



Draft Official Community Plan (OCP) **City of Salmon Arm**

Overview and Highlights

The following is a brief summary of the changes made in the new draft of the OCP. For a full version of the plan, please view it at the City's website at: <https://www.salmonarm.ca/464/OCP2024>

GROWTH MANAGEMENT & HOUSING

(Draft sections on Growth Management, Urban Residential, Rural and Agriculture and Development Permit Area Guidelines)

- No significant changes are proposed to the Urban Containment Boundary (UCB)
- There are no significant changes to the boundaries on the Land Use Map A-1 (below)
- Continues to focus on growth within the UCB
- Small changes are made to the residential priority areas in Map 4.1 (below)
- Increase in residential densities across the community in response to Provincial legislation
- Three and four-unit homes, duplexes, secondary suites, and accessory dwellings are now permitted in medium-density areas
- New Infill Residential Development Permit Area Guidelines are created (Draft OCP, pg. 67)
- Mixed-use developments and small-scale commercial uses are encouraged in residential areas (Draft OCP, pg.5; pg. 16)
- Introduces a new Farm Protection Development Permit Area (Draft OCP, pg. 93-94)
- Limits future Agricultural Land Reserve (ALR) exclusions to two priority areas (Draft OCP, pg. 11; pg. 93; Map 4.2 below)

ECONOMY & INDUSTRY

(Draft sections on Commercial, Industrial and Economic Development)

- New section dedicated to economic development (Draft OCP, p.37)
- Ensures Downtown remains the commercial centre of the community
- Supports continued revitalization tax exemption programs
- Protects industrial areas from residential development
- Continued support for partnering with the Salmon Arm Economic Development Society (SAEDS)
- Support for mixed-use and residential development Downtown
- Supports transit and active transportation connections to the southern industrial park

ENVIRONMENT & CLIMATE CHANGE

(Draft sections on Environment & Climate Change, Potential Hazard Areas and Development Permit Area Guidelines)

- New draft climate change policy section to direct both mitigation and adaptation (Draft OCP pg. 24 – 27)
- Outlines five options for targets for the community's greenhouse gas emissions reduction the City is seeking comment on (Draft OCP, pg. 26-27)
- Outlines several emergency preparedness and response plans to be developed or reviewed (Draft OCP, pg. 50-51)

- Proposes a Development Permit Area and guidelines for development in areas of wildfire risk (Draft OCP, pg. 50 - 51).

COMMUNITY

(Draft sections on Parks, Recreation & Greenways and Arts, Culture, Heritage, Social and Community Services)

- Policies seek to strengthen partnerships to address complex social issues
- New section on strengthening relationships with local First Nations (currently under review with the Adams Lake and Neskonlith Indian Bands and is not yet publicly available)
- Provides direction to improve recreation facilities by strengthening asset management and facility maintenance planning (Draft OCP, pg. 28).
- Outlines the City's role in social development (Draft OCP, pg. 32)

TRANSPORTATION & INFRASTRUCTURE

(Draft sections on Transportation and Utilities & Infrastructure)

- Policies aim to improve and expand the transit route network and frequency by working with the CSRD, BC Transit, and School District No. 83 (Draft OCP, pg. 41)
- Continues to support a variety of efficient and safe transportation options
- Supports implementation of the City's existing Active Transportation Plan (Draft OCP, pg. 39-40)
- Supports improving maintenance of active transportation infrastructure (Draft OCP, pg. 39 - 40)
- Introduces advanced road network plans for growth areas A, B, C (Draft OCP, pg. 40-41)
- Encourages opportunities for green infrastructure (Draft OCP, pg. 48)
- Provides more direction on solid waste programs (Draft OCP, pg. 48)

IMPLEMENTATION & PRIORITIES

Effective implementation will be crucial for realizing the community's long-term vision through the OCP. During earlier engagements, we heard frequent requests and a desire from the public for an increase in service levels in the following areas:

