

Schedule 1 to Official Community Plan Bylaw No. 396, 2013.

VILLAGE OF RADIUM HOT SPRINGS

OFFICIAL COMMUNITY PLAN

June 2013

Village of Radium Hot Springs – Official Community Plan

TABLE OF CONTENTS

2.0	INTRODUCTION.....	4
	2.1 Community Vision.....	4
	2.2 Planning Principles.....	5
	2.3 Benchmarks.....	5
	2.4 Community Goals	6
	2.5 What is an OCP?	7
	2.6 History of land use planning in Radium Hot Springs.....	7
	2.7 How did the community update the plan?	8
3.0	BUILDING A SUSTAINABLE COMMUNITY.....	8
	3.1 Residential.....	8
	3.2 Commercial Areas.....	9
	3.3 Industry.....	10
	3.4 Rural.....	11
	3.5 Parks, Recreation and Culture.....	12
	3.6 Schools.....	14
	3.7 Public Safety.....	14
	3.8 Regional Context/Boundary Expansion.....	15
	3.9 Housing.....	16
	3.10 Heritage.....	17
	3.11 Economic Development.....	18
4.0	PROTECTING THE ENVIRONMENT.....	19
	4.1 Environmentally Sensitive Areas.....	19
	4.2 Stream Stewardship.....	21
	4.3 Wildlife Corridors.....	22
	4.4 Environmental Restoration.....	23
	4.5 Natural Hazard Areas.....	23
	4.6 Wildfire.....	24
	4.7 Climate Change.....	26
5.0	INFRASTRUCTURE.....	27
	5.1 Pathway Network System.....	27
	5.2 Transportation and Parking.....	28
	5.3 Water.....	29
	5.4 Sanitary Sewer.....	31
	5.5 Storm Water Drainage.....	31
6.0	MUNICIPAL FINANCE.....	32
7.0	EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS.....	33
8.0	DEVELOPMENT PERMIT AREAS.....	34
	8.1 Development Permit Areas General Policies.....	34
	8.2 Development Permit Area Designations:	34
	8.2.1 Development Permit Area #1 - Radium Commercial	34
	8.2.2 Development Permit Area #2 - Mixed Commercial	37
	8.2.3 Development Permit Area #3 - Elk Park Ranch.....	38
	8.2.4 Development Permit Area #4 - Resort / Multiple Family.....	40
	8.2.5 Development Permit Area #5 - North Radium Multiple Family/RV/Mobile Home	41
	8.2.6 Development Permit Area #6 - Sinclair Creek/Columbia River.....	43
	8.2.7 Development Permit Area #7 - Industrial.....	44

Village of Radium Hot Springs – Official Community Plan

MAPS AND SCHEDULES:

- | | |
|------------|----------------------------|
| Schedule A | - Planned Land Use |
| Schedule B | - Environmental |
| Schedule C | - Slope and Flood Hazard |
| Schedule D | - Interface Fire Hazard |
| Schedule E | - Pathways and Roadways |
| Schedule F | - Development Permit Areas |
| Schedule G | - Façade Guidelines |

2.0 INTRODUCTION

2.1 Community Vision

Authentic. Connected. Self-sufficient. Beautiful, balanced, and Compact. These are the words that reflect our vision. Radium 2030 is a small, 'smart' mountain village with a healthy range of services and amenities for a community our size, and a breadth of demographic, income and housing options. We have a dynamic mix of full-time population, daytime enterprise, and recreational property owners, a modestly growing population, and a long list of community and valley recreational pursuits that drives motivation to visit or make Radium Hot Springs' home.

We are intrinsically linked with our natural surroundings and wildlife in a harmonious relationship, where attachment to place is about the ability to work, recreate, and feel connected to people and community at a social, economic, and recreational level...

We are an authentic blended community, not a postcard-ready mountain resort 'theme park'. We balance the interests of recreational property owners, retirees and visitors while providing a spectrum of local employment for a stable full-time population. Our distinction will be the atmosphere we have worked hard to nurture - the interaction of enterprising people, beautiful place, and quality of experience - with focused economic and tourism activity.

We are connected to the world, in a physical way, with modern telecommunications and with an emotional connection that is social - from events and facilities to outdoor gathering spaces.

We face three complementary opportunities in our drive to be an inclusive community: we need to create more local employment and a higher ratio of permanent residents; we need to continue to pursue housing options that achieve affordability for our local workforce; and we need to have the infrastructure and facilities present that are the foundation for the highest quality of life.

We are concerned about housing affordability and aim to find creative ways to house families who want single family housing options, tourism sector workers, and seniors. We will consider all innovative options that see us address local education and healthcare challenges because they are important to those considering moving here. Radium's high quality water, sewer and communications infrastructure are key enablers of future activity and we will maintain this edge.

We are beautiful and compact.

There is a dynamic tension between people's vision of our community as a quiet retreat versus a more self-sufficient community. The bridge between these two perspectives is a common expression of a desire to maintain our charm. At a physical level our sense of place is about appearance, scale, and harmony with the landscape. It is a walkable, human scale, with mixed land uses, and interesting architectural details, nestled in a pristine mountain setting. Key planning initiatives include nurturing a strong functional and visual village centre, providing functional recreational facilities, maintaining architectural design standards, and expanding our off-street pathway system.

Village of Radium Hot Springs – Official Community Plan

We continue to promote a compact footprint to achieve affordable servicing and taxes, where walking is a real option. But compact growth is only one of the many principles that work together to create a community of distinction. There is strong community support to maintain sustainability principles. We encourage creative thinking about tourism sector employee housing, affordable family housing, green construction standards, conservation, and environmental preservation.

Altogether, the intention is to foster a resort community that attracts both residents, who appreciate the special privileges of living in a mountain community, and visitors, who want to share in the authenticity of our Village while enjoying the many natural and resort based amenities.

2.2 Planning Principles

Through the public process conducted in 2010 and 2011 the following planning principles were established. In general terms, the planning strategy at the core of this plan is to work towards the broad goal of sustainable development. To this end, policies are designed, to achieve maximum efficiency of municipal services and infrastructure, to achieve a compact community, and to identify and protect environmentally sensitive resources for the long-term benefit of the community and natural ecosystem.

The planning principles that drove this process are:

- Efficient municipal services: provide services and infrastructure of the highest possible effectiveness balancing cost, quality and environmental impacts.
- Promotion of our attributes and features to support our resort and tourism industries while simultaneously seeking to attract new residents and commercial enterprises that will provide the foundation for sustainability going forward.
- Balanced consideration and conservation of our natural assets to maintain and enhance the natural features, viewsapes, flora, and fauna that make our Village attractive.
- Preservation of the characteristics of a small village defined as having a sense of personal safety, knowing your neighbours, access to basic services and amenities, and a compact and pedestrian friendly scale.

In many cases, these four principles complement each other, but there are also situations where these values might be in competition. Goals were developed both to encourage the achievement of the values individually and to suggest compromises between them where necessary.

2.3 Benchmarks

How do we measure how well we are adhering to Radium's planning principles?

A number of benchmarks will be considered to enable the village to reflect and monitor how well we are doing at achieving the goals of this plan as follows:

Village of Radium Hot Springs – Official Community Plan

Financial

- Assessment per capita comparisons
- Tax rate and user fee comparisons
- Infrastructure maintenance and replacement funding

Economy

- Commercial sector diversity and strength
- Broad spectrum of housing type and affordability
- Tourism sector diversity and strength

Natural Attributes

- Size & health of sheep herd
- Sinclair Creek biodiversity and health
- Diversity of nature based recreational opportunities

Small Town Character

- Broad spectrum demographics with emphasis on families
- Balanced and harmonious permanent and seasonal population
- Sense of community safety and crime statistics
- Maintaining a pedestrian scale and connectivity
- Achieving self-sufficiency of services and facilities

2.4 Community Goals

The Village's holistic goals are as follows:

- Goal #1:** Permit and encourage growth when:
- Growth improves infrastructure efficiency with compact development while building sustainable populations;
 - Growth does not degrade critical environmental values.
- Goal #2:** Avoid urban sprawl and maintain a small footprint in order to avoid inefficient extensions of infrastructure and maintain the integrity of adjacent rural lands.
- Goal #3:** Continue to improve our streetscapes to enhance visitor experience, encourage our small town sense of pride and community, and foster appreciation of our natural and man-made assets.
- Goal #4:** Further develop our sidewalk and pathway networks to connect natural amenities, and commercial and residential areas to each other, as well as to adjacent communities.
- Goal #5:** Act to maintain our basic natural resources - clean air and water, healthy landscapes and wildlife populations - as critical assets for current and future generations.
- Goal #6:** Plan and act to protect life and property from natural, climate change related, and human made hazards and impacts.

Village of Radium Hot Springs – Official Community Plan

- Goal #7:** Develop additional recreational, park and cultural facilities for the Village.
- Goal #8:** Maintain an inventory of appropriately zoned lands to allow for a diverse range of commercial development, with an emphasis on advanced technology, environmentally friendly, and home based enterprises.
- Goal #9:** Continue to develop partnerships with the private sector, non-profit organizations and neighbouring jurisdictions that will assist the Village in achieving cooperative and community goals.
- Goal #10:** Provide a broad spectrum of basic municipal services. Evaluate improved solid waste services.
- Goal #11:** Acquire lands, as funding and opportunities allow, for a broad spectrum of municipal uses, including but not limited to park, institutional (i.e. library), recreational (i.e. trails), and community gatherings.
- Goal #12:** Plan, support and foster public awareness and education for initiatives that promote a safe community.

