

CITY OF KAMLOOPS
SOUTHEAST SECTOR PLAN

COMMUNITY DEVELOPMENT POLICIES

Adopted as part of KAMPLAN: Kamloops Official Community Plan

By-law No. 5-1-865

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CITY OF KAMLOOPS

SOUTHEAST SECTOR PLAN

EXECUTIVE SUMMARY

THIS SUMMARY IS PROVIDED FOR THE CONVENIENCE OF THE READER AND MUST NOT BE USED FOR LEGAL INTERPRETATION OF THE PLAN'S POLICIES.

1. INTRODUCTION

The former Southeast (SE) Sector Plan was adopted by Council in January of 1988. This Plan was prepared under the assumption that community sanitary sewer services would not be extended to this area. Since 1988, a number of circumstances have changed:

- the community sanitary sewer system has been extended to the SE Sector
- the East Trans-Canada Highway, which bisects the SE Sector, has been upgraded
- the Official Community Plan has been updated and adopted by Council in August of 1990

These factors led to the need to update the Plan.

2. PROCESS

Preparation of this Plan focussed on compiling and analyzing all relevant technical background information, and on drawing numerous interests (area residents, government agencies, City Council and staff) into the process.

A key element in the process was the preparation and evaluation of five alternative 'development scenarios' for those portions of the SE Sector where there is potential for future development and multiple ownership. These areas included the Dallas and Barnhartvale Local Improvement Areas (L.I.A.) (for sanitary sewer services), periphery of the Barnhartvale L.I.A. (Meadowland Cr., Barnhartvale Rd., Pratt Rd., and Uplands) and East Barnhartvale. Parcel size was the variable used to prepare development scenarios within each of these areas, with the number of additional parcels potentially created ranging from 1,045 (high growth) to 175 (low growth). The five scenarios were then evaluated using a number of considerations, including:

- Official Community Plan
 - ▶ support or conflict with encouragement of infill in existing serviced area

- Development Form and Character
 - ▶ density of development consistent/inconsistent with neighbours
 - ▶ maintain/compromise neighbourhood/area atmosphere
 - ▶ influence on adjacent lands for further development
- Community Services
 - ▶ capacity of road system to accommodate additional traffic
 - ▶ capacity of schools to accommodate additional enrolment
 - ▶ capacity of parks and recreation facilities to accommodate additional use
 - ▶ capacity of protective services to accommodate additional demands
- Infrastructure
 - ▶ capacity of water system to accommodate additional demands
 - ▶ capacity of sewer system to accommodate additional demands

A set of guiding principles was also articulated to assist in selecting the preferred scenario and, ultimately, establishing policy directions for the area. These principles suggest that the Plan and policies it contains must:

- reinforce neighbourhood character
- strive for consistency with City-wide development goals and policies
- encourage new development, but with some qualifications
- recognize servicing and infrastructure limitations
- avoid development with high public costs
- exercise caution in natural hazard areas
- provide a degree of planned flexibility in development policies
- anticipate the cumulative effect of numerous small developments

3. RESULTS

Scenario E was selected as the preferred development scenario. This is a modest growth scenario which permits some subdivision in most areas yet limits the potential to create significant long-term problems. Two aspects of Scenario E were varied prior to setting out the policies contained later in this summary:

- minimum parcel size in Dallas reduced from 1,400 m² to 930 m² to reflect historic zoning circumstances and the consensus of area residents
- minimum parcel size in East Barnhartvale reduced from 8 ha to what is allowed under current zoning (2, 5, and 8 ha minimum parcel sizes).

The preferred development scenario will permit the following ultimate growth:

AREA	EXISTING OCCUPIED PARCELS	EXISTING VACANT PARCELS	POTENTIAL NEW PARCELS	TOTAL PARCELS	TOTAL POP.*
Dallas L.I.A.	630	60	185	875	2,625
B'Vale L.I.A.	645	45	60	750	2,250
B'Vale Periphery	130	65	45	240	720
Uplands	5	30	75	110	330
East B'Vale	60	40	20	120	360
	1,470	240	385	2,095	6,285

* assuming 3 persons per household

4. POLICIES

4.1 General Policies

The general policies contained in the SE Sector Plan echo those contained in Kamplan in the areas of:

- Crown Land utilization
- Agricultural Land Reserve
- Hazard Lands
- Infrastructure and Community Services

General policies which deserve emphasis include:

- City does not intend to initiate extensions to water or sewer systems beyond present limits
- City may allow maximum 10% reduction of minimum parcel sizes under certain conditions. This reduction requires submission and approval of a rezoning application
- minimum parcel size for parcels not served by community sanitary sewer system is 0.8 ha (2 acres)

4.2 Area Specific Policies

Policies have been set out for specific areas within the SE Sector. These areas are identified on Maps 2 through 2E which can be found in Section 6 of this Plan (see pages

29 - 42). A summary of the key land use and servicing policies is provided in the following table.

