



Draft Official Community Plan (OCP) January 2025 City of Salmon Arm

Overview and Highlights

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

OVERVIEW

Highlights from the draft OCP include:

- No change to Urban Containment Boundary (UCB)
- Increased housing density city-wide
- Downtown is the heart of the community
- Protection of farm lands
- Support for active transportation
- New policy on:
 - Recreation facility planning & maintenance
 - Climate change
 - Transit planning
 - Economic development
 - Food security

INTRODUCTION

- New Introductory Section that outlines the purpose of an OCP ([page 2](#))
 - What it *must* and what it *may* include
- Criteria for reviewing possible amendments ([page 4](#))

VISION & OBJECTIVES

- New Vision and Objectives Section ([page 5](#))
- Over-Arching Community Themes and Objectives ([page 5](#)) are:
 - Balanced Growth
 - Connectivity
 - Sustainability
 - Affordability
 - Safety
 - Community Vibrancy

FIRST NATIONS

- New First Nations section ([page 8](#)), but at present contains no policy provisions.
- First Nations objectives are:
 - To advance Truth and Reconciliation
 - To strengthen relationships
 - To honour First Nations knowledge
 - To work together to address issues
 - To ensure that First Nations peoples see themselves reflected in the community

GROWTH MANAGEMENT & RESIDENTIAL

- No significant changes are proposed to the Urban Containment Boundary ([UCB map](#))
- Continues to focus on growth within the UCB
- 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

- The ALR “island” is withdrawn from consideration for ALR exclusion. It is now only possible for that process to start once substantial parts of Areas A & B are developed ([page 12](#))
- New policies that seek to address affordability (Policies 11, 12 & 13 on [page 16](#))
- Specific policy directing a rezoning of the high density residential area (Policy 5 on [page 17](#))
- New Infill Residential Development Permit Area Guidelines are created ([page 68](#))
- Mixed-use developments and small-scale commercial uses are encouraged in residential areas (page 12, page 16, [page 18](#))
- List of neighbourhood plans that will need to be undertaken ([page 14](#))

RURAL & AGRICULTURE

- Limits future Agricultural Land Reserve (ALR) exclusions to one priority area ([page 22](#), [Map C](#))
- New specific subsection addressing Food Security issues ([page 23](#))
- Introduces a new Farm Protection Development Permit Area ([page 117](#))

COMMERCIAL, INDUSTRY & ECONOMY

- Ensures downtown remains the heart of the community
- New section ([page 49](#)) dedicated to economic development
- Protects industrial areas from residential development ([page 30](#))
- New policy section on the industrial expansion area north of the airport ([page 31](#)).

ENVIRONMENT & CLIMATE CHANGE

- New climate change policy section to direct both mitigation and adaptation ([page 34](#))
- Greenhouse gas emissions reduction targets align with the IPCC emissions targets to limit warming to 2.0°C (not 1.5°C) ([page 36](#))

PARKS & RECREATION & GREENWAYS

- Provides direction to improve recreation facilities by strengthening asset management and facility maintenance planning ([page 37](#)).

ARTS, CULTURE, HERITAGE & COMMUNITY,

- Policies seek to strengthen partnerships to address complex social issues
- Dedicated Community and Social Services policy section ([page 45](#))
- Outlines the City’s role in social development (Policy 6, [page 47](#))

TRANSPORTATION & INFRASTRUCTURE

- Continues to support a variety of efficient and safe transportation options
- Supports implementation of the City’s existing Active Transportation Plan ([page 52](#))
- Supports improving maintenance of active transportation infrastructure ([page 52](#))
- Policies aim to improve and expand the transit route network and frequency ([page 53](#))
- Introduces advance road plans and policies (Policies 5 and 6, [Page 54](#)) ([Map L](#))
- Encourages opportunities for green infrastructure ([page 60](#))
- Provides more direction on solid waste programs ([page 61](#)).

POTENTIAL HAZARD AREAS

- Proposes a Development Permit Area and guidelines for areas of wildfire risk ([page 62](#))
- Outlines several emergency preparedness and response plans to be developed ([page 63](#))

IMPLEMENTATION / PRIORITIES

- An Implementation section is included, starting on [page 65](#). This includes a one-page implementation priority list over the next 5 years ([page 69](#))
- The public engagement process indicated the following sentiment regarding order of priorities:
 1. New and/or improved recreational facilities
 2. Active transportation improvements
 3. Transit improvements
 4. Emissions reductions / climate change programs

MAPPING

- New mapping is included. [Mapping link here.](#)