2.5 What is an Official Community Plan (OCP)?

An Official Community Plan (OCP) is a bylaw that states the goals, policies and strategies used to guide planning decisions and land use management. This is an updated OCP that outlines the community's planning principles that were derived from community input received through a comprehensive community survey and through meetings with resident and business stakeholders. The principles that have been established are intended to reflect the long-term vision of the community. Radium Hot Springs' OCP establishes a number of benchmarks to measure how well the Village is adhering to those principles. The Village will monitor these benchmarks, some on an annual basis, and use these principles when considering new development, land use amendments or spending decisions. The OCP establishes a number of goals, strategies and policies intended to guide Council decisions. Some policies are considered to be "win-win" in that they do not conflict with obtaining any of the community planning principles, while other policies present a "trade-off" situation, in that certain aspects of the planning principles may be compromised but the overall benefit of the policy provides a greater gain in achieving the long-term vision of the community.

2.6 History of land use planning in Radium Hot Springs

Radium Hot Springs was incorporated as a municipality on December 10, 1990. Since incorporating the Village steadily improved the infrastructure and services inherited from the Regional District of East Kootenay (RDEK).

Council adopted the original version of this OCP in 2002. Council's broad objective at that time was to encourage a land use pattern that provides for health, safety, and enjoyment of residents and visitors, while striving to diversify land use patterns and minimize future land use conflicts. Planning principles largely followed what subsequently became known as 'Smartgrowth' tenets, which emphasizes compact pedestrian friendly communities leading to efficiencies in the provision of infrastructure.

2.7 How did the community update the plan?

The Official Community Plan review was a multi-step process, with numerous opportunities for community involvement including a comprehensive community survey, email and letter dialogue, and numerous meetings focussed on specific aspects of the plan.

SECTION 3

BUILDING A SUSTAINABLE COMMUNITY

3.0 BUILDING A SUSTAINABLE COMMUNITY

3.1 Residential

The intent of this plan is to support a diversity of liveable neighbourhoods and an overall Village residential character that promotes 'sense of community'. Neighbourhoods will have a variety of housing types and densities that will encourage people of diverse ages, incomes and lifestyles to make their permanent or recreational home in Radium Hot Springs.

Both as a means of accommodating growth and maintaining a compact footprint, the Village encourages higher density development in the 'mixed commercial/residential' area, while simultaneously being cognizant of the potential impacts to viewscales that can be presented by multi-storey buildings. The Village encourages the redevelopment and renovation of existing properties to higher densities when permitted by the zoning bylaw as a means of maintaining our compact footprint. Radium Hot Springs' undeveloped residential properties, in combination with the redevelopment of existing lands, will accommodate our expected growth for the next 10 years.

3.1.1 Goals:

- **Maintain housing choice, diversity and affordability.**
- **Maintain the character and livability of existing neighbourhoods.**
- **Promote the development of advanced technology and value added home based business.**

3.1.2 Strategies:

Encourage the development of diverse housing types to accommodate the various housing needs of existing and future residents, and to meet the changing needs of the various age groups of residents. Support opportunities for the development of seniors and 'age in place' residential facilities.

Village of Radium Hot Springs – Official Community Plan

Provide appropriate zoning and land use regulations to foster a compact, pedestrian orientated community with good access to recreational amenities and commercial areas.

Review the zoning bylaw to facilitate the development of advanced technology and value added home based business. Actively promote these options with residents and encourage the relocation of entrepreneurs to the village.

Review our Subdivision Servicing Standards to consider the creation of a smaller scale street standard suitable for residential developments.

3.1.3 Policies:

1. The lands intended for residential development are identified on Schedule A - Planned Land Use.
2. (a) Ensure that new development and redevelopment complements and enhances, with respect to form and scale, the Village character of Radium Hot Springs, while giving consideration to the impacts to existing mountain viewsapes presented by multi-storey buildings.

(b) Where three-story multiple unit or commercial development is permitted, consider with the intent to minimize impacts to view corridors to the mountains for adjacent and surrounding buildings. Review and consider revising the zoning bylaw to adjust permissible building heights and view corridor requirements.

(c) Consider innovative solutions to maintain high density principles.

(d) Consider locations where three-storey building development is appropriate, taking into account impacts to mountain viewsapes for existing residential neighbourhoods.
3. Mobile homes are prohibited in any area outside of a R1(MH) Mobile Home Park.
4. Support home based business with an emphasis on advanced technology and value added home based business. Review the zoning bylaw to facilitate the development of home based enterprise.
5. Access to multiple family developments is not permitted through low-density residential areas in order to protect the character of those neighbourhoods. Major arterial roads must be used to service multiple family developments.
6. Require the development of family oriented community parks, within walking distance, in new residential developments. Where the development of community parks is not deemed appropriate, require payment in lieu of parkland for future parkland acquisition and development.

3.2 Commercial

Highway commercial, accommodation and tourist commercial uses have traditionally provided the economic mainstay in the Village, with increasing development of businesses in our mixed residential/commercial area. While the proximity to Kootenay National Park and the Hot Springs generated our initial tourism growth, the Village has evolved into a destination resort municipality focussed on golf and wilderness recreation in the summer, and skiing and snowmobiling in the winter.

Village of Radium Hot Springs – Official Community Plan

In order to take advantage of tourism growth and our pedestrian atmosphere, the Village has designated specific areas for pedestrian oriented commercial development in order to prevent sprawl or extended strip development. The Village has zoned an area west of the Main Street commercial core C2 (Pedestrian Commercial/Residential), as a means of expanding the commercial area and allowing for some increased density for residential use.

3.2.1 Goals:

- **Encourage visually appealing, pedestrian oriented commercial development to position ourselves as a high quality tourist destination with an attractive, pedestrian oriented commercial area offering a wide range of services.**
- **Encourage year round use of our commercial businesses and the development of a complete spectrum of business services.**

3.2.2 Strategies:

Encourage high quality redevelopment and renovations to existing buildings in keeping with our façade guidelines.

Encourage the establishment of new and diverse businesses and services including retail and health services.

Maintain attractive commercial tax rates relative to competing jurisdictions.

Encourage the development of a light industrial / commercial business park with a possible location in the vicinity of the saw mill.

Develop comprehensive and aesthetic signage highlighting Village amenities and supporting business interests.

3.2.3 Policies:

1. Commercial development will be focused in the commercial areas shown on Schedule A – Planned Land Use.
2. Continue to enhance and beautify the highway corridors, parks and boulevards to portray the image fitting of both a high quality residential Village and tourism based resort municipality.

3.3 Industry

The nature of the economy is changing and old definitions of industrial uses are no longer comprehensive. The Village will consider providing greater flexibility in what type of uses are permitted in the industrial area.

Increased residential development has increased the demand for land to support growth. Residential uses are being developed in close proximity to the industrial use area. Residential development adjacent to industrial and commercial use areas has the potential to create conflicts, such as increased traffic and pedestrian conflicts, and noise, visual and other nuisance related conflicts.

The Village will monitor noise, dust and traffic caused by industry and work with owners to minimize conflicts with other uses. Development proposals in close

Village of Radium Hot Springs – Official Community Plan

proximity to the industrial use area will be reviewed with the consideration of imposing constraints or requirements so as to minimize possible conflicts.

3.3.1 Goals:

- **Encourage a diversified economy.**
- **Protect industrial lands from conflicting land uses.**
- **Encourage knowledge based and value added manufacturing industries that are environmentally friendly.**

3.3.2 Strategies:

Provide opportunities for a diverse economy. Support the rezoning of a portion of land to the north of the saw mill for light industrial uses.

Encourage the development of research, development, and high technology industries.

Review and update the permitted industrial uses in the zoning bylaw with consideration to allowing for greater flexibility.

Ensure future land uses around industrial areas are of a type and design that minimize the impacts to adjacent land uses.

Encourage industry to be aware of community quality of life issues and goals and collaborate with industry to alleviate community concerns including noise, dust, excessive light pollution and traffic caused by industrial activities.

Encourage industry and First Nation's to partner with the Village, community groups and non-profit societies in habitat restoration and other environmental and recreational projects.

3.3.3 Policies:

1. The lands designated for industrial use are identified on Schedule A - Planned Land Use.
2. Require new residential developments adjacent to industrial areas to consider orientation, construction and landscaping elements to act as visual and noise buffers.
3. Encourage the development of a light industrial business park north of the saw mill.

3.4 Rural

Rural lands include formerly cultivated, grass and forested lands, usually located within the 200 year floodplain, that have limited or no services. A portion of the rural lands are designated Provincial Agricultural Land Reserve (ALR).

3.4.1 Goals:

- **Protect high value rural landscapes for their intrinsic wilderness and green belt values.**
- **Support the development of a portion of the rural lands located north of the saw mill for light industrial development.**

Village of Radium Hot Springs – Official Community Plan

- **Acquire portions of rural lands located adjacent to Sinclair Creek and the Columbia River wetlands for public park purposes.**

3.4.2 Strategies:

Conserve rural lands for their environmental, scenic, open space, recreational, or green belt values.

Support the acquisition of strategic portions of rural lands for park purposes.

Consider rezoning the rural lands located north of the saw mill for light industrial development.

3.4.3 Policies:

1. The lands designated for rural use are identified on Schedule A – Planned Land Use.
2. Council will consider rezoning low quality agricultural land for other land uses.
3. Avoid the residential development of rural lands due to the hazard of flooding.

3.5 Parks, Recreation and Culture

The Village is committed to enhancing the quality of life and leisure by providing cost-effective programs and facilities for recreation and culture throughout the community.

As Radium Hot Springs becomes increasingly developed, it is important to ensure that the Village's parks, open space and recreational facilities meet the needs of its growing population as well as support local tourism.

3.5.1 Goals:

- **Provide a diverse range of recreational and cultural services, facilities and amenities that cater to a wide range of age groups.**
- **Plan and build the financial resources to renovate or construct a modern facility that serves multiple purposes.**
- **Conserve and promote our natural heritage, arts and culture.**

3.5.2 Strategies:

Support the protection of environmentally significant areas when considering the acquisition and development of parks and open space.

Require developers to provide neighbourhood parks that are within reasonable distance for pedestrian access.

Work with the community, non-profit societies, developers, First Nation's, other levels of government, and Parks Canada in acquiring and maintaining parks, recreational trails and publicly accessible open spaces.

