20.11.5 Development within the Riparian Development Permit Area is allowed, provided that proposals for development are supported by a report prepared by a professional biologist that addresses:

.1 Establishment of buffer areas to protect riparian functions;

.2 Timing of development to avoid windows of critical fish and wildlife activities;

.3 Identification and protection of environmentally significant or sensitive natural areas and features;

.4 Limiting development to those areas of the property where minimal impact on environmental features will occur;

.5 Temporary fencing or other protection of remaining natural areas and sensitive features from damage prior to commencing development activities;

.6 Retention of indigenous vegetation within buffer strips, where possible, and restoration, if damaged; and

.7 Restriction of access to buffer strips.

.8 The continued functioning of the riparian area with respect to amphibians, birds, fish, invertebrates, mammals and reptiles.

.9 Any development involving residential, commercial or industrial activities or ancillary activities that is proposed for a Riparian Assessment Area must be assessed by a qualified environmental professional in accordance with the Riparian Areas Regulation, and must adhere to any and all restrictions, requirements, and recommendations included in the assessment report for the protection of fish habitat within the riparian areas.

.10 As a condition of a development permit, development must proceed in accordance with all of the measures, restriction, conditions and requirements described or recommended in the professional reports. Including those provisions included in the assessment report prepared and submitted to the provincial government in accordance to the requirements of the Riparian Areas Regulation.
20.12 Greenhouse Gas Reduction Development Permit Area

**Area**

20.12.1 The designation Greenhouse Gas Reduction Development Permit Area applies to all lands within the District of Coldstream as shown in the Greenhouse Gas Reduction Development Permit Area map.

**Designation**

20.12.2 The Greenhouse Gas Reduction Development Permit Area is designated in accordance with Section 919.1(1)(j) of the Local Government Act – establishment of objectives to promote reduction in greenhouse gas emissions.

**Justification**

20.12.3 Climate change has been attributed to the increase in the amount of greenhouse gases being discharged into the atmosphere. Much of this is directly related to the burning of fossil fuels, and of this the majority is used for transportation or space heating. The design of subdivisions and the transportation network can reduce the reliance on hydrocarbon-fuelled vehicles, thereby reducing the amount of carbon dioxide discharged into the atmosphere. In addition, house design and construction techniques can lower the amount of energy needed to heat and cool buildings, again reducing the amount of carbon dioxide discharged into the atmosphere.

**Objective**

20.12.4 The Greenhouse Gas Reduction Development Permit Area guidelines are established to achieve the objective of reducing greenhouse gas emissions.

**Design Guidelines**

**Site Planning and Design**

20.12.5 .1 Building footprint should be minimized in order to allow for maximum greenspace.

.2 Lots should be orientated to maximize solar orientation of building envelopes. Buildings should be oriented to maximize solar gain.

.3 Subdivisions should be laid out to minimize the length and amount of infrastructure such as sewer lines, water lines and roads.

.4 Subdivision layout should allow for alternative transportation options and transit.
.5 Subdivisions should be laid out to maximize site connectivity to nearby amenities and services.

.6 Large-scale developments and subdivisions should incorporate opportunities for local food production and public food gardens.

**Building Design and Materials**

20.12.6 .1 Materials and colours used in building construction should minimize heat absorption.

.2 Buildings and structures should incorporate large windows sheltered by overhangs to maximize solar input during winter months and minimize heat gain during the summer.

.3 Buildings should incorporate ‘green’ roofs, living walls or other measures to reduce heat gains caused by hard surfaces.

.4 Whenever possible, alternative energy sources should be used in large-scale structures.

.5 Buildings should have a south-oriented roof to allow for future use of solar panels.

.6 Opportunities for natural ventilation and airflow should be incorporated into the building.

.7 Building materials should encourage thermal massing and seasonal thermal energy storage.

.8 Building envelopes should be well sealed and energy efficient.
21 DEVELOPMENT APPROVAL INFORMATION

Designation

21.1 Development approval information is required under the following circumstances:

(a) rezoning of land; or

(b) issuance of a temporary use permit.

21.2 The following areas are designated as Development Approval Information Areas:

(a) Coldstream Town Centre Commercial Development Permit Area;

(b) Kalamalka Road Commercial Development Permit Area;

(c) Coldstream Valley Development Permit Area; and

(d) Riparian Development Permit Area.