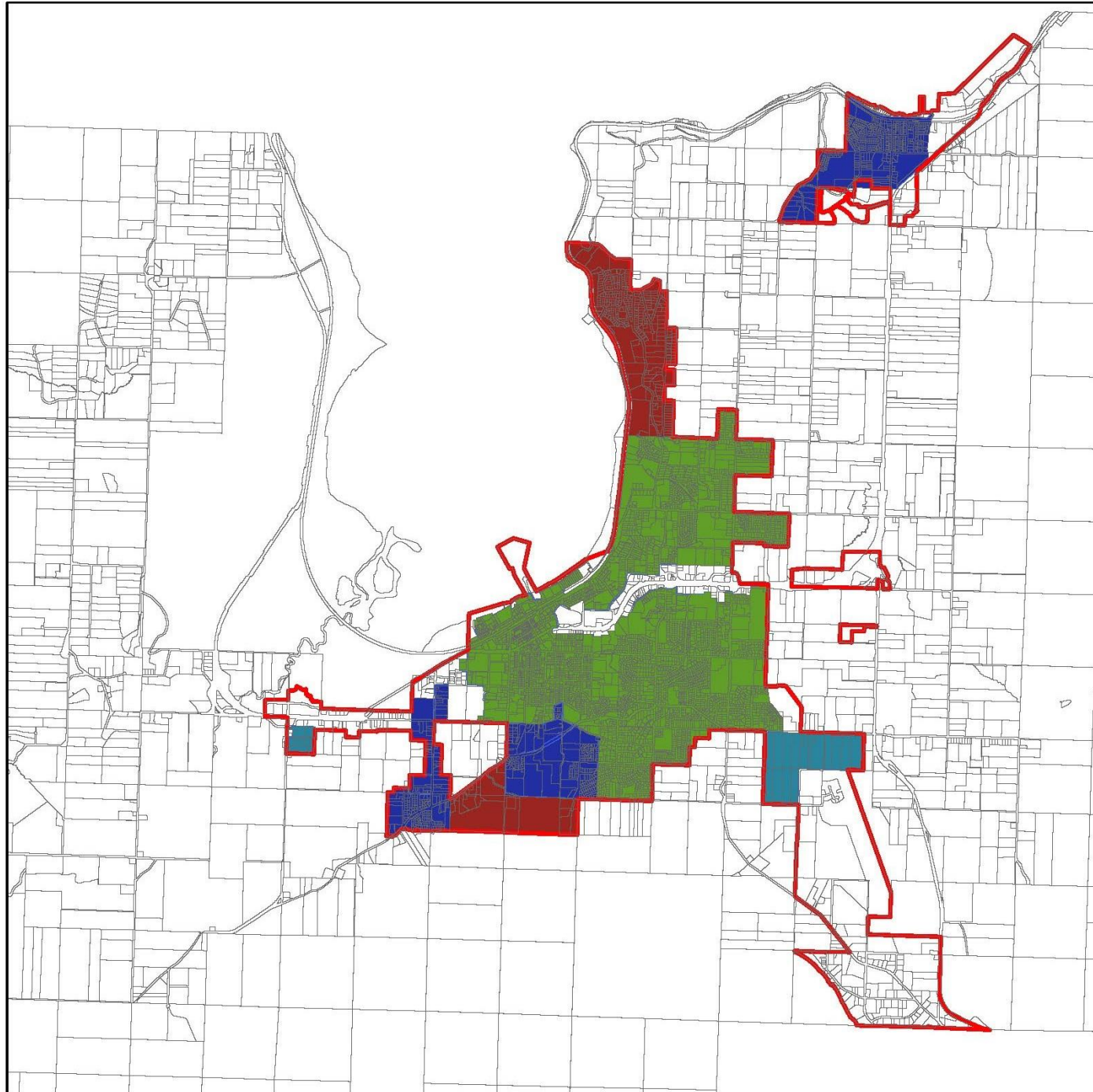
- Improved active transportation
- Improved public transportation (transit) – more routes and more frequent service
- New recreational facilities and improved asset management of existing facilities
- More aggressive emissions reduction and climate change programs

Implementing all of the proposed changes will require significant resources, investment, and prioritization. Depending on community priorities, increasing service levels may result in additional taxes. We are asking the community to prioritize and rank these proposed new programs, and to provide suggestions on how these new programs could be funded.

Share your feedback on the Draft OCP! Take the online survey or host an OCPizza Party by November 8, 2024. Learn more: <https://www.salmonarm.ca/464/OCP2024>