Village of Radium Hot Springs – Official Community Plan

Develop partnerships for the promotion and development of arts and culture related programs and assets.

Encourage the donation or bequest of privately owned lands which support the objectives of the Village's park, open space and pathway systems and assist prospective donors in determining eligibility for tax deductions.

Pursue opportunities for partnerships and cooperative construction and operation of recreational and cultural facilities with the private sector, and non-profit and community organizations.

Encourage private sector developments to include recreational amenities that are available to the public.

Consider including library, museum, interpretive and cultural components as part of the proposed community facility project.

3.5.3 Policies:

Parks and Open Space

1. The lands designated for park use are identified on Schedule A – Planned Land Use.
2. Continue to develop parks, trails and interpretive information adjacent to the Columbia River Wetlands and Sinclair Creek.
3. Continue to collaborate with the RDEK in the development and acquisition of parks and pathways that are adjacent or near the Village and that provide linkages to neighbouring communities.
4. The 5 percent dedication of land for parks upon subdivision will be used to acquire lands that complement the Village's park and trail system and to fulfill park needs. If the subject parcel does not contain acceptable lands for the Village park and trail system, the owner of the land being subdivided must pay to the municipality an amount that equals 5 percent of the market value of the land according to the provisions outlined in legislation.
5. The Village will encourage subdivision applicants to dedicate more than 5 percent of a parcel where portions of the parcel are largely undevelopable, and the proposed dedicated area is easily accessible to the public and can serve a parkland or recreational function.
6. The option to accept cash in lieu of the 5 percent parkland dedication will be considered under one or more of the following circumstances:
 - 5 percent of total parcel size would be too small for a park or pathway component;
 - the land to be dedicated is not easily accessible to the public;
 - no part of the parcel would complement the park or trail system.
7. Parkland or cash-in-lieu will be required as part of the approval of all subdivisions, including strata developments.

Recreation and Culture

1. Community recreation and cultural facilities will be linked to commercial and residential areas by sidewalks and/or the pathway network.

Village of Radium Hot Springs – Official Community Plan

2. The Village may consider waiving, in whole or in part, the cash-in-lieu of parkland dedication requirement for strata developments should the developer provide a public access amenity of equal or greater financial significance and community benefit.
3. Continue the provision of youth recreation programs, including but not limited to 'Adventure Radium'.
4. Expand and upgrade playground equipment as financial resources permit.

3.6 Schools

The Village will continue to work with the School District to integrate the use of the school lands and gymnasium for the use of the community, while monitoring demographics so as to lobby for a new school when appropriate.

3.6.1 Goals:

- **Plan and use school facilities, and open space for community use.**
- **Monitor demographics and lobby for the school to reopen if the population of school age children meets the appropriate level.**

3.6.2 Strategies:

Request that the School Board reopen a Radium School should the school in Edgewater reach capacity or if the population of school age children meets the appropriate level.

Support the continued use of school facilities for community purposes.

3.7 Public Safety

Police services in BC are provided by the Royal Canadian Mounted Police (RCMP) with a local detachment located in Athalmer. The Columbia Valley detachment is committed to working with Village residents, businesses and community organizations to address crime related issues.

The Village is an active participant in the Columbia Valley Emergency Management program administered by the RDEK to provide disaster services in the event of an emergency.

The Village's Volunteer Fire Department provides an effective response of properly equipped well-trained personnel to suppress fire. The Village endeavors to maintain the effectiveness of the Department by insuring that funding levels are appropriate to maintain equipment and training to current standards.

Emergency medical aid in Radium Hot Springs is provided by the BC Ambulance Service with support from a Village 'First Responder' service.

3.7.1 Goals:

- **Ensure that adequate public safety services, and equipment exists.**
- **Involve the community in fire safety and crime prevention programs.**

Village of Radium Hot Springs – Official Community Plan

3.7.2 Strategies:

Encourage and support involvement by residents in the development and promotion of community based safety and crime prevention initiatives and partnerships.

Support the RDEK in maintaining and upgrading the emergency evacuation plan and providing disaster services through the emergency management plan.

Monitor and provide input into the provision of police, and ambulance services.

Support and implement an animal safety program, focussing on bear, deer and cougar issues, through public awareness, bylaw enforcement and by setting an example with Village facilities and activities.

3.7.3 Policies:

1. Support volunteer community safety organizations, potentially with financial and administrative assistance, and in the dissemination of public information.
2. Provide effective fire protection and emergency planning services, equipment and training.
3. Require developers and landowners to mitigate the risk of interface wildfire on their properties while ensuring that Village property meets appropriate standards. Continue to work with the Provincial Ministries and Parks Canada to reduce the risks of interface wildfire along our boundaries. Support interface fire mitigation on private and crown lands adjacent to the Village.
4. Continue the fire service protection agreements with the RDEK and Kootenay National Park within the capabilities of the Fire Department. Consider expanding or adjusting the protection area if new properties are developed.
5. Maintain mutual aid agreements with other jurisdictions and consider joint ownership and use of equipment where feasible and cost effective.
6. Seek to make developments safer through the application of 'Environmental Design' principles in the subdivision approval and development permit review process.
7. Consider requiring developers of multi-storey buildings to provide financial contributions towards the purchase of specialty firefighting equipment (i.e. an aerial ladder truck) necessary for the proper protection of the proposed multi-storey buildings.
8. Continue supporting and expanding an animal safety program for the protection of persons and property.

3.8 Regional Context/ Boundary Expansion

Radium Hot Springs' desire to manage urban growth by preventing the spread of residential and commercial growth into the neighbouring rural land areas may result in the Village having to consider expanding its boundaries. Council has clearly stated that it will not extend Radium's municipal infrastructure to service areas outside of the Village (excepting Kootenay National Park). Should lands adjacent to the Village be approved for development and the developer request that the Village

Village of Radium Hot Springs – Official Community Plan

service the lands the Village will give consideration to the possibility of boundary expansion.

3.8.1 Goals:

- **Contain sprawl.**
- **Protect the integrity of rural areas.**
- **Maintain a high level of service efficiency.**
- **Coordinate planning among jurisdictions.**

3.8.2 Strategies:

Maintain a clear separation between rural and urban lands and preserve both rural and urban lifestyle choices.

Stop the gradual spread of urban development into rural lands.

Maintain a compact footprint and reduce the cost of providing road, sewer and water services by fully utilizing existing infrastructure.

Respond as boundary expansion requests arise but avoid any unilateral action. Boundary expansion studies will be completed to the satisfaction of Council and at the expense of the proponent.

Work with the RDEK to maintain a distinct boundary between urban development and the surrounding rural landscape.

3.8.3 Policies:

1. Boundary expansions will only be considered where the Village's planning principles are endorsed by the residents of the area to be amalgamated, where the amalgamation advances the practice of those principles, and where the extension of the Village boundary does not reduce the ability of the existing Village to pursue those principles itself.
2. Boundary expansion will only be considered if the developer requesting the expansion can provide a pedestrian pathway connection to the community.
3. Potential boundary expansions will be analyzed to evaluate the effect of the expansion to the Village's servicing infrastructure and capacity, financial plans and capacity, and administrative capacity.
4. The Village will consult with provincial, regional, Parks Canada, the Agricultural land Commission, and adjoining municipal jurisdictions on issues of mutual concern related to land use, development, transportation and service planning.
5. Support the RDEK policy of not supporting development outside existing communities.

3.9 Housing

Radium Hot Springs will remain a preferred location for recreation and lifestyle real estate, which has the potential to escalate housing prices. The Village has benefitted from the development of a wide range of housing types and prices, which includes affordable housing choices. For Radium Hot Springs to remain affordable

Village of Radium Hot Springs – Official Community Plan

to people of all ages and income levels, it is critical to continue our development policies which create opportunities for development of affordable housing. Given limitations on municipal and provincial financial resources, the primary supply of new affordable housing will be left to the private sector.

3.9.1 Goals:

- **To provide opportunities for affordable housing.**
- **Consider zoning bylaw changes that will allow for construction of lower cost single family dwelling units.**
- **Support and consider zoning bylaw changes to promote the development of 'age friendly' and 'age in place' facilities.**

3.9.2 Strategies:

Provide for a range of housing types and tenure, sufficient to meet the needs of both permanent and recreational residents.

Encourage developers to consider a diversity of housing types for new projects.

3.9.3 Policies:

1. Permit and encourage the development of one secondary suite per detached dwelling that is occupied by the owner (seasonally or permanently).
2. Promote the development of duplex and triplex infill housing in the mixed commercial / residential land use zone.
3. Support the development of new multiple family developments having accessible design and construction elements as a means of securing appropriate housing for seniors and the physically challenged.

3.10 Heritage

The preservation, promotion and management of heritage resources within the Village and Kootenay National Park are considered to have economic, social, cultural, educational, and aesthetic benefits.

3.10.1 Goals:

- **Preserve and protect Radium Hot Springs' natural, cultural and human heritage and related assets.**
- **Promote appreciation and understanding of our natural, cultural and human heritage through interpretive programs, displays and facilities.**

3.10.2 Strategies:

Encourage and partner with community and environmental groups to develop interpretive programs and facilities that provide natural, heritage and human history information for our area.

3.10.3 Policies:

1. Require developers and building owners to construct and renovate buildings to reflect the structural heritage of Kootenay National Park as outlined in the Village of Radium Hot Springs Façade Design Guidelines.

Village of Radium Hot Springs – Official Community Plan

3.11 Economic Development

Economic development is critical for the Village to thrive and grow into a self-sustaining community that attracts innovation and entrepreneurial activity. The Village will play a supportive and active role in encouraging new economic opportunities, while supporting existing businesses. We will be a self-sufficient year-round community with an increasing number of year round residents. As we continue to support a strong tourism element, our economic development strategy will attract a dynamic mix of entrepreneurs, early retirees pursuing business ventures, and outdoor adventurers seeking spiritual inspiration in wild places. Recreational property owners see themselves on the pathway to full-time residency while home-based business becomes the foundation for new enterprise within an enabling policy framework.