Justification

21.2 For applications to rezone land or to obtain a temporary use permit, development approval information is required. These types of land use changes typically are associated with an increase in the level of activity or density on a property. This usually translates into increases in traffic, noise, environmental impact, utilization of local infrastructure, or other public facilities such as schools and parks. Technical reports can provide professional information to assist Council in determining whether a proposed use is appropriate on a particular piece of property. Reports can also provide information that can be used to assist in formulating provisions to mitigate the impacts of the proposed development. The information will also help inform the public on the impact and extent of the development, allowing them to provide valuable input.

21.3 For areas designated as Development Approval Information Areas, development approval information is also required. These areas have been identified as having highly sensitive ecosystems. Development within these areas must be undertaken in a manner that addresses these sensitivities. Reports prepared by qualified professionals will ensure that the development permit adequately addresses the ecosystem issues.
22 REGIONAL CONTEXT STATEMENT

Background

22.1 The Regional Growth Strategy Bylaw No. 2500, 2011 was accepted by Council on August 8, 2011 and by the Regional District of North Okanagan on September 21, 2011. The District of Coldstream is required by the Local Government Act to include a Regional Context Statement within its OCP that identifies the relationship between the OCP and the Regional Growth Strategy (RGS).

An RGS is a consensus-based land use plan which addresses regional issues such as environmental protection, transportation, economic development, housing needs and settlement patterns. It is initiated, developed, adopted and implemented by the regional district in partnership with, and with the acceptance of, all of its member municipalities. An RGS provides long-range sustainability planning direction for regional districts and member municipalities, focusing on concentrating growth within “growth areas” and limiting development within “rural protection areas”.

The District of Coldstream OCP must include a Regional Context Statement that is accepted, in accordance with Section 866 of the Local Government Act, by the Regional Board of the Regional District of North Okanagan. The Regional Context Statement identifies the relationship between the OCP and the policies included within the RGS. If necessary, the Regional Context Statement also provides guidance on how the OCP is to be made consistent with the RGS over time.

RGS and OCP Consistency – Vision

22.2 In brief, the RGS Vision for next 20 years imagines a region where growth is managed according to the natural constraints of water availability, agricultural lands and environmentally sensitive areas. It envisions a regional food system; a strong, sustainable and diverse economy; a respected and protected natural environment; and regionally cooperative, inclusive, accountable and effective governance.

The District’s Vision is similar to that of the RGS with regard to timeframe and substance. It covers the next 20 years and is presented in its entirety under Section 2, Coldstream – The Vision. Like the RGS vision, it conceives a future with a thriving agriculture community, where the consumption of locally grown food is the norm; a natural environment that is valued and protected; a rural character that is maintained and enhanced; and a diverse and resilient local economy.

Population and Employment Projections

22.3 The District of Coldstream makes up for approximately 13% of the region’s population. In comparison to the region as a whole, the District grew at a faster rate between 2006 and 2011, with a population change of 8.9% versus 5% for the region. Section 5, Residential, provides details about the District’s historical, current and projected population and housing statistics.
Although still primarily rural in nature, the District is more densely populated than the region overall: the District contains 155.6 persons/km$^2$ as opposed to 10.8 persons/km$^2$ for the region.

The Regional Growth Strategy predicts that the District of Coldstream will grow at a rate of 1.3% per year, resulting in a population of 12,978 in 2031. This is consistent with the District’s growth rate between the 10-year period of 2001 to 2011 as shown in Section 5, Residential, of the OCP. The region as a whole is predicted to grow at a slightly slower rate of 1.1% to a population of 104,233 by 2031.

The District of Coldstream holds a significant place within the region. It is an extremely desirable place to live and relocate with its amazing vistas of Kalamalka Lake, vibrant green farmlands and flowering orchards. Kalamalka Lake provides amazing recreation opportunities for water-sports enthusiasts, while Kalamalka Lake Provincial Park, right at our back door, provides incredible hiking and mountain-biking opportunities for outdoor enthusiasts. As a bedroom community, Coldstream provides for a slower pace of life than its next-door neighbour Vernon. The majority of commerce takes place within the City of Vernon, meaning most Coldstream residents drive to Vernon for work and to do most of their day-to-day shopping. The District of Coldstream makes up only 13% of the labour force of the region.