SOUTHEAST SECTOR PLAN
LAND USE AND SERVICING POLICIES

AREA	LAND USE	MINIMUM PARCEL SIZE	SEWER AND WATER REQUIREMENTS
Dallas L.I.A.	Single Family Residential	930 m ²	Community sewer and water
B'Vale L.I.A.	Single Family Residential	1,400 m ² 4 ha in certain areas	Community sewer and water
Pratt Rd.	Single Family Residential (Acreage)	2 ha in developed area 4 ha in undeveloped area	On-site sewage disposal and community water
Meadowland Cr./ B'Vale Rd. West	Single Family Residential (Acreage)	0.8 ha	On-site sewage disposal and community water
B'Vale Rd. East	Single Family Residential (Acreage)	2 ha	On-site sewage disposal and community water
Uplands	Single Family Residential	1,400 m ²	Community sewer and water
East B'Vale	Single Family Residential (Acreage)	Retain existing zoning comprising 0.8, 2 and 8 ha parcels	On-site sewage disposal and community water
Campbell Ck.	Industrial, Parks/ Recreation, Public and Residential Uses	To be determined between City and developer	Community sewer and water
Jimeva Farms	Predominantly Residential	To be determined between City and developer	Community sewer and water
Rural Area	Agricultural and Resource Uses with Associated Residential	8 ha	On-site sewer and water

1.1 BACKGROUND - UPDATING OF THE SOUTHEAST SECTOR PLAN

The Southeast (SE) Sector is one of several distinct areas within the City of Kamloops. The extent of the SE Sector, which comprises the Plan area addressed by this document, is outlined on Map 1.

In January 1988, City Council adopted a set of community development policies for the SE Sector. These policies were prepared under the assumption that community sanitary sewer services would not be extended to the area. Since 1988, a number of circumstances have changed. Principal among these are:

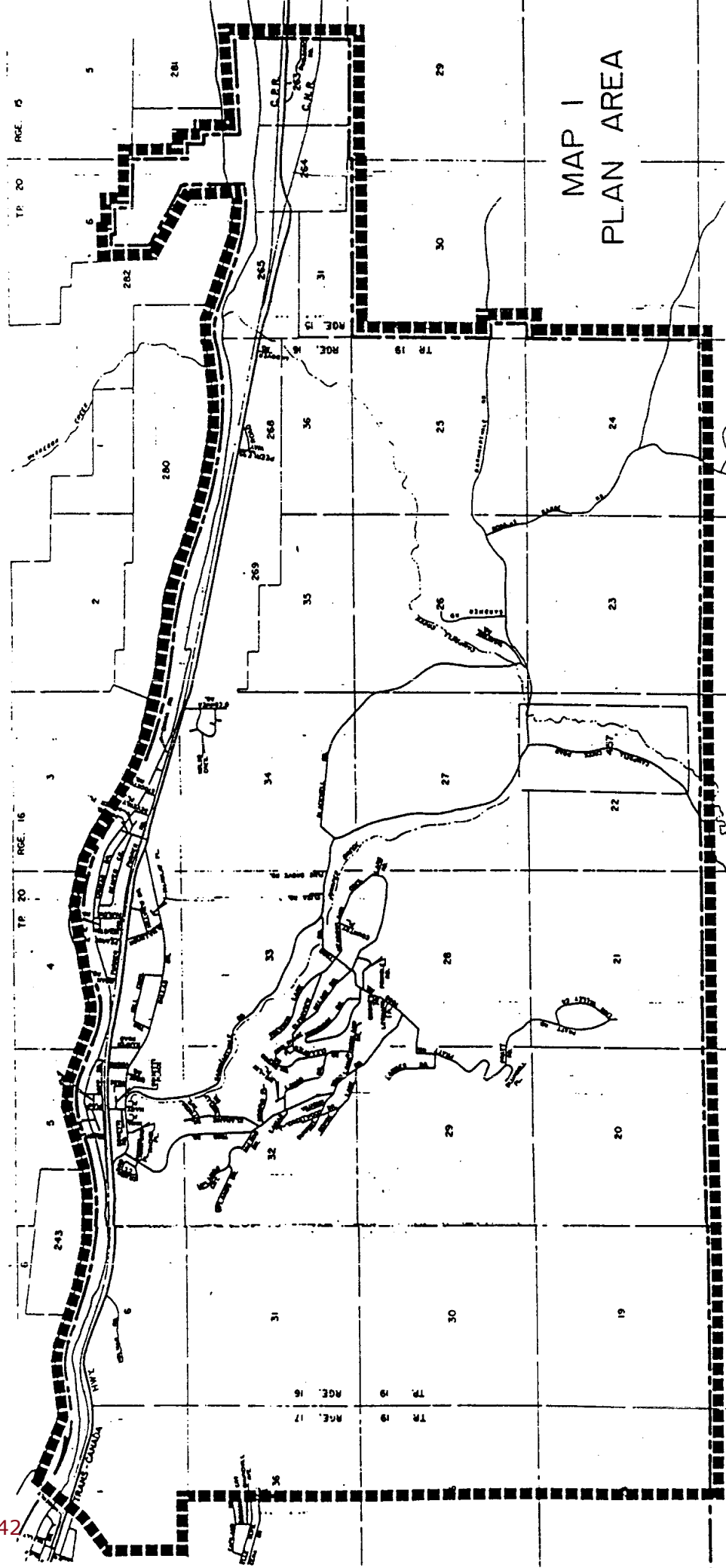
- the extension of the City's sanitary sewer system to the Dallas and Barnhartvale portions of the SE Sector;
- the upgrading of the Trans-Canada Highway, which traverses the SE Sector;
- the adoption of KAMPLAN - A Community Plan for Kamloops, in August of 1990.