3.11.1 Goals:

- Support programs and activities that promote economic development and entrepreneurial settlement.
- Support the development of a broad spectrum of business and service types to meet the needs of the community.

3.11.2 Strategies:

Support initiatives and programs, including the Chamber of Commerce and Visitor Information Centre services, which contribute to business networking and commercial activity within the Village.

Pursue an economic development marketing program intended to increase entrepreneurial settlement and development within the Village.

3.11.3 Policies:

1. Support the retention, enhancement and expansion of existing businesses and the attraction of new businesses and investment identified as bringing sustainable prosperity to Radium Hot Springs.
2. Participate in the development of, and support the implementation of, a local and regional economic development and branding strategy.
3. Play an active role in local economic development initiatives.
4. Support improved transit services that improve employment opportunities.
5. Support regional economic development initiatives, including partnerships with other levels of government and First Nation's.

SECTION 4

PROTECTING THE ENVIRONMENT

4.0 PROTECTING THE ENVIRONMENT

4.1 Environmentally Sensitive Areas

Radium Hot Springs is endowed with environmentally sensitive lands of national and international significance, with Kootenay National Park on the east and the RAMSAR designated Columbia Valley wetlands on the west. No other wetland in the province houses such a diversity of wildlife. It is a major staging, feeding and migratory area for bald eagle, osprey and great blue heron, along with numerous waterfowl and passerine species. Amphibians such as long-toed salamanders and reptiles such as painted turtles are found here.

Regionally significant grassland and open forest ecosystems are also present within and adjacent to the community. Interior grasslands are among the rarest and most endangered ecosystems in British Columbia and here in the Rocky Mountain Trench they are the primary habitat type that sustains a great diversity of wildlife and plant species. These dry ecosystems are a major reason for the presence of our high profile herd of Rocky Mountain Bighorn Sheep, badgers and lesser known attributes like prickly pear cactus.

The Village recognizes the environmental and educational value of maintaining and rehabilitating fish bearing streams, maintaining the diversity of the nationally significant Columbia Valley Wetlands, grasslands, and preserving wildlife corridors for animals, particularly Bighorn Sheep. As portions of environmentally sensitive areas may be located within the Agricultural Land reserve (ALR) it is important that these agricultural values be taken into account when assessing the need for environmental protection.

4.1.1 Goals:

- Identify and protect environmentally sensitive areas (ESAs).
- Avoid or mitigate disturbance of ESAs from human activity and development.
- Preserve aquatic habitat.
- Provide opportunities for nature appreciation.
- Protect biological diversity, wildlife and important wildlife habitats, features and functions.

4.1.2 Strategies:

Protect and enhance the Columbia Valley Wetlands and Sinclair Creek to support fish and wildlife populations.

Village of Radium Hot Springs – Official Community Plan

Heighten awareness of the ecological importance of ESAs by providing opportunities for public enjoyment of them in ways that respect their environmental sensitivity.

Balance economic and recreational use of the land with the protection and enhancement of areas of natural habitat for Rocky Mountain Bighorn Sheep and other wildlife.

Support the development of wildlife corridors and greenways throughout the region.

4.1.3 Policies:

1. While the environmental protection of natural streams and wetlands is of paramount importance, the Village will encourage outdoor recreation of these areas, where such uses are compatible with preservation and enhancement objectives.
2. Require a minimum watercourse buffer zone from development.
3. Designate the following areas as Environmentally Sensitive:
 - The marshlands along the Columbia River and the delta where Sinclair Creek enters the Columbia River (Schedule B – Habitat Class Dark Green);
 - The Sinclair Creek leave strip corridor (Schedule B – Habitat Class Dark Green and Yellow);
 - The remaining native grasslands (Schedule B – Habitat Class Dark Green)
 - The forested slopes on the steep bank below Forsters Landing Road and below Highway 93, which is designated as rural on the Planned Land Use Map;
 - Wildlife migration routes and the natural habitat for the Rocky Mountain Bighorn Sheep (Movement Corridors indicated on Schedule B).
4. All applications for OCP amendments, rezoning, or development permit in an environmentally sensitive area must be accompanied by an Environmental Impact Assessment prepared by qualified independent professionals and with terms of reference agreed to by Village staff. All costs are to be borne by the applicant. The Environmental Impact Assessment will include, but not necessarily be limited to:
 - Sufficient data and analysis to determine the probable environmental impacts of the proposed development;
 - The proposed mitigation and/or avoidance measures that will eliminate or reduce the negative environmental impacts;
 - The identification of residual impacts following the completion of mitigation or avoidance measures undertaken during development and construction, and;
 - A monitoring program to ensure that site development and construction is undertaken in accordance with clearly stated environmental requirements and objectives.
5. Prohibit development that would have a negative impact on environmentally sensitive areas, if the proposed mitigation measures are deemed to be inadequate.
6. Protect and preserve environmentally sensitive areas using one or more of the following measures, depending on which measure(s) are appropriate for the given situation:
 - Dedication as park land or pathway, where the area complements the goals of the Village's park and pathway systems;

Village of Radium Hot Springs – Official Community Plan

- Registration of a restrictive covenant for conservation purposes with the Village, the Province of British Columbia and/or a non-governmental organization eligible to hold conservation covenants.
7. The Village may require a developer to submit a cost estimate, prepared by a qualified professional, of the total cost of rehabilitating and/or restoring an environmentally sensitive area located within or adjacent to a development property. The Village may require the developer to provide adequate financial security, as determined by the Village, prior to the issuance of approvals of any building or site disturbance. The value of the financial security will be based upon the estimated cost of rehabilitating and/or restoring an environmentally sensitive area and/or repairing damage caused by construction or site disturbance.

4.2 Stream Stewardship

The Sinclair Creek drainage is an important part of the Columbia River Wetlands and is the only natural stream located within the municipality. The Village wishes to protect all existing fish habitat including riparian corridors. In addition, the Village intends to encourage restoration of damaged or degraded critical habitats.

4.2.1 Goals:

- **Preserve aquatic habitat.**
- **Protect and restore the Columbia Valley Wetlands and Sinclair Creek to support fish and wildlife populations.**
- **Provide opportunities for nature appreciation and angling.**

4.2.2 Strategy:

The Village will continue to periodically conduct fish habitat assessments and restoration of Sinclair Creek.

Heighten awareness of the ecological importance of aquatic habitat by providing opportunities for public enjoyment of them in ways that respect their environmental sensitivity.

Consider revision of the watercourse leave strip requirements contained in the zoning bylaw for the purposes of both riparian area protection and public safety.

4.2.3 Policies:

1. As determined by the Approving Officer (subdivision) or Council (Zoning and Development Permit Process), a minimum leave strip from a watercourse shall be maintained to preserve wildlife habitat, the integrity of the watercourse and prevent potential environmental damage.
2. The minimum naturally-vegetated leave strip in low-density residential areas on each side of the watercourse is 15 metres measured perpendicular from the high water mark. This 'leave strip' does not take into account additional requirements relating to flood safety.
3. The usual minimum naturally-vegetated leave strip for commercial, industrial and multiple family developments is 30 metres measured perpendicular from the high water mark on either side of the watercourse. This 'leave strip' may be reduced to a minimum of 15 metres if it can be demonstrated, to the

Village of Radium Hot Springs – Official Community Plan

satisfaction of the Village, that both riparian area integrity and public safety are not compromised. This 'leave strip' does not take into account additional requirements that may be imposed due to flood plain location.

4. Where appropriate, limited passive use such as pathways, wildlife enhancement and viewing may be permitted in leave strip and riparian areas provided such uses will not conflict with or otherwise detrimentally affect the prime function of the area.
5. Pathways will be designed and constructed to minimize impacts to riparian areas.

4.3 Wildlife Corridors

Wildlife corridors are areas within and between communities that primarily allow for the movement of wildlife across the landscape. Wildlife corridors enhance human communities through the provision of open space, environmental quality, recreational benefits and wildlife viewing opportunities. Wildlife corridors can also become access points into the community for species that can cause conflict, namely bear and cougar.

Wildlife corridors can occur as a result of natural factors like topography and habitat while others exist as a result of past development patterns and current land use. As communities grow, wildlife corridors need to be created, maintained or enhanced. The effectiveness of a particular wildlife corridor will vary with different species and with how accustomed they are to the presence of people and man-made features.

4.3.1 Goals:

- **Preserve wildlife corridors within and adjacent to the Village.**
- **Incorporate wildlife corridor establishment and management in long term strategic planning.**
- **Work with partners in the creation, restoration and management of wildlife corridors.**
- **Harmonize human use and wildlife corridors where practical.**
- **Provide opportunities for nature appreciation.**

4.3.2 Strategies

Designate existing open space corridors within the Village that allow for the migration of wildlife. Incorporate functional corridors into future development plans.

Some open space corridors will combine human and wildlife use while others will be primarily maintained for wildlife.

Support animal safety programs and require the use of animal proof garbage containers or enclosures to prevent the attraction and habitation of bears.

4.3.3 Policies:

1. Utilize the outcomes of observation and assessment of wildlife corridors within the Village to guide the protection and management of corridors.

Village of Radium Hot Springs – Official Community Plan

2. Work with Parks Canada and the RDEK to maintain functional wildlife corridors surrounding the Village, especially those allowing connectivity between the Purcell and Rocky mountains.
3. Support restoration activities that improve the corridors utilized by Bighorn Sheep in their journey to and from lambing areas.
4. Inventory and designate existing wildlife corridors as identified in the environmental inventory process (Schedule B).

4.4 Environmental Restoration

Environmental restoration is an important tool in the protection of environmental values within the Village. Impacts to environmental values can occur during the development of communities that are difficult to avoid, costly to address or occurred in the past when the implication of these impacts were not well understood. Incremental damage and losses to ecosystems add up over time with the cumulative result often underestimated.

Restoration science is an emerging field in the environment sector involving considerable theoretical and practical debate. Prevention of negative impacts remains the most effective restoration technique.

