

OCP 4000 Section Summaries

Below you will find brief summaries of the sections in the current Official Community Plan (OCP 4000) which was adopted in 2011.

For more information the full OCP document can be found here:

<https://www.salmonarm.ca/DocumentCenter/View/52/OCP-Bylaw-No-4000?bidId>

Growth Management

This section of the OCP links “Growth Management” to urban containment. Policies in this section include:

- Use of the Urban Containment Boundary to direct growth
- Smart growth principles
- Community Energy and Greenhouse Gas Policies

Environment

The Environment Section of the OCP notes that environmental quality is an integral component of the community vision, tied to quality of life and lifestyle options unique and valued by the community. Key policies include:

- Establishment of Environmentally Sensitive Area Policies
- Tree Protection
- Riparian Area Policies

Potential Hazard Areas

The potential hazards within Salmon Arm include flooding, debris flows, mud flows, erosion, rock falls, subsidence, land slip, and wildfires. Policies here include:

- Floodplain identification
- Steep Slopes areas
- Wildfire prevention and management policies

Rural and Agriculture

This section of the OCP addresses Rural and agricultural lands. Key policies detail:

- Agricultural use within the Agricultural Land Reserve (ALR)
- Rural environment policies applicable to the forested mountainsides
- Extraction and processing of mineral and aggregate resources

Urban Residential

This section applies to the majority of residential development in Salmon Arm, located within the Urban Containment Boundary. Policies in this section speak to:

- High, medium, and low density residential policies
- Development Areas A, B and C establish development priority
- Residential Development Permit Area guidelines

Commercial

The commercial areas in Salmon Arm function as the business, service and cultural centre for the City, the surrounding agricultural community, and the regional population of the CSRD. Commercial policies include:

- Detailed Commercial Area Policies including City Centre, Highway Service/Tourist and Neighbourhood Commercial
- Commercial (City Centre and Service/Tourist/Neighbourhood) Development Permit Area guidelines
- Temporary Commercial Use Permits

Industrial

Industry is an important component of the city's economy and the community has benefited from a variety of primary and secondary industrial operations, and the economic spin-offs associated with industrial employment. Industrial policies include:

- Light Industrial Special Development Area
- Industrial Revitalization Tax Exemption Program
- Industrial Development Permit Area guidelines

Parks, Recreation and Greenways

The unique climate, topography, vegetation and natural features of the local area support a variety of parks, natural open spaces, trail systems and play areas for residents and visitors to enjoy. Key policies address:

- Parks and greenways
- Indoor recreation facilities
- Lake recreation

Transportation

This section of the OCP addresses many transportation modes and the infrastructure that supports them. Policies in this section detail:

- Arterial, collector, and local roads
- Sidewalks, bike routes, and bike lanes
- Public transit
- Parking

Utilities and Infrastructure

The Utilities and Infrastructure Section of the OCP applies to the planning of water, sanitary sewer and storm drainage utilities and infrastructure. Policies in this section speak to:

- Servicing strategy
- Water systems, protection, and conservation
- Sanitary sewer
- Storm drainage
- Solid waste

Arts, Culture and Heritage

The city enjoys the benefits of a thriving arts and culture community who volunteer extensive time making arts and culture available to residents and visitors. Policies in this section address:

- Arts and cultural facilities and opportunities
- Heritage preservation and conservation

Community Services

The Community Services Section of the OCP includes policing, fire and rescue, cemetery services, parks and recreation programs, cultural and social programs, and educational services. Key policies concern:

- Location of services
- Schools
- Police and fire protection
- Social services
- Public participation in city processes