These factors led to the need to update the SE Sector Plan.

1.2 PURPOSE OF THE PLAN UPDATE

The purpose of undertaking this update of the SE Sector Plan may be summarized as follows:

- to recognize the opportunities and constraints to land use and development in the area, taking into account the changed conditions;
- to prepare a Plan which is consistent with City-wide community development policies expressed in KAMPLAN;
- to provide direction for amendments to planning implementation tools such as the City's zoning bylaw, as well as the evaluation of development proposals;



- to develop policies which are capable of being economically implemented, taking into account the capacity and condition of existing infrastructure and/or the cost of upgrading or extending infrastructure works to accommodate new growth;
- to set directions which can be implemented without imposing excessive demands on existing public service delivery systems for schools, recreation facilities, transit, fire, police and other services;
- to prepare a Plan which is widely supported by the area's residents and property owners.

1.3 SOUTHEAST SECTOR PLAN FORMAT

The remainder of this document is structured into five sections.

Section 2 - summarizes the process followed in preparing the community development policies, including public consultation activities.

Section 3 - provides a context for the community development policies through summarizing the analysis contained in the companion to this document - the SE Sector Plan Technical Background Report.

Section 4 - outlines the guiding principles which provided the framework for policy directions contained in the Plan.

Section 5 - sets out the community development policies which apply throughout the SE Sector.

Section 6 - sets out community development policies which are specific to certain areas within the SE Sector.

Section 7 - outlines the steps necessary to implement this Plan.

2.1 INTRODUCTION

The preparation of this policy document and its companion, the technical background report, represents the culmination of a multi-step process. Throughout the exercise, emphasis was placed on compiling and analyzing sound technical information, and on stimulating and incorporating public input. The steps which formed part of this process are summarized below.

2.2 STEPS

2.2.1 Circulation of First Newsletter

A newsletter was circulated to all residents of the SE Sector in June of 1991. The intent of the newsletter was to:

- inform residents that the plan was being updated;
- invite input through written submissions or at Open Houses;
- request participation on the SE Sector Plan Advisory Committee.

2.2.2 Formation of Advisory Committee

An Advisory Committee comprising three area residents was formed to provide direction to various aspects of the project. Matters which came to the Committee's attention included content of the background report, format of open houses and the policies set out in this document. The Committee met at various stages of the process to review these and other issues.

2.2.3 First Series of Open Houses

Open houses were held in Barnhartvale and Dallas in June of 1991 to gain input from area residents regarding issues facing the SE Sector.

2.2.4 Preparation of Technical Background Report

The technical background report was prepared over the summer and fall of 1991. The intent of this report was to identify and discuss all issues relevant to future land use and development in the SE Sector. The material presented in the following section is a brief summary of most of the issues addressed in the report (see Section 3).

The technical background report culminated with the preparation and evaluation of a number of development scenarios. A summary of this exercise, together with a description of how the preferred development scenario was translated into the area specific policies contained in Section 6 of this Plan, is contained in the following section (see Section 3.7).

2.2.5 Circulation of Second Newsletter

A newsletter was circulated to all SE Sector residents in February of 1992 to:

- provide a summary of the technical background report;
- set out the main policy directions contained in the recommended scenario - Scenario E;
- invite residents to an Open House.

2.2.6 Second Series of Open Houses

Open Houses were held in Barnhartvale and Dallas in February of 1992 to review residents' concerns regarding the background report and, particularly, their reaction to the recommended scenario. There was widespread support for the policy directions embodied in the recommended scenario, with a limited number of residents/property owners stating that their ability to subdivide their land was being overly restricted by the minimum parcel sizes presented.

2.2.7 Prepare Policy Document

The final step in the process was the preparation of this policy document. This involved translating the directions contained in the recommended scenario into policy for review by the Advisory Committee and, finally, adoption by Council in conformance with the requirements of the Municipal Act. Zoning amendments will be undertaken concurrently with adoption of the SE Sector Plan.