4.4.1 Goals:

- **Restore degraded environmental values where financially and practically feasible.**
- **Be proactive in the prevention of negative impacts to environmental values.**
- **Work with partners to keep informed of developments in restoration science and strategies and in the acquisition of funding and resources.**
- **Provide opportunities for citizens to participate in restoration initiatives and best practices.**

4.4.2 Strategies:

Support initiatives that raise awareness of the impacts that daily public and private practices and development projects can have on environmental assets.

Support the education of residents and visitors about restoration benefits.

Collaborate with partners to identify, fund and conduct restoration initiatives.

4.4.3 Policies:

1. Initiate restoration projects when environmentally degraded sites are identified within the Village.
2. Require developers to provide environmental mitigation and restoration plans, with financial securities, for development on environmentally sensitive lands.

4.5 Natural Hazard Areas

Natural hazard areas are lands susceptible to flooding, erosion, and or landslip. These areas may also pose a potential threat to adjacent lands, thereby creating areas unsafe for use and or development. Hazardous conditions (including but not

Village of Radium Hot Springs – Official Community Plan

limited to: flooding, mud flows, debris torrents, bank instability, erosion, groundwater seepage, land slip, rock falls, subsidence, avalanche or wildfire) may in some cases be abated by using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance. The Village will take a conservative approach when considering development adjacent to natural hazard areas because of the uncertainties presented by future climate change.

4.5.1 Goals:

- **To manage and regulate development so as to protect life and property from natural and human-made hazards.**

4.5.2 Strategy:

Limit and, if necessary, prohibit development in natural hazard areas that could result in loss of property or personal injury.

4.5.3 Policies:

1. Potential natural hazard areas are identified generally on Schedule C Slope and Flood Areas Map as slopes of greater than 30 percent and areas within the 200-year floodplain.
2. Buildings located within the floodplain shall be flood-proofed to the minimum standards specified in the Village zoning bylaw. These standards may be augmented by the Approving Officer as a condition of subdivision approval or by the Building Inspector as a condition of building permit approval.
3. Development shall be prohibited on or immediately adjacent to slopes greater than 30 percent as identified on the Slope and Flood Hazard Map (Schedule C). Setbacks from steep slopes will be a normal requirement. Design and separation, not restrictive covenants, is the preferred mechanism to protect lands from the hazards of land slip and erosion.
4. Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variation of the setback may be considered if a geotechnical review can justify a reduced setback. The Village will consider permitting development adjacent to steep slopes if the developer provides a report from an engineer experienced in geotechnical engineering certifying the lands may be developed and used safely for the development as proposed. Design and separation, not restrictive covenants, is the preferred mechanism to protect lands from the hazards of land slip and erosion.
5. In applicable areas, a development permit addressing hazardous condition guidelines must be approved before:
 - Subdivision of land;
 - Alteration of land, including but not limited to clearing, grading, blasting, preparation for or construction of services, and roads and trails, and/or;
 - Construction of, addition to, or alteration of a building or structure.
6. Require that all development have a level of safety for geotechnical failures with no more than a 2% probability of failure occurring in a 50 year period, or adhere to the prevailing engineering standards as set by the B.C. Building Code, whichever is greater.

Village of Radium Hot Springs – Official Community Plan

4.6 Wildfire

Wherever residential, industrial, agricultural or recreational areas are located within or near wildland settings with natural vegetation, they are at risk of wildfire. These areas are called the wildfire interface. Fires that have the potential to involve buildings and wildland vegetation simultaneously are known as interface fires. An interface fire can ignite within a building and spread to a nearby forest or, more commonly, spread from burning vegetation to engulf homes, or other forms of development. Forested and wildland areas are highly desirable places to live. What makes them so attractive, however, also makes them hazardous. While vegetation is an amenity for residents, it is also a source of fuel for a fire.

The Village has identified wildfire interface dangers and subsequently mitigated the danger on municipal lands by thinning forest to recognized standards. The same mitigation standards are imposed on new developments. However, high risk wildfire interface areas still exist on certain private lands.

4.6.1 Goals:

- **Reduce the risk of wildfire.**
- **Require new developments to mitigate wildfire risk.**
- **Maintain municipal lands to an acceptable standard to reduce the risk of wildfire.**
- **Work with adjacent jurisdictions to reduce the threat of wildfire originating from outside our boundaries.**
- **Improve firefighter equipment and training to improve our ability to suppress wildfires.**

4.6.2 Strategy:

Raise awareness of wildfire hazards and identify high risk areas needing mitigation.

Collaborate with the Ministry of Forests, Kootenay National Park and the RDEK to reduce the risks of wildfire on adjacent lands, especially with respect to municipal infrastructure located on crown land.

Support local and regional initiatives to restore fire-maintained ecosystems.

Develop standards and bylaws to require mitigation to an acceptable standard on all private lands.

4.6.3 Policies:

1. The wildland interface areas that pose the greatest risk to the community are identified in Schedule D.
2. Endeavor to minimize the risk of wildfire in the wildfire interface on both municipal and private lands.
3. Use recognized standards in the assessment of wildfire hazards (currently 'FireSmart' standards based on NFPA documentation).
4. The risk or potential for wildfire shall be considered prior to decisions being made regarding land use allocation, subdivision or development.

Village of Radium Hot Springs – Official Community Plan

5. Prohibit the use of wood shakes as a roofing material and limit the use of fire retardant treated wood shingles as a siding material other than in areas with a low fire hazard as identified in Schedule D.
6. Develop standards and bylaws to ensure that interface areas will be maintained.
7. Require that access points suitable for evacuation and the movement of emergency response equipment are provided. The number of access points and their capacity should be determined during subdivision design in consultation with the Fire Chief and Approving Officer.
8. Require that fire hazards on forested lands be mitigated to a level deemed acceptable by a qualified professional in a forest fire hazard assessment as a condition of development.
9. Require development to be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variation of the setback may be considered if a wildfire review can justify a change in the setback.

4.7 Climate Change

Climate change will impact our ecosystems, infrastructure and people and the Village can play a role in mitigating these impacts. From storm water drainage system failures, to increased wildfire hazard, the Village is vulnerable to a changing climate and when problems and emergencies arise, the Village will be involved. Despite uncertainty in the science of global warming, the Village will seek to reduce carbon emissions, while focussing on adaptive measures to mitigate climate change impacts over time.

4.7.1 Policies:

1. Ensure that residents can conveniently and safely travel by bus or by foot, bicycle and other forms of active transportation to get to major community destinations while ensuring the efficient movement of goods and services.
2. Support the reduced use of fossil fuels in buildings by encouraging renewable energy supplies, district energy systems, biomass based energy, and energy efficient technologies in new and existing buildings.
3. Support the "British Columbia Climate Action Charter" by developing strategies to become carbon neutral in respect of municipal operations, by measuring and reporting on our operational and community-wide Greenhouse Gas (GHG) emissions profile, and by creating a compact, energy efficient community.
4. Incorporate climate change, its potential impacts, and mitigation measures when reviewing new development applications and undertaking long-term planning initiatives.
5. Maintain our pedestrian high density principles, in balance with competing principles such as viewscape preservation, so as to maximize the efficiency and provision of infrastructure.

SECTION 5

INFRASTRUCTURE

5.0 INFRASTRUCTURE

5.1 Pathway Network System

The Village wishes to encourage and develop a pathway network system connecting key amenity areas and neighbourhoods as well as providing recreation opportunities and connections to adjacent communities, Kootenay National Park and the Columbia Valley Wetlands. The community's goal is to have all new developments linked by pathways to encourage walking and cycling and reduce vehicular traffic. The trails would link major destinations but skirt or avoid sensitive areas. All trails would be either a public right of way, license of occupation, or park.

5.1.1 Goals:

- **Provide an alternative to motorized transportation.**
- **Develop a comprehensive pathway network system.**
- **Provide opportunities for walking, jogging, cycling and nature appreciation.**

5.1.2 Strategies:

Incorporate public walking and biking pathways as an integral component of the transportation system in community planning and development approvals.

Include public pathways in the requirements for new developments.

Work with Kootenay National Park, First Nations, the RDEK, and neighbouring communities to build pedestrian and bicycle links.

Pursue incentives and partnerships with local jurisdictions, non-profit organizations, and provincial and federal entities in the development of green-space initiatives.

Ensure that pathway design and construction criteria are appropriate for the type of pathway to be developed.

Provide pathway network signage that provides information on routes, directions, potential hazards, rules and regulations.

5.1.3 Policies:

1. Existing and proposed pathways are identified on Schedule "E".

Village of Radium Hot Springs – Official Community Plan

2. Development of pathways will not be limited to those identified in Schedule "E" as unforeseen pathway opportunities may be identified based on the nature of new development proposals.
3. The Village will work with adjacent communities, private landowners, Parks Canada, non-profit organizations, First Nations, and the RDEK to develop connecting links for recreational purposes and for commuting between neighbouring communities.
4. As a condition of development, Council requires dedication and/or construction of pathways on or adjacent to development sites.
5. In order to maintain access to surrounding natural features, public pathways must be secured on development lands and integrated into natural areas around developments.
6. Provide parking areas near trailheads to encourage people to park their vehicle and walk or bike.
7. Enhance the sidewalk, lighting and landscaping along the north side of Highway 93 to connect to Kootenay National Park and encourage the Park to renovate their portion of sidewalk.

5.2 Transportation and Parking

Transportation can be separated into regional and local components. The need for efficient travel to and within the Village is critical for both community and tourism purposes. For regional transportation, it is recognized that the automobile will remain the principle mode of transportation; however the Village advocates the expansion of alternative modes of transportation where possible. The Village is committed to maintain a compact footprint within our borders and continue to develop the pathway network system. Together with convenient commercial parking and a compact commercial area, it is hoped that visitors will park their vehicle and travel within Radium Hot Springs by foot.