**RGS and OCP Consistency - Policy**

22.4 The RGS includes 21 major goals and numerous policies that guide the region towards achieving a vibrant, prosperous and sustainable place to live. The District’s OCP contains many policies that align with those of the RGS. Table 22.1 below details District policies that will help us attain the desired future we want for the region.

**Objectives**

22.5 Council’s objectives are to:

1. Fulfill the requirements of the Local Government Act by adopting a Regional Context Statement that is in accordance with the Regional Growth Strategy; and

Table 22.1
District of Coldstream
Summary of the Relationship between the RGS Goals and the District of Coldstream OCP

<table>
<thead>
<tr>
<th>RGS Policy Area</th>
<th>RGS Goal</th>
<th>OCP Objectives and Policies</th>
</tr>
</thead>
</table>
| Urban Containment / Rural Protection | Goal UC – 1: Focus development into growth areas                         | **Objectives** 7.2.1, 7.2.2  
**Policies** 5.6.2, 5.6.3, 5.8.1, 6.3.3, 6.4.1, 6.6.1, 7.3.1, 7.3.4, 9.3.4, 9.3.5, 11.4.3, 11.4.6 |
|                                      | Goal UC – 2: Protect rural lands                                         | **Objectives** 4.2.1, 4.2.2, 5.5.2, 6.2.3, 7.2.3, 8.2.1, 8.2.2  
**Policies** 4.6.4, 4.6.5, 4.6.2, 4.8.1, 5.6.2, 5.6.3, 5.6.6, 5.9.3, 6.3.2, 6.5.3, 6.6.3(a), 6.7.1, 7.3.2 |
| Agriculture and Food Systems         | Goal AG – 1: Water is managed sustainably so all reasonable needs, including agriculture, are met in a balanced manner | No specific policies.                                                                                          |
|                                      | Goal AG – 2: Maintain and diversify the agricultural land base           | **Objectives** 4.2.1, 4.2.2  
**Policies** 4.7.4, 4.7.5, 4.8.4                                                                 |
|                                      | Goal AG – 3: Support a robust and diverse agricultural economic sector    | **Objectives** 4.11.2, 4.11.3  
**Policies** 4.3.3, 4.3.5, 4.4.3, 4.4.4, 4.7.3, 4.7.4, 4.7.6, 4.12.1, 4.14.5, 6.8, 8.3.2, 8.6.1 |
|                                      | Goal AG – 4: Encourage a healthy, accessible and resilient food system    | **Objectives** 4.13  
| Water Stewardship                    | Goal WS – 1: Protection of our groundwater                              | No specific policies.                                                                                          |
|                                      | Goal WS – 2: Protection and conservation of water resources              | **Policies** 8.5.3, 16.6.7                                                                                     |
|                                      | Goal WS – 3: Consider the true cost of water                             | No specific policies.                                                                                          |
| Environment and Natural Lands        | Goal ENV – 1: Protect our watersheds                                     | **Policies** 4.8.6, 5.13.4, 6.6.3(b), 11.5.4, 13.3.1, 16.8.6                                                |
|                                      | Goal ENV – 2: Protect our parks, natural areas and open spaces           | **Policies** 4.6.2, 4.6.3, 4.5, 4.6.2, 5.6.4, 5.13.1, 5.13.2, 5.13.3, 5.13.4, 5.13.7, 11.3.1, 11.4.2, 11.4.5, 11.5.1, 11.5.4, 13.3.1, 13.3.2, 13.3.4, 13.3.5, 13.3.6 |
|                                      | Goal ENV – 3: Reduce and prevent pollution                              | **Policies** 8.5.1, 8.5.3, 14.6.1, 14.6.3, 16.8.10                                                            |
| Economic Development                 | Goal ED – 1: Promote a regional approach to economic development         | No specific policies.                                                                                          |
|                                      | Goal ED – 2: Encourage a sustainable, resilient and diverse regional economy | **Objectives** 7.2.1  
**Policies** 5.9.4, 7.3.1                                                                 |
<p>| Transportation and Infrastructure    | Goal TI – 1: Manage regional transportation corridors                    | No specific policies.                                                                                          |</p>
<table>
<thead>
<tr>
<th>RGS Policy Area</th>
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<tbody>
<tr>
<td></td>
<td>Goal TI – 2: Support integrated regional transportation planning</td>
<td>Policies 7.3.4, 7.3.5, 11.4.3, 11.4.4, 11.4.6, 11.4.8, 14.4.1, 14.4.3, 14.5.1, 15.3.9, 15.3.11, 15.3.12, 15.3.13</td>
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<tr>
<td></td>
<td>Goal TI – 3: Create effective, efficient and sustainable infrastructure</td>
<td>Policies 7.3.7</td>
</tr>
<tr>
<td>Housing</td>
<td>Goal H – 1: Support and encourage a variety of housing options to meet the diverse housing needs of all residents in the region</td>
<td>Objectives 4.11.1, 5.5.1</td>
</tr>
<tr>
<td></td>
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<td>Policies 4.12.1, 5.6.5, 5.6.7, 5.9.1, 5.10.1, 5.10.2, 5.11.1, 5.11.4, 5.12.2</td>
</tr>
<tr>
<td>Governance and Service Delivery</td>
<td>Goal GS – 1: Support regional governance based upon a foundation of regional cooperation</td>
<td>No specific policies.</td>
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<tr>
<td></td>
<td>Goal GS – 2: Pursue efficient, effective and fiscally responsible service delivery</td>
<td>No specific policies.</td>
</tr>
<tr>
<td>Energy and Emissions</td>
<td>Goal EE – 1: Reduce regional greenhouse gas emissions by 15% by 2020 and 25% by 2030</td>
<td>Objectives 4.11.1, 4.13, 7.2.1, 7.2.2, 14.2.1, 14.2.2</td>
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<td></td>
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<td>Policies 4.14.2, 4.14.3, 4.14.4, 5.6.2, 5.6.3, 5.6.7, 5.9.1, 5.9.2, 5.12.1, 5.12.2, 5.13.1, 5.13.2, 5.13.3, 5.13.4, 5.13.7, 6.2.1, 6.3.3, 7.3.4, 7.3.5, 8.5.1, 8.5.3, 11.4.1 to 11.4.7, 11.5.1, 11.5.3, 14.4.1, 14.4.2, 14.4.3, 14.4.4, 14.5.1, 14.5.2, 14.5.3, 14.5.4, 14.6.1, 14.6.2, 14.6.3, 15.3.9, 15.3.11, 15.3.12, 15.3.13</td>
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23 IMPLEMENTATION