OCP2024:
DRAFT Urban Containment
Boundary &
Growth Management Areas

MAP 4.1



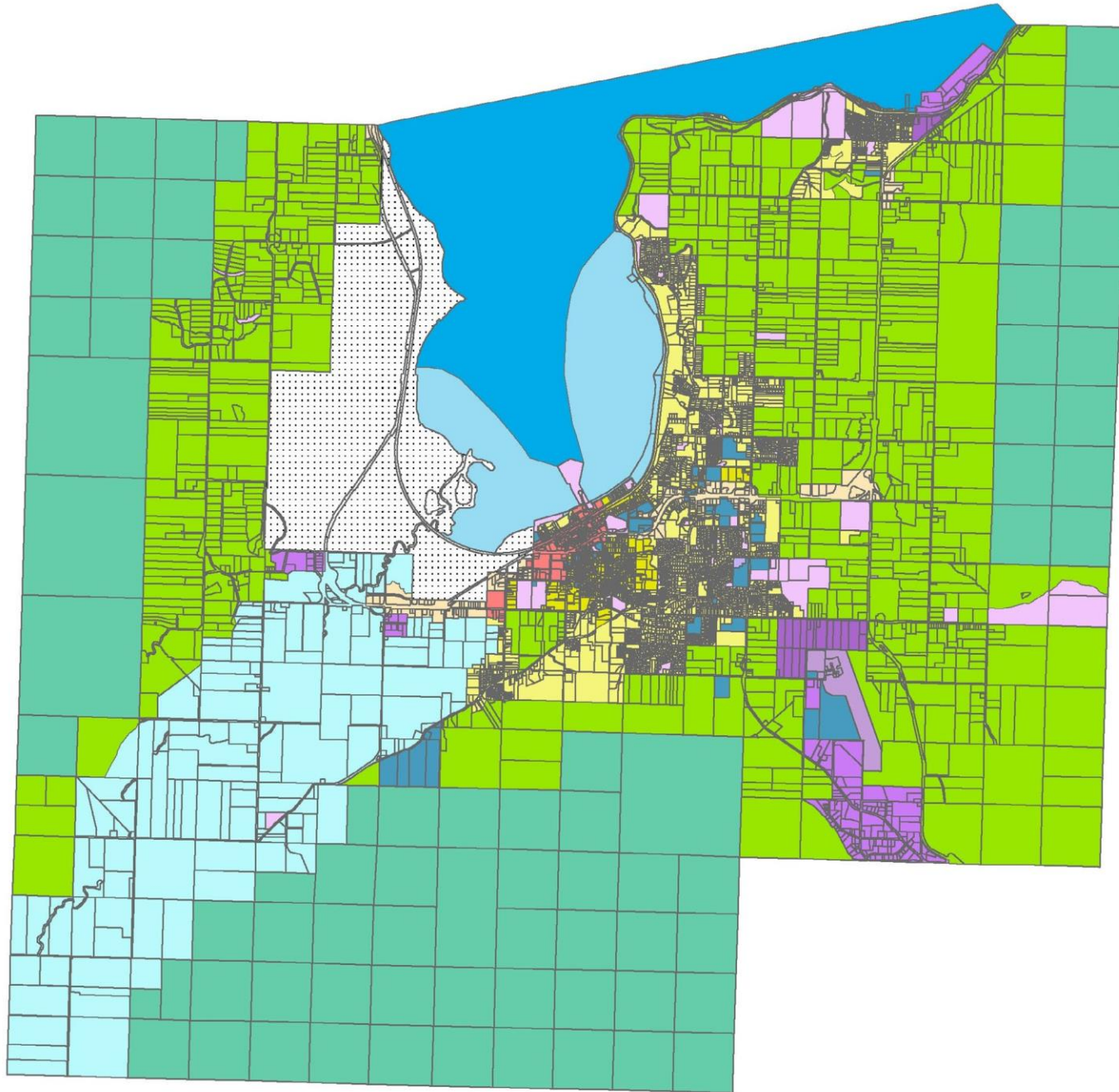
-  DRAFT UCB
-  A
-  B
-  C
-  E

DRAFT MAP ONLY -
SUBJECT TO FURTHER
AND MORE DETAILED
REVIEW



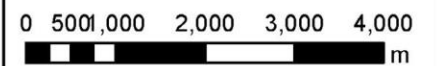
0 380 760 1,520 2,280 3,040
m

**OCP2024:
DRAFT
Land Use Map
MAP A-1**

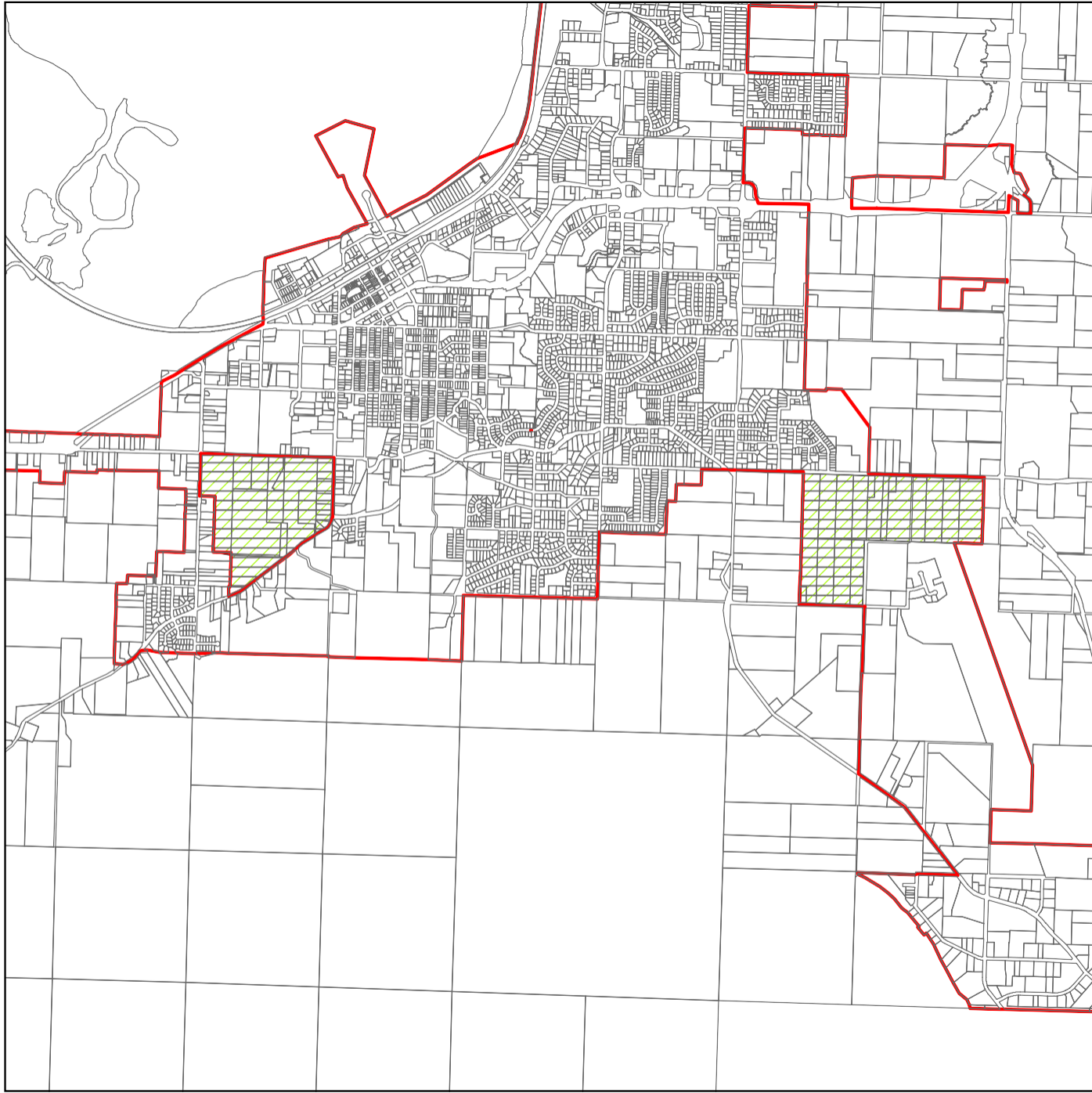




- ACREAGE-RESERVE
- SALMON VALLEY AGRICULTURE
- FOREST RESERVE
- COMMERCIAL CITY CENTRE
- COMMERCIAL HIGHWAY SERVICE/TOURIST
- COMMERCIAL NEIGHBOURHOOD
- INDUSTRIAL-AIRSIDE
- INDUSTRIAL-GENERAL
- INDUSTRIAL-LIGHT
- INSTITUTIONAL
- LAKE RECREATION
- PARK
- ENVIRONMENTALLY-SENSITIVE LAKE AREAS
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- IR/FIRST NATIONS

**DRAFT MAP ONLY -
SUBJECT TO FURTHER
AND MORE DETAILED
REVIEW**



**OCP2024:
DRAFT Urban Containment
Boundary & ALR
Exclusion Sites
MAP 4.2**



-  DRAFT UCB
-  ALR Exclusion Application

**DRAFT MAP ONLY -
SUBJECT TO FURTHER AND
MORE DETAILED REVIEW**