5.2.1 Goals:

- **Provide alternative modes of travel.**
- **Minimize vehicular traffic impact on neighbourhoods.**
- **Improve the appearance, pedestrian friendliness and safety of our streets.**
- **Ensure both an adequate commercial and residential parking supply.**
- **Support the expansion of the regional shuttle bus service.**

5.2.2 Strategy:

Maintain a compact development footprint that encourages travel by foot and bike.

Support alternative modes of transportation for the community and visitors so as to reduce traffic and lessen demand for commercial parking.

Support the expansion of shuttle bus service to neighbouring communities and to the hot pools to minimize local traffic, provide employment transportation, and to provide alternatives to the use of personal vehicles.

Review our residential and commercial parking requirements and consider alterations to the requirements.

Village of Radium Hot Springs – Official Community Plan

Work with industry to mitigate large truck parking issues.

5.2.3 Policies:

1. Council designates the future road network as shown on Schedule E.
2. Provide parking areas near trailheads to encourage people to park their vehicle and walk or bike.
3. Achieve a road system that provides practical connections between neighbourhoods without impacting negatively on those neighbourhood areas or the natural environment.
4. Only one vehicular access point, not to include emergency access, is permitted per commercial or multiple family zoned parcel. Additional accesses may be permitted by development permit on a site-specific basis.
5. Access to new multiple family developments will not be permitted through single-family residential areas.
6. Neighbourhood speeding and other issues will be addressed using traffic calming measures, which may include width and design geometry, seasonal speed control structures, and landscaping and parking areas that require slower vehicle movement.
7. Require new developments, including strata developments, to incorporate sidewalks or trail linkages, tree planting, and low-glare street lighting along roads and access routes to contribute to their visual appearance and pedestrian friendliness.
8. Review the underground parking requirements for commercial developments and consider revisions to the zoning bylaw.

5.3 Water

The drinking water source for the Village is Forster Creek, which is glacial in origin. The Village prides itself on providing the highest quality drinking water possible and we are one of the few municipalities in BC that fully meet the Interior Health's treatment standards. To achieve this, we use a comprehensive system of settlement ponds, filtration, disinfection and ultraviolet treatment.

The Village has seen periods with a high rate of development and growth, which has been tempered in recent years with the economic downturn. As such, we are closely monitoring our treatment capacity and we have imposed Development Cost Charges to raise the necessary capital to fund future capacity upgrades. We are diligent in proceeding with distribution system upgrades and replacing and maintaining aging infrastructure.

5.3.1 Goals:

- **Maintain our drinking water treatment capacity and the highest water quality possible.**
- **Protect our drinking water watershed to ensure future supply and quality.**

Village of Radium Hot Springs – Official Community Plan

- **Reduce the per capita demand of water so as to postpone future capacity upgrades.**
- **Maintain our water treatment and distribution systems to the highest standard and continue to build the financial capacity to do so.**

5.3.2 Strategies:

Maintain a compact footprint to maximize the efficiency of the water supply system.

Through public education, encourage residents to undertake water conservation measures to reduce water consumption.

Continue to partner with Parks Canada to maintain a backup water supply.

Investigate the possibility of acquiring an additional backup supply of potable water due to the limited flows available from the Parks Canada system.

Plan to construct a water reservoir on the east side of the Columbia River to provide additional fire flows to the Village.

Continue to monitor activity in the Forster Creek watershed and act to control or mitigate potential negative influences on water quality by working with and partnering with stakeholders and legislative authorities.

5.3.3 Policies:

1. The Village will continue to maintain a water supply system capable of supplying high quality water for domestic use and sufficient quantities to provide for fire protection to service existing development within the Village boundaries.
2. Plan to increase water storage capacity on the eastern side of the Village.
3. Do not provide treated water for golf course maintenance, large scale industrial processes, or agricultural irrigation.
4. Gradually improve, within our financial capacity, the existing water system by installing more hydrants, upsizing water mains, and looping the water main system.
5. Expand our water treatment capacity and distribution system when necessary to service new development.
6. Require developers to pay for servicing costs associated with their development, including any upgrades to the existing system.
7. Council's policy is not to extend the water distribution system beyond the Village boundaries, with the exception of servicing Kootenay National Park.
8. Continue a water conservation program through public education and enforcement measures so as to limit peak demand thereby postponing the need for capacity upgrades.
9. Require all commercial, multiple family, and public parks to install automated irrigation systems in all landscaped areas.

Village of Radium Hot Springs – Official Community Plan

10. Water meters are required for commercial developments. The Village will consider the requirement of universal water metering for residential development for system management purposes.

5.4 Sanitary Sewer

Sewage is conveyed to a state of the art treatment plant which uses a Moving Bed Bio-Reactor (MBBR) process utilizing beds of floating plastic media in the primary tank, followed up with aeration in tanks, with final deposition to infiltration beds.

As with our water system, we monitor our sewage treatment capacity and we have imposed Development Cost Charges to raise the necessary capital to fund future capacity upgrades. We are diligent in proceeding with system upgrades and replacing and maintaining aging infrastructure.

5.4.1 Goals:

- **Provide a high quality and cost effective sewage collection and treatment system.**
- **Meet or exceed public health and environmental protection standards.**
- **Maintain our sewage collection and treatment systems to the highest standard and continue to build the financial capacity to do so.**

5.4.2 Strategies:

Maintain a compact footprint to maximize the efficiency of the sewage treatment system.

5.4.3 Policies:

1. Expand the sewage collection system as necessary, and require that developers pay for the servicing costs associated with their development, including any upgrades to the existing system.
2. Council's policy is not to extend the sewage collection system beyond the Village boundaries, with the exception of Kootenay National Park.

5.5 Storm Water Drainage

The Village has a Master Drainage Plan in place, which is used in planning and when considering development approval decisions. Storm water drainage standards are incorporated into the Village's Subdivision Servicing Bylaw.

5.5.1 Goals

- **Minimize existing and future drainage problems.**
- **Ensure that new developments effectively retain storm water on site.**
- **Provide flood protection.**
- **Minimize impacts on existing drainage systems and aquatic and riparian environments.**

5.5.2 Policies:

1. Developers must prepare site specific storm water management plans and handle all water retention and drainage facilities on-site in accordance with the

Village of Radium Hot Springs – Official Community Plan

Village of Radium Hot Springs Subdivision Servicing Bylaw, the Master Drainage Plan and accepted engineering practices.

SECTION 6.0 MUNICIPAL FINANCE

The Village is committed to the planning principle of maximum efficiency of municipal services and infrastructure. This includes building sufficient financial resources to maintain and replace capital infrastructure in the future.

The Village will consider incorporating a Long-Term Financial Plan (LTFP) to guide future financial decision making. From this information, programs will be identified with measurable outcomes. The Village will outline the programs with a description of the program and its full-costing implications.

6.0.1 Goals:

- **Operate an efficient and self-sufficient municipality while maintaining a well-serviced, safe and livable community.**
- **Provide maximum efficiency with minimal taxation.**
- **Provide for future infrastructure and service needs.**

6.0.2 Strategies:

Extend and operate all municipal services and infrastructure on a developer and user pay basis.

Work with the RDEK to establish a waste transfer site within municipal boundaries.

Plan and build financial capacity to construct a multipurpose community facility.

6.0.3 Policies:

1. Council's policy is to maintain a balanced budget.
2. Periodically evaluate municipal services to ensure municipal efficiency. Services provided by private contractors include engineering, snow removal, ditching, sidewalk, park and boulevard maintenance, and janitorial services.
3. Contract out jobs and heavy equipment requirements to private firms where it is not practical or economically efficient to use Village resources.
4. When planning new capital and infrastructure improvements, analyze the full-costing implications and consider a balanced funding approach potentially utilizing accumulated reserves, current taxation, and/or debt.
6. Subject to financial capacity, the Village will continue to provide grants-in-aid to community groups and events on a case by case review basis.
7. Subject to financial capacity, the Village will continue to provide grants-in-aid to maintain the Community Centre and the Visitor Information Centre.
8. Private developers are required to provide off-site extension of services and utility facility upgrades, at their cost, so as to service new development.
9. The Village will plan and build financial capacity to construct a multipurpose community hall / facility.

Village of Radium Hot Springs – Official Community Plan

10. Operational water and sewer services will be on a user-pay basis. Other services will be balanced on a tax subsidy basis.

SECTION 7.0 EVALUATING PROPOSALS FOR OCP AND ZONING AMENDMENTS

While not limiting Council's discretion to consider all relevant elements of an application, criteria in this section will be used to evaluate proposed amendments to the OCP and Zoning Bylaw.

7.0.1 Policies:

1. Proposed OCP amendments or rezoning applications will be considered if the development:
 - will not cause unacceptable impacts to the community or environment;
 - exhibits high standards of design, landscaping, and environmental sensitivity;
 - is evaluated by the Village to assess broad spectrum impacts, including:
 - traffic volumes and patterns on the local road system;
 - overall patterns of development within the community;
 - Village finances, taxation and future financial capacity;
 - views and scenery;
 - existing infrastructure, community facilities and pathways;
 - environmental impacts, including wildlife and hazardous conditions, and;
 - other issues that may impact the community.
2. The uses in the proposed amendment are compatible with the permitted uses of adjacent parcels.
3. Proposals for expansion of the industrial / light industrial land use north of the current industrial land use zone will be considered if:
 - the project avoids uses or character that suggest "strip" development or that detract from the overall quality of the community;
 - the project exhibits a high standard of business design and landscaping;
 - the uses do not detract from the natural environment or livability of the Village, and;
 - the project siting and design meets all of the Village's floodplain and environmental regulations and policies.
 - the Agricultural Land Commission (ALC) approves projects occurring within the Agricultural Land Reserve (ALR).

SECTION 8

DEVELOPMENT PERMIT AREAS

8.0 DEVELOPMENT PERMIT AREAS

Schedule F identifies those areas of the Village where Council requires that a development permit be issued prior to the commencement of development pursuant to Part 26 of the Local Government Act.