2.3 PRODUCT

As noted above, the process has resulted in two products. These are:

- Technical Background Report

This report addresses the major issues facing the SE Sector. It includes a review of existing conditions and future considerations, a discussion of opportunities and constraints, and an evaluation of five development scenarios.

- Policy Document

This document sets out policies which will guide future land use and development in the SE Sector. Upon adoption by City Council, it forms part of the City's Official Community Plan.

3.1 GENERAL DESCRIPTION

The SE Sector is a unique area within the City of Kamloops. A broad spectrum of land uses is represented in the area. Residential development, comprising some 1,540 homes, is the single largest land use. The nature of residential use varies considerably, from urban density development to large acreages. Beyond residential uses are agricultural activities, industrial operations and a limited number of commercial enterprises. It is this mix of land uses, coupled with the area's rural atmosphere and limited urban services, which give the SE Sector its special character.

3.2 LAND USE CONSIDERATIONS

3.2.1 Crown Land

Much of the land base in the SE Sector is Crown land used for grazing, public enjoyment and other purposes. The Crown also owns vacant land within the Campbell Creek Industrial Park. Aside from this vacant industrial land, the Crown is not planning to release land for development.

3.2.2 Agricultural Land Reserve (ALR)

The ALR also covers much of the SE Sector. The Agricultural Land Commission (ALC) wishes to preserve agricultural land in this area for appropriate uses. Therefore, the Commission is not planning to remove land from the ALR for development or allow inappropriate uses such as urban density residential development within the ALR. The exception to this is the portion of the Kamore lands within Campbell Creek lying between the Trans-Canada Highway and the South Thompson River, which the ALC and City have supported for removal from the ALR.

3.2.3 Hazard Lands

There are four principal types of hazard lands within the SE Sector. Steep slopes, defined as those in excess of 25% grade, are a prominent hazard. Unstable soils also present a very significant constraint to development. In many areas, such as along the silt bluff separating Dallas from Barnhartvale, slope and soil hazards act in tandem. The third type of hazard in the area is the flood plain of the South Thompson River. The potential fire hazard posed by the urban/wildland interface is the fourth type of hazard in the SE Sector.

3.3 **INFRASTRUCTURE SERVICES**

3.3.1 Water Systems

There are two community water systems in the SE Sector. The Campbell Creek system, serving parts of the industrial park, takes its supply from a series of wells. The Dallas/Barnhartvale system draws water from the South Thompson River to serve residents from Dallas through to East Barnhartvale. The ability of the latter system to serve further development is limited to approximately 250 parcels. Development of existing vacant parcels in these two areas would exceed the system's capacity and necessitate upgrading.

3.3.2 Sanitary Sewer System

The extension of the City's sanitary sewer system is scheduled for completion in 1992 in Barnhartvale and 1993 in Dallas. The intent of constructing this system is to alleviate significant health and environmental risks faced by existing development. Some excess capacity is being built into major system components to accommodate potential future development.

3.3.3 Drainage and Groundwater

The groundwater environment in the SE Sector is complex, owing to factors such as topographic features, soil composition and surface/subsurface drainage patterns. This situation, coupled with the extent and form of development in the built up areas, has led to problems including septic tank failure and on site drainage difficulties. The installation of the sewer system and works associated with it will help to mitigate existing drainage and groundwater problems in certain areas. Any future development must respect the complex nature of the drainage and groundwater system, particularly the important role played by natural drainage channels.

3.3.4 Transportation

The provincial Ministry of Transportation and Highways and the City of Kamloops are implementing changes designed to improve traffic movement into, off of and along the Trans-Canada Highway. These changes have increased traffic volumes along Dallas Drive, resulting in substantial citizen concern. Furthermore, these changes will not remove capacity limitations and safety concerns associated with road width, grade and curvature on many of the internal streets in Dallas and Barnhartvale. The current road system within these areas has insufficient capacity to accommodate much additional traffic.

Transit services are provided within the SE Sector, utilizing large buses during peak use periods and smaller buses on an expanded route network during off-peak times.

3.4 COMMUNITY SERVICES

3.4.1 Schools

There are two elementary schools in the SE Sector - R.L. Clemitson in Barnhartvale and Dallas Elementary. Both of these schools have been operating at or above capacity over the past several years. Population increases due to additional development would continue to exceed these schools' capabilities and require the School District to consider options to accommodate increasing enrolment.

3.4.2 Parks and Recreation Services

Small neighbourhood parks as well as larger district and City-wide parks serve the SE Sector. Hiking and other recreation opportunities are also provided in open space preserves. Generally speaking, Dallas is better serviced by existing park facilities than is Barnhartvale. The need for a community hall has been expressed in Dallas. The existing park system can absorb limited additional development without compromising the service provided to area residents.

3.4.3 Protective Services

Police protection is provided by the Kamloops Detachment of the RCMP. Due to the predominantly low density residential nature of development, there are no special needs or issues associated with this service.