Introduction

23.1 The OCP sets out statements on the broad objectives, policies and directions for Coldstream but generally does not provide the tools for implementing its statements. The District has a number of tools and methods available for implementing the OCP. The purpose of this section is to set out in general terms the steps that the District of Coldstream can take to implement this OCP. Some of the steps include refining the OCP, changing existing municipal bylaws, adopting new bylaws, conducting studies to obtain more information and direction, and working closely with other jurisdictions and government agencies.

Zoning Bylaw

23.2 To reflect OCP policies, the District will need to prepare amendments to the Zoning Bylaw. The following points note some of the changes recommended in the OCP. By legislative requirement the public needs to be informed of any proposed change to the Zoning Bylaw and has an opportunity to comment on any of the proposed changes. Although the OCP recommends numerous changes to the Zoning Bylaw, not all may be adopted if they are not supported by the public.

1. Inclusion of a provision for secondary suites in single-family homes;
2. Minimum parcel sizes in support of the Large Parcels land designation; and
3. Expanded commercial uses on ALR land.

Given the age of the current Zoning Bylaw and the number of existing amendments to it as well as proposed new amendments, there may be a complete update of the bylaw rather than a series of amendments.

Subdivision, Development and Servicing Bylaw

23.3 The Subdivision, Development and Servicing Bylaw sets out minimum standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, street lighting and wiring.

1. To reflect OCP policies, the Subdivision, Development and Servicing Bylaw should be reviewed in the context of updating standards to address sustainability issues.

Transportation

23.4 A Major Roadway Network Plan was completed in 2004 for the District. The Plan should be reviewed to ensure that growth and traffic projections are consistent with the updated OCP.
**Parks**

23.5 A parks master plan should be completed to provide supporting information for future park needs.

**Development Cost Charges (DCCs)**

23.6 The *Development Cost Charge Bylaw* needs to be revised to reflect new infrastructure needs identified in the OCP. In addition, the DCC bylaw will have to establish charges for future park acquisitions based on the outcome of the parks master plan.
**Active Transportation** means modes of transportation that are human powered such as walking, running, hiking, cycling, the use of a wheelchair, cross-country skiing, roller blading, skateboarding, skating and other similar methods of travel.