Development Permit Areas are designated for purposes of one or more of the following:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- revitalization of an area in which a commercial use is permitted; and
- establishment of objectives and the provision of guidelines for the form and character of commercial, industrial, or multiple family development.

8.1 Development Permit Area General Policies

1. Development Permit Areas are designated on Schedule F pursuant to the Local Government Act. Owners are first required to obtain a development permit prior to altering, developing, or subdividing lands subject to a development permit requirement.
2. Where land is subject to more than one development permit area designation, a single development permit is required. The application will be subject to the requirements of all applicable development permit areas, and any development permit issued will be in accordance of all such areas.

8.2 Development Permit Area Designations:

8.2.1 Development Permit Area #1 – Radium Commercial

1. AREA

Development Permit Area #1, as shown on Schedule F, encompasses the Main Street and Highway 93 commercial areas.

2. JUSTIFICATION

The Radium Commercial Development Permit Area is the primary focus of commercial, retail and accommodation facilities and is the gateway to the Village. A distinctive and high quality appearance of this commercial area is imperative to our economic well-being. The main objective of these regulations is to revitalize the commercial area in order to enhance the commercial appeal of the community for the benefit of residents, tourists and businesses.

Village of Radium Hot Springs – Official Community Plan

3. DESIGNATION

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'Radium Commercial' development permit area:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- revitalization of an area in which a commercial use is permitted, and;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development including form and character of development in a resort region.

4. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the Façade Design Guidelines in addition to the following guidelines.

5. FORM, CHARACTER, AND REVITALIZATION

New buildings and developments shall contribute to the image of a cohesive Village, yet still express individuality through the incorporation of consistent elements (i.e. scale, form, materials, landscaping, and street furnishings).

Building design should be in the craftsman tradition as outlined in the Façade Design Guidelines. Design features outside of the craftsman tradition will be considered on a case by case basis, recognizing the benefit of architectural diversity and the use of local materials.

Roof design must establish effective snow and rain management and protect pedestrian and vehicular access locations from negative impacts like falling ice.

Building materials including stone, wood, and acrylic stucco are appropriate, with building colours muted and consisting of colours, like earth tones, found in our natural setting. Building materials must be sufficiently durable to withstand climate.

Building materials and colours must be complementary to neighbouring buildings.

Variety, continuity and pedestrian interest should be expressed in the design of buildings, especially at ground level.

Building design, orientation and height shall consider and preserve views to the surrounding mountains and other important vistas.

Pedestrian walkway systems on private property must link to walkways of neighbouring buildings and provide barrier free access.

Garbage and recycling storage areas must be contained within the building or an animal-proof garbage enclosure that is suitably screened, and is accessible without encroachment on public lands.

Village of Radium Hot Springs – Official Community Plan

Utilities, service kiosks, propane tanks, gas and electrical metres, rooftop mechanical, satellite dishes, etc. shall be screened from view using materials consistent with the style and materials of the building.

Existing vegetation shall be preserved wherever possible, giving consideration to wildfire interface standards.

Landscaping and screening elements such as seating, lighting, planter design and plant types must be able to withstand local climate conditions and be coordinated with adjacent landscaping.

All landscaped areas must be irrigated using automated irrigation systems with separate water metering and capable of adjusting irrigation volumes based on weather conditions.

Undeveloped areas of the site shall be landscaped with grass, shrubs, trees and/or flowers in landscaped beds or planters. The edge of landscaping shall be defined with curbing, paving stones, pavement, masonry walls or other defining material. The Village may impose financial security requirements for landscaping requirements.

All surface parking areas shall be screened with landscaping. Wherever practical, parking areas in excess of 10 spaces shall be broken into smaller groups and divided by landscaping. Parking entries should be well signed yet unobtrusive. Grass grid parking is preferred.

Parking areas must provide adequate areas for snow storage and drainage.

Usually, only one vehicular access will be permitted per parcel. Additional accesses may be allowed by development permit on a site-specific basis.

Lighting should be designed for security and safety without glaring on neighbouring properties, or the sky.

6. PROTECTION OF THE NATURAL ENVIRONMENT

The Village provides important migration corridors and habitat for the Bighorn Sheep herd. Development may be subject to requirements of the Village to ensure protection.

The extent of site disruption caused by site re-grading and cuts and fills must be minimized for all structures and roads by a combination of stepping the buildings down the natural slope, tree preservation, and re-vegetation. Wherever possible, the alignment of buildings and roads should run parallel to the natural contours.

7. PROTECTION FROM HAZARDOUS CONDITIONS

Some of the lands in Radium Hot Springs have steeply sloping terrain that may be subject to land slip, erosion or soil degradation. The Village may require land to remain free of development where there is concern about land slip, erosion, or soil degradation and may regulate all land clearing, land filling, land grading, irrigation works, and landscaping. The Village may require financial security to ensure that the above works are undertaken to the requirements specified.

Village of Radium Hot Springs – Official Community Plan

The Village may require works to be constructed, at the developer's cost, to protect banks and/or to prevent land slippage. Development, including buildings, roads and irrigated areas will normally be separated, with a setback area, from steep slopes.

Design and separation, as opposed to restrictive covenants, is the preferred mechanism to protect lands from the hazards of land slip and erosion.

To alleviate interface wildfire hazard, the Village may regulate the siting of buildings, the placement and type of landscaping, and require the thinning of natural forested areas.

8.2.2 Development Permit Area #2 – Mixed Commercial

1. AREA

Development Permit Area #2, as shown on Schedule F, encompasses the area west of Canyon Avenue, Park Drive East and Pioneer Avenue and the lands east of Columbia Avenue bounded by McKay Street to the south and Radium Boulevard to the north.

2. JUSTIFICATION

Radium Hot Springs' Mixed Commercial area has been designated as the area to accommodate the growth and expansion of commercial, retail and accommodation facilities intermixed with residential uses. The appearance of this mixed-use commercial area is imperative, as a variety of uses are intended to complement each other. The main objective of this development permit area is to expand our commercial land base in order to enhance the commercial appeal of the community while maintaining a compact, pedestrian orientated commercial area.

3. DESIGNATION

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'Mixed Commercial' development permit area:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- revitalization of an area in which a commercial use is permitted, and;
- establishment of objectives for the form and character of commercial, or multi-family residential development including form and character of development in a resort region.

4. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the 'Radium Commercial' Development Permit Guidelines (Development Permit Area #1) and the Façade Design Guidelines in addition to the following guidelines.

5. FORM, CHARACTER, AND REVITALIZATION

Provide for a mixed commercial, residential, and recreational character for both visitors and residents.

Village of Radium Hot Springs – Official Community Plan

The form and character of new development or redevelopment of existing buildings shall have a coordinated design which achieves continuity and appropriate transition between uses.

Buildings should be maintained at low heights and appropriate setbacks to ensure mountain views and solar access. All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor enjoyment.

Building frontages should portray the commercial or residential nature of the building. In order to maintain a lively pedestrian environment, parking and garages should be located at the rear of buildings, with porches, patio seating areas and landscaping fronting onto the sidewalk.

Building design should reflect the importance of separating vehicular and pedestrian circulation.

Easily accessible storage areas for recreational equipment must be provided for each unit in a multiple-family development.

The Village may impose financial security requirements for landscaping requirements.

8.2.3 Development Permit Area #3 - Elk Park Ranch

1. AREA

Development Permit #3 encompasses the Elk Park Ranch development area which consists of a range of residential uses and a mix of commercial uses.

2. JUSTIFICATION

Elk Park Ranch was included in the Village in 2005 and is to include a full range of residential uses (single family, duplex and multiple family) and a mix of commercial uses. The area will be developed integrating the various uses into one unified neighbourhood.

The development area includes natural drainage courses, some steep slopes and possible erosion, and slippage areas. In addition, historically significant sites have been identified. Development will be required to protect the natural environment, prevent hazardous conditions and where appropriate, protect historically significant sites.

3. DESIGNATION

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'Elk Park Ranch' development permit area:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- establishment of objectives for the form and character of commercial, or multi-family residential development including form and character of development in a resort region.

Village of Radium Hot Springs – Official Community Plan

4. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the following guidelines.

5. PROTECTION OF THE NATURAL ENVIRONMENT

Elk Park Ranch provides important migration corridors and habitat for elk. Development may be subject to requirements of the Village to ensure protection.

The extent of site disruption caused by site re-grading and cuts and fills must be minimized for all structures and roads by a combination of stepping the buildings down natural slope, tree preservation, and re-vegetation. Wherever possible, the alignment of buildings and roads should run parallel to the natural contours. Tree preservation efforts must also consider preserving or improving wildlife habitat and protecting developments from the possibility of wildfire.

6. PROTECTION FROM HAZARDOUS CONDITIONS

Some of the lands in Elk Park Ranch have steeply sloping terrain that may be subject to land slip, erosion or soil degradation, especially the portion adjacent to the Columbia River escarpment. The Village may require land to remain free of development where there is concern about land slip, erosion, or soil degradation and may regulate all land clearing, land filling, land grading, irrigation works, and landscaping. The Village may require financial security to ensure that the above works are undertaken to the requirements specified.

The Village may require works to be constructed to protect banks and/or to prevent land slippage. Development, including buildings, roads and irrigated areas will normally be separated, with a setback area, from steep slopes.

Design and separation, as opposed to restrictive covenants, is the preferred mechanism to protect lands from the hazards of land slip and erosion.

To alleviate interface wildfire hazard, the Village may regulate the siting of buildings, the placement and type of landscaping, and require the thinning of natural forested areas.

7. FORM AND CHARACTER - RESIDENTIAL

Building design should be in the craftsman tradition as outlined in the Façade Design Guidelines. Design features outside of the craftsman tradition will be considered on a case by case basis, recognizing the benefit of architectural diversity and the use of local materials.

Building design, orientation and height shall consider and preserve views to the surrounding mountains and other important vistas.

Pedestrian walkway systems on strata and multifamily property must link to walkways of neighbouring developments and provide barrier free access.