Fire protection is provided by the City of Kamloops Fire Department via the fire hall on Dallas Drive, supported by the Valleyview Hall. An area of concern with respect to fire protection is extensive residential, industrial or other development occurring long distances from these fire halls.

Further development in the SE Sector will increase the demand for these protective services.

3.5 MARKET CONDITIONS

3.5.1 Development Interest

Representations made to the City Development Services Department demonstrate that there has been recent interest in further subdivision in the SE Sector. Development interest exists throughout the area, from Jimeva Farms and Campbell Creek to all parts of Dallas and Barnhartvale. The predominant form of proposed land use is residential, with industrial development centred in Campbell Creek. Proposed parcel sizes range from 450 square metres in Dallas to large acreages in Barnhartvale.

3.5.2 Property Transactions

Some 70 vacant parcels have changed hands through the multiple listing service over the past 5 years. Fifty of these parcels are in Barnhartvale and the remaining twenty in Dallas. Records on the number of private sales are not available. This level of activity does demonstrate that there is interest in acquiring vacant property in the SE Sector.

3.5.3 Building Permits

Seventy single family dwelling building permits have been issued in the SE Sector over the past 5 years. Virtually all of these permits have allowed the construction of single family dwellings. Most of this building has occurred during the final two years of this five year period.

3.5.4 Summary

As evidenced by these market indicators, the SE Sector remains an attractive area within the City of Kamloops. While it is difficult to establish a pattern from the market indicators, it can be noted that most activity has been centred around large parcels ranging upwards from 900 square metres. This suggests that the area is particularly enticing to that segment of the real estate market seeking a less densely developed character.

3.6 SOUTHEAST SECTOR IN THE CITY CONTEXT

The location and character of the SE Sector have much to do with the form and extent

of recent development. The area offers a rural setting and lifestyle with a limited degree of urban services. Furthermore, the SE Sector is between 15 - 20 km removed from the City core. While these attributes are most attractive to some residents of the community, others prefer to live closer to the City centre in areas which offer a greater range of urban services.

The SE Sector has traditionally absorbed approximately five percent of residential market activity. There are currently some 200 - 250 vacant subdivided parcels of varying sizes available in the area. Growth projections for the City as a whole suggest that this stock of land can supply the area's traditional market demand for the next five to ten years.

Another important consideration in placing the SE Sector within a City wide context is Kamloops' general development strategy which was recently expressed in KAMPLAN. This strategy stresses the importance of efficiently utilizing existing infrastructure and other community services and encouraging infill development over peripheral expansion. This guiding philosophy must be borne in mind when considering future development in the SE Sector as well as all other sectors of the City.

3.7 SUMMARY OF EVALUATION OF DEVELOPMENT SCENARIOS

3.7.1 Introduction

The context issues discussed above were utilized to evaluate a number of alternative development scenarios for the SE Sector. This section provides a brief summary of how these development scenarios were prepared and evaluated. Readers wishing greater detail are referred to the SE Sector Plan Technical Background Report. The section concludes with a discussion of how a preferred scenario was chosen and translated into the policy directions contained in Section 6 of this document.

3.7.2 Preparation of Development Scenarios

The first step in preparing the development scenarios was to define the limits of potentially developable areas. To do so, lands owned by the Crown, within the Agricultural Land Reserve or subject to hazardous conditions were excluded. Of the remaining lands, there were four key areas where differing densities of development were envisioned. These areas are:

- Dallas Local Improvement Area (for sewer services);
- Barnhartvale Local Improvement Area (for sewer services);
- Periphery of Barnhartvale Local Improvement Area (Meadowland, Barnhartvale Road, Pratt Road, Uplands);
- East Barnhartvale.

Parcel size was the variable used in calculating differing densities of development within these four areas. Five scenarios were prepared by combining different minimum parcel sizes in the four areas. These scenarios, together with potential parcel yields, are presented in Table 3.7.2.

TABLE 3.7.2

Development Scenarios

SCENARIO	MINIMUM PARCEL SIZES (PARCEL YIELD)				TOTAL POTENTIAL PARCEL YIELD
	Dallas	B'Vale	B'Vale Periphery	East B'Vale	
A	930 m ² (185)	1,400 m ² (60)	1,400 m ² (690)	0.8 ha (110)	1,045
B	1,400 m ² (135)	1,900 m ² (35)	1,900 m ² (415)	2 ha (20)	605
C	1,400 m ² (135)	1,900 m ² (35)	n/a (0)	8 ha (5)	175
D	930 m ² (185)	1,400 m ² (60)	* (270)	4 ha (10)	525
E	1,400 m ² (135)	1,400 m ² (60)	** (120)	8 ha (5)	320

Notes: Does not include infill of approx. 225 existing vacant parcels

n/a - not applicable as no further subdivision permitted

* Minimum Parcel Sizes in B'Vale Periphery in Scenario D

- . Meadowland Area - 1,400 m²
- . Barnhartvale Road Area - 0.8 ha
- . Pratt Road Area - 0.8 ha
- . Uplands Area - 1,900 m²