**Aggregate Resources** means sand, gravel and quarried rock used for construction purposes.

**Agri-tourism** means a tourist activity, service or facility that provides an opportunity for visitors to experience agricultural life first-hand by participating in farming activities, watching farming activities or purchasing and consuming farm produce on a farm.

**Agri-tourism Accommodation** means the accommodation for tourists on a farm, orchard or ranch that is secondary to the main use. Typical uses include but are not limited to guest ranches, farm inns, bed-and-breakfast homes and tourist campsites/recreational vehicle pads.

**Built Green** is a national organization that works with builders interested in responsible sustainability practices in the residential building sector. The organization offers programs for single-family, high-density and renovation projects.

**Carbon Footprint** means the total amount of greenhouse gases that are emitted into the atmosphere each year by a person, family, building, organization or company. A person’s carbon footprint includes greenhouse gas emissions from fuel that an individual burns directly, such as by heating a home or riding in a car. It also includes greenhouse gases that come from producing the goods or services that the individual uses, including emissions from power plants that make electricity, factories that make products, and landfills where trash gets sent.

**Carbon Neutral** means the same as defined in the *Greenhouse Gas Reduction Targets Act*.

**Climate Change** refers to any significant change in the measures of climate lasting for an extended period of time. In other words, climate change includes major changes in temperature, precipitation or wind patterns, among others, that occur over several decades or longer.

**Cluster Housing** means a form of residential development that groups dwellings on properties that are smaller than the minimum required by the *Zoning Bylaw*, but where there is no increase in the total number of residences built on the property, done to increase the amount of land left undeveloped.

**Critical Habitat** means the habitat that is necessary for the survival or recovery of a listed wildlife species and that is identified as the species’ critical habitat in the recovery strategy or in an action plan for the species, as defined in the Federal *Species at Risk Act*.

**Environmentally Sensitive Areas** means areas of valuable ecological features, habitat or species worthy of retention or special care.
**Farm Home Plate** means the portion of a lot that includes a principal farm residence, additional farm residence and its accessory farm residential facilities.

**Farm Worker Housing** means accommodation that is used solely for the purpose of providing cooking, sanitary and sleeping facilities to temporarily house temporary farm worker(s) on a farm operation as necessary for the agricultural labour needs of a farm operation or other farms, if permitted.

**Green Building** means a building that uses energy, water or materials more efficiently through any or all of the building’s location, design, construction process, operation or maintenance.

**Green Roofs** (also known as green roof tops, vegetated roofs, planted roofs, rooftop gardens, or eco-roofs) are a vegetative layer grown on a building rooftop that utilizes a variety of techniques. They can be as simple as a 2-inch covering of hardy groundcover or as complex as a fully accessible park complete with trees. They can be installed on a wide range of buildings, from industrial facilities to private residences. Green roofs provide several benefits including improving aesthetics, managing stormwater, moderating urban heat, improving air quality, creating new amenity spaces, increasing energy efficiently of the building, providing habitat for birds, improving the health and well-being of the buildings occupants, and providing opportunities for urban agriculture.

**Greenfield** means a parcel of land located in an area which is largely remaining in its natural state.

**Greenhouse Gases** means any or all of carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, sulphur hexafluoride and any other substance prescribed by regulation, as defined in the *Greenhouse Gas Reduction Targets Act*.

**Leadership in Energy and Environmental Design (LEED)** is a set of rating systems for the design, construction, operation and maintenance of green buildings, homes and neighborhoods. Developed by the US Green Building Council, LEED is intended to help building owners and operators be environmentally responsible and use resources efficiently.

**Mixed-Use** means a development where different uses are combined within the same building or on the same property, such as commercial/residential or commercial/industrial.

**Qualified Professional** means

**Riparian Area** means a streamside protection and enhancement area, as defined in the *Riparian Areas Regulation*.


**Riparian Assessment Area** means a strip of land on both sides of a stream or ravine, as defined in the *Riparian Areas Regulation*, for which a qualified environmental professional conducts an assessment under that Regulation pursuant to a proposed development.

**Sensitive Ecosystem Inventory** means the identification and mapping of at-risk and ecologically fragile ecosystems in a given area to encourage land use decisions that will ensure the continued integrity of these ecosystems.