Garbage and recycling storage areas must be contained within the building or an animal-proof garbage enclosure that is suitably screened, and is accessible without encroachment on public lands. Garbage and recycling

Village of Radium Hot Springs – Official Community Plan

facilities shall be required for multiple family strata developments. Garbage and recycling facilities may be required for bareland strata developments, at the discretion of Council or the Approving Officer, and taking into consideration the permanent or seasonal nature of the proposed development.

Utilities, service kiosks, propane tanks, gas and electrical metres, rooftop mechanical, satellite dishes, etc. shall be screened from view using materials consistent with the style and materials of the building.

Existing vegetation shall be preserved wherever possible, giving consideration to wildfire interface standards.

Landscaping and screening elements such as seating, lighting, planter design and plant types must be able to withstand local climate conditions and be coordinated with adjacent landscaping.

All landscaped areas in multifamily developments must be irrigated using an automated irrigation system with separate water metering and capable of adjusting irrigation volumes based on weather conditions.

Easily accessible storage areas for recreational equipment must be provided for each unit in a multiple family development.

In order to maintain public access to natural features within and surrounding the resort area, and to promote pedestrian rather than vehicle access in as many areas as possible, public trails must be continued, created and secured on the lands.

8. FORM AND CHARACTER - COMMERCIAL

The form and character of new development shall have a coordinated design that achieves continuity and appropriate transition between uses.

Buildings should be maintained at low heights and appropriate setbacks to ensure view opportunities and solar access whereby strengthening the mountain character by developing on smaller parcels. All development shall maximize sun penetration to pedestrian levels and to neighbouring public and private spaces to provide for outdoor activity or seating areas.

Building design and development layout should reflect the importance of separating vehicular and pedestrian circulation. Parking, loading and garbage storage should be located at the rear of the building where lane access is available.

8.2.4 Development Permit Area #4 - Resort /Multiple Family

1. AREA

Development Permit Area #4, as shown on Schedule F, encompasses the Springs Golf Course and adjacent multiple family development lands.

2. JUSTIFICATION

The Resort/Multiple Family Development Permit Area encompasses the Springs Golf Course as well as some adjacent multiple family residential development lands. The objective of the Village is to ensure that the resort area maintains design standards, which are consistent and complementary to the

Village of Radium Hot Springs – Official Community Plan

remainder of the Village. The resort area's terrain is characterized by important wildlife habitats, some steep topography, drainage areas and possible erosion and/or land slippage. Development shall be required to protect the natural environment and prevent hazardous conditions.

3. DESIGNATION

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'Resort / Multiple Family' development permit area:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions, and;
- establishment of objectives for the form and character of commercial or multi-family residential development including form and character of development in a resort region.

4. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance with the 'Radium Commercial' Development Permit Guidelines (Development Permit Area #1) and the Façade Design Guidelines in addition to the following guidelines.

5. FORM AND CHARACTER

Access to multiple family developments is not permitted through a 'single family' zoned neighbourhood.

Easily accessible storage areas for recreational equipment must be provided for each unit in a multiple-family development.

In order to maintain public access to natural features within and surrounding the resort area, and to promote pedestrian rather than vehicle access in as many areas as possible, public trails must be continued, created and secured on the lands.

Garbage and recycling storage areas must be contained within the building or an animal-proof garbage enclosure that is suitably screened, and is accessible without encroachment on public lands.

All landscaped areas in multifamily developments must be irrigated using an automated irrigation system with separate water metering and capable of adjusting irrigation volumes based on weather conditions.

The Village may impose financial security requirements for landscaping requirements.

8.2.5 Development Permit Area #5 – North Radium Multiple Family/RV/Mobile Home

1. AREA

Development Permit Area #5, as shown on Schedule F, encompasses the North Radium recreational and residential area.

Village of Radium Hot Springs – Official Community Plan

2. **JUSTIFICATION**

The North Radium Multiple Family/RV/Mobile Home area encompasses the multiple family residential and mobile home park development lands located in the north central portion of the Village. The objective of the Village is to facilitate the development of a residential and recreational area that is attractive to both visitors and residents. The terrain is characterized by important wildlife habitats, some steep topography, drainage areas, potential flood zones and possible erosion and/or land slippage areas. Development shall be required to protect the natural environment and prevent hazardous conditions.

3. **DESIGNATION**

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'North Radium Multiple Family/RV/Mobile Home' development permit area:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions, and;
- establishment of objectives for the form and character of commercial or multi-family residential development including form and character of development in a resort region.

4. **GUIDELINES**

Development Permits issued for each designation category in this area shall be in accordance with the 'Radium Commercial' Development Permit Guidelines (Development Permit Area #1) and the Façade Design Guidelines in addition to the following guidelines.

5. **FORM AND CHARACTER**

Only mobile homes manufactured no more than five years prior to the time of placement are permitted. Any additions or accessory buildings must have finishes and colours consistent with the mobile home.

Access to multiple family developments is not permitted through a single family zoned neighbourhood.

Easily accessible storage areas for recreational equipment must be provided for each unit in a multiple-family development.

Garbage and recycling storage areas must be contained within the building or an animal-proof garbage enclosure that is suitably screened, and is accessible without encroachment on public lands. Garbage and recycling facilities shall be required for multiple family strata developments. Garbage and recycling facilities may be required for bareland strata developments, at the discretion of Council or the Approving Officer, and taking into consideration the permanent or seasonal nature of the proposed development.

All landscaped areas in multifamily developments must be irrigated using an automated irrigation system with separate water metering and capable of adjusting irrigation volumes based on weather conditions.

Village of Radium Hot Springs – Official Community Plan

The Village may impose financial security requirements for landscaping requirements.

6. PROTECTION OF THE NATURAL ENVIRONMENT

North Radium lands contain Sinclair Creek along with some ephemeral streams. Development shall be subject to the minimum leave strip widths detailed in our 'stream stewardship' policies and may be augmented by flood plain requirements. The impacts of development must further be mitigated through enhancement of the riparian habitat.

In order to maintain public access to natural features and to promote pedestrian rather than vehicle access in as many areas as possible, public trails must be continued, created and secured on the lands.

8.2.6 Development Permit Area #6 – Sinclair Creek/Columbia River

1. AREA

Development Permit Area #6, as shown on Schedule F, encompasses lands adjacent to the western portion of Sinclair Creek and the Columbia River.

2. JUSTIFICATION

The Sinclair Creek/Columbia River lands encompass important fish and wildlife habitats, and require protection of the natural environment. Development shall be required to protect the natural environment and prevent hazardous conditions.

3. DESIGNATION

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'Sinclair Creek/Columbia River' development permit area:

- protection of the natural environment, its ecosystems and biological diversity, and;
- protection of development from hazardous conditions.

4. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance to the following guidelines.

5. PROTECTION OF THE NATURAL ENVIRONMENT AND HAZARDOUS CONDITIONS

The Columbia River and Sinclair Creek area is high quality wildlife habitat and an important migration corridor. It is also located within a flood plain. Development may be subject to requirements of the Village to ensure protection of these attributes and public safety.

While the environmental protection of natural watercourses and wetlands is of paramount importance, the Village will encourage outdoor recreation uses when they are compatible with preservation and enhancement objectives, on a site-specific basis.

Village of Radium Hot Springs – Official Community Plan

In order to maintain public access to natural features, public trails and park lands must be continued, created and secured on the lands where environmentally appropriate.

The ecology of Sinclair Creek and the Columbia Valley Wetlands must be preserved and protected. To ensure adequate protection from ground water degradation and watercourse quality degradation, the Village may regulate all land clearing, land filling, land grading, irrigation works, landscaping, and may require land to remain free from development.

The Village may require that vegetation or trees be retained or planted and that preservation zones be established in order to protect riparian areas and aquatic habitat.

In order to ensure that there is adequate protection from seasonal flooding and the high water table, the Village may require land to remain free of development, and may require landscaping to control erosion or protect banks.

Some of the lands back onto forested slopes that are subject to wildfire hazard. The Village may regulate the siting of buildings, the placement of landscaping, and the thinning of natural forested areas to alleviate wildfire hazards.

8.2.7 Development Permit Area #7 - Industrial

1. AREA

Development Permit Area #7, as shown on Schedule F, encompasses Radium's industrial lands.

2. JUSTIFICATION

The Industrial Development Permit Area encompasses the saw mill and log sorting yard, as well as undeveloped lands. The objective of the Village is to ensure that the industrial area maintains a character that is complimentary to the remainder of the Village. The industrial area is located on a flood plain adjacent to the environmentally sensitive Columbia Valley Wetlands. Development shall be required to protect the natural environment and prevent hazardous conditions.

3. DESIGNATION

The following Development Permit designations under Part 26 of the Local Government Act apply to the 'Industrial' development permit area:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions, and;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development including form and character of development in a resort region.

4. GUIDELINES

Development Permits issued for each designation category in this area shall be in accordance to the following guidelines.

Village of Radium Hot Springs – Official Community Plan

5. FORM AND CHARACTER

Development should be designed to ensure that the building is appropriately situated in accordance with parking, loading and landscaping requirements.

All surface parking areas must be enhanced with landscaping. Parking areas must provide adequate areas for snow storage and drainage.

All landscaped areas must be irrigated using an automated irrigation system with separate water metering and capable of adjusting irrigation volumes based on weather conditions.

Building colours must be muted and consist of natural colours, like earth tones, found in our natural setting.

The design, building materials and landscaping of office or administrative buildings in the industrial area must comply with the Façade Design Guidelines.

Existing vegetation shall be preserved where possible.

Lighting should be designed for security and safety without glaring on neighbouring properties, or the sky.

Any fencing will have to be appropriately screened from adjoining properties of a different zone or use.

6. PROTECTION FROM HAZARDOUS CONDITIONS

In order to ensure that there is adequate protection from seasonal flooding and the high water table, the Village may require land to remain free of development, and may require landscaping to control erosion or protect banks. As an alternative, the Village may allow development to proceed based on engineered flood proofing design and specifications.