** Minimum Parcel Sizes in B'Vale Periphery in Scenario E

- . Meadowland Area - 0.8 ha
- . Barnhartvale Road Area - 2 ha
- . Pratt Road Area - 2 ha
- . Uplands Area - 1,400 m²

3.7.3 Evaluation Considerations

A number of factors summarized in the earlier part of this section were used in evaluating the five development scenarios. They were supplemented by considerations relating to Official Community Plan policies and the form and character of existing development. The evaluation considerations used may be summarized as follows:

- Official Community Plan
 - ▶ support or conflict with encouragement of infill in existing serviced area
- Development Form and Character
 - ▶ density of development consistent/inconsistent with surrounding development
 - ▶ maintain/compromise neighbourhood/area atmosphere
 - ▶ influence on adjacent lands for further development
- Community Services
 - ▶ capacity of road system to accommodate additional traffic
 - ▶ capacity of schools to accommodate additional enrolment
 - ▶ capacity of parks and recreation facilities to accommodate additional use
 - ▶ capacity of protective services to accommodate additional demands
- Infrastructure
 - ▶ capacity of water system to accommodate additional demands
 - ▶ capacity of sewer system to accommodate additional demands

3.7.4 Summary of Evaluation of Development Scenarios

Table 3.7.4 presents a summary of the evaluation of each development scenario through a review of their major implications.

TABLE 3.7.4**Summary of Evaluation of Development Scenarios**

SCENARIO	POTENTIAL PARCEL YIELD	MAJOR IMPLICATIONS
A	1,045	. conflicts with O.C.P. infill policy in B'Vale and East B'Vale . exceeds density of existing development . compromises rural atmosphere in B'Vale . places pressure on adjacent lands for development . strains capacity of inadequate road system . exceeds enrolment capacity of R.L. Clemitson School . requires additional park development . substantially exceeds capacity of water system
B	605	. same implications as Scenario A, to lesser extent
C	175	. supports O.C.P. infill policy . maintains consistent density of development . relieves pressure on adjacent lands for development . places minimal additional pressure on inadequate road system . places minimal additional demands on school or parks/recreation services . requires little upgrading of water system
D	525	. conflicts with O.C.P. infill policy in B'Vale Periphery . exceeds density of development in B'Vale and B'Vale Periphery . compromises rural atmosphere in B'Vale and B'Vale Periphery . places pressure on lands adjacent to B'Vale for development . exceeds capacity of inadequate road system . exceeds enrolment capacity of R.L. Clemitson School . requires additional park development . exceeds capacity of water system

TABLE 3.7.4

Summary of Evaluation of Development Scenarios

(cont'd)

SCENARIO	POTENTIAL PARCEL YIELD	MAJOR IMPLICATIONS
E	320	• supports O.C.P. infill policy • maintains generally consistent density of development • maintains areas' atmosphere, with possible exception of B'Vale • places some additional pressure on adjacent lands for development • places some additional pressure on inadequate road system • exceeds enrolment capacity of R.L. Clemitson School • requires additional park development • requires little upgrading of water system

3.7.5 Selection of Preferred Development Scenario

The summary presented in the above table would suggest that, from a strictly technical perspective, Scenario C should be selected as the preferred option. One feature of this scenario which deserves greater attention is the fact that it does not envision any further subdivision in the Barnhartvale Periphery area (Meadowland, Barnhartvale Road, Pratt Road, Uplands). This position was reviewed with the SE Sector Plan Advisory Committee and City staff, who concurred that it would be difficult to justify on the following grounds:

- limited additional development would not conflict with the O.C.P. infill policy;
- appropriate development would not compromise the form and character of existing land uses;
- limited additional development would not cause excessive strain on the community services and infrastructure in place.

Furthermore, limited low density development could be serviced by on-site sewage disposal systems in perpetuity, thus avoiding the creation of a situation similar to that which the SE Sector sanitary sewer system is being installed to rectify.

Given these concerns with respect to Scenario C, Scenario E came to be viewed as the preferred option. Scenario E suggests a limited degree of further subdivision in the Barnhartvale Periphery area. Following approval by the SE

Sector Plan Advisory Committee, Scenario E was taken to the residents of the area as the preferred option. It met with widespread support, with two exceptions:

- desire of a few property owners to subdivide their parcels to smaller sizes than those suggested;
- desire by Dallas residents to have minimum parcel size in Dallas reduced to 930 m² from 1,400 m²;

The latter revision was made to address Dallas residents' wishes and to reflect the fact that most of Dallas was developed on the basis of a zoning designation which allowed a minimum parcel size of 930 m². The former was not, as it would have resulted in the potential to create many additional parcels in the Barnhartvale Periphery and place considerable strain on the area's form and character and service delivery systems.

Two additional refinements were made to Scenario E after further review by City staff and the SE Sector Plan Advisory Committee. These refinements were:

- creation of a new 'country residential' use designation with a minimum parcel size of 4 ha. There were two primary reasons for this revision. First, the alternative land use designation (rural/agricultural) allows a range of uses which is too broad (eg. prison farms, rock and gravel extraction) and does not properly reflect the desired nature of future development (residential use on large parcels). Second, the minimum parcel size permitted under the rural/agricultural land use designation (8 ha) was viewed as too restrictive in certain areas. The new country residential designation was subsequently applied to parts of the Barnhartvale Local Improvement Area and Pratt Road areas.
- retention of existing zoning in the East Barnhartvale area. The minimum parcel size of 8 ha for East Barnhartvale set out in Scenario E was viewed as being too restrictive. Furthermore, the consequences of retaining existing zoning would result in the potential to create an additional 10 - 15 parcels which would not place undue stress of infrastructure on other community services.

The modified Scenario E provides for the following growth potential (see Table 3.7.5).

TABLE 3.7.5**Potential Growth Under Preferred Development Scenario**

AREA	OCCUPIED PARCELS	VACANT PARCELS	POTENTIAL NEW PARCELS	TOTAL PARCELS	TOTAL POP.*
Dallas L.I.A.	630	60	185	875	2,625
B'Vale L.I.A.	645	45	60	750	2,250
B'Vale Periphery	130	65	45	240	720
Uplands	5	30	75	110	330
East B'Vale	60	40	20	120	360
	1,470	240	385	2,095	6,285

* assuming 3 persons per household

3.7.6 Translation of Preferred Scenario into Community Development Policies

The modified version of Scenario E was used as the development strategy upon which the area-specific land use policies set out in Section 6 of this document are based.

The following statements of guiding principles set out the philosophy and broad direction for dealing with community development issues in the SE Sector. They have been derived taking into account a wide range of factors, including:

- .1 opinions, needs and desires of local residents and property owners expressed during the public meetings, through written submissions and the resident Advisory Committee.
- .2 what has gone on before - existing development, past and current regulations (City and Province), and changes affecting the suitability of the area for development (eg. new sewers). We are not starting with a clean slate.
- .3 the City's policies and practices respecting new growth and provision of services throughout Kamloops.
- .4 sound community planning principles, taking into account land use planning, engineering and municipal finance considerations.

The guiding principles are then translated into objectives and policies set out in Sections 5 and 6 following.

Principle 1 - Reinforce Neighbourhood Character

Barnhartvale and Dallas are well-established low density residential neighbourhoods. The quality of life enjoyed by residents is linked to the amount, type and density of existing development, as well as the level of services provided. It is recognized that inappropriate developments might compromise the integrity of these neighbourhoods.

Principle 2 - Strive for Consistency With City-Wide Development Goals and Policies

The Southeast Sector is part of the overall Kamloops community. Development and servicing policies for the SE Sector therefore cannot be derived in isolation of what is happening elsewhere in the city. Of primary importance are the policies set out in the Official Community Plan encouraging infill development, and discouraging further extensions of new development on the outer peripheries of the city.

Principle 3 - Encourage New Development, But With Some Qualifications

The City recognizes the private rights of land owners to use their property, and is committed to avoiding obstacles which might frustrate the legitimate development aspirations of land owners. The City, however, also has a public interest to protect. Inappropriate development on private property can have significant spillover effects. These spillover effects might take many forms, including:

- detrimental effects on neighbouring properties
- increased pressure on limited public services, possibly reducing the level of service to all residents
- a high public cost to increase the level of service
- legal liability to the City and a high public cost in extreme situations where property damage is incurred or public health and safety are put at risk

Principle 4 - Recognize Servicing and Infrastructure Limitations

Even with provision of the community sewer system to the SE Sector (which removed one serious servicing constraint), there are still other significant limitations in the capacities of existing services and infrastructure to accommodate new development:

- roads
- water
- drainage
- schools
- parks and recreation facilities
- fire protection

These servicing and infrastructure limitations are most pronounced in the Barnhartvale area, but are also a significant consideration in the Dallas area.

Principle 5 - Avoid Developments With a High Public Cost

Even under a "developer-pay" approach to financing of services, some forms of development might lead to the need for expenditure of significant public funds in the future. Situations where this might arise include:

- new growth exceeding the threshold capacity of servicing systems (eg. water, roads)
- potential failure of on-site sewage disposal systems on lots not connected to the community sewer system

This is a key reason for the very conservative parcel size policies in areas not served by community sewers. Permitting new developments which might create future sewer problems like those presently being solved at great public expense in Barnhartvale and Dallas does not make good sense.

Principle 6 - Exercise Caution in Natural Hazard Areas

Although there are a number of natural hazards in the SE Sector, by far the most significant is the soil instability hazard associated with the extensive silt bluff areas above Dallas. These areas have been evaluated by geotechnical engineers and hazard zones have been identified.

Experience has shown that the consequences of inappropriate development in these silt bluff areas can be extreme - major property damage, safety hazard to people, legal liability claims to the City and potential high public costs associated with paying out these claims or purchase of affected properties. To prevent such consequences, it is prudent for the City to exercise extreme caution in dealing with any application for development in the hazard zones.

Principle 7 - Provide a Degree of Planned Flexibility in Development Policies

A challenge in planning is to achieve a reasonable balance between flexibility and certainty. In Barnhartvale and Dallas, there will be situations where historical considerations, lot configuration, building location or site topography will make it impractical for a property owner wishing to subdivide to satisfy the minimum parcel size requirements or other regulations set out in the Zoning Bylaw. In cases where minor subdivisions could be accommodated without compromising the intent of the plan, some flexibility is needed to enable them to proceed.

If there is to be flexibility, clear guidelines are required for its application. These guidelines must be carefully crafted so that the flexibility provisions are not used as a loophole to rationalize developments which are not consistent with the intent of the Plan.

Principle 8 - Anticipate the Cumulative Effect of Numerous Small Developments

The City will be under pressure to permit subdivisions contrary to the minimum parcel size provisions of the Plan. While individual applications for minor subdivisions (eg. 2 - 3 lots) might appear reasonable when considered on their own merit, it is important to be mindful that there is a potential for a great many of these small subdivisions, particularly in the Barnhartvale area. Over a number of years, the cumulative effect of many small subdivisions may lead to increased pressures on community services (eg. schools, parks) and exceeding of the threshold capacities of the water system and/or road network. This in turn would have significant public cost implications.

The policies set out below are applicable throughout the Southeast (SE) Sector Plan area.

5.1 CROWN LAND

Objectives

- To preserve and protect environmentally sensitive and unique natural areas;
- To retain public access to Crown land for recreation and other public purposes;

Policies

- 5.1.1 The City supports the Provincial Government's policy of not making Crown land within the Plan Area available for private development.
- 5.1.2 The City supports the principles of integrated multiple use land management on Crown lands.

5.2 AGRICULTURAL LAND RESERVE (ALR)

Objectives

- To ensure that valuable agricultural lands are preserved for agricultural purposes;
- To enhance the viability of agricultural operations within the area.

Policies

- 5.2.1 The City supports the role of the Provincial Agricultural Land Commission in protecting agricultural lands where these lands have value for agricultural purposes.
- 5.2.2 The City will not support the removal of lands from the ALR, with the exception of that portion of the Kamore Lands within Campbell Creek lying between the Trans-Canada Highway and the South Thompson River.
- 5.2.3 The City will encourage the use and development of private lands within the ALR for agricultural purposes.
- 5.2.4 Subject to the approval of the Agricultural Land Commission, new subdivision within the ALR will have a minimum parcel size of 8 ha.

5.3 HAZARD LANDS

Objectives

- To ensure public safety and protection from property damage from areas exhibiting hazardous or potentially hazardous conditions.

Policies

5.3.1 Kamloops' Official Community Plan will continue to provide policy direction in respect of:

- hazard land identification for areas exhibiting steep slopes, unstable soils, location within the floodplain or location within the urban/wildland interface;
- development restrictions in areas of hazardous conditions;
- protection of the City and the Province against legal action and public costs arising from damages due to hazardous conditions.

In addition to the policy direction provided in the Official Community Plan, the following shall provide guidance with respect to the urban/wildland interface.

As a condition of approval of building permits on existing parcels or approval of subdivision, the Chief Building Inspector or Approving Officer may require the registration of restrictive covenants to ensure that:

- potential purchasers are made aware of urban/wildland interface issues and the ongoing role that property owners must assume to protect their housing investment;
- all roofing materials and installation requirements meet a minimum of Class "B" fire rating requirements contained within the current B.C. Building Code;
- the City is saved harmless in the event of damage to individual homes as a result of the spread of fire through urban/wildland interface areas;
- fuel-free buffers around individual homes from the house to the property boundary, or 10 m in distance, whichever is the lesser, are maintained. In this respect, fuel-free shall mean the area may contain natural tree cover in locations approved by the City of Kamloops Fire Department, but the owner must landscape and maintain the area with the intent of eliminating the accumulation of combustible debris; and
- all chimneys, stovepipes, eaves, attics, decks and openings under floors are screened to prevent the accumulation of flammable material.

As a condition of subdivision approval, the Approving Officer may also require an assessment of the geographical features of the lands intended for development, in consultation with the Ministry of Forests, to address the potential for urban/wildland hazards and to determine the suitability of the proposed development plan to the land.

5.4 INFRASTRUCTURE SERVICES

Objectives

- To provide services in a cost-effective and efficient manner;
- To provide an appropriate level of service, balancing demands with affordability.

Policies

Water Systems

- 5.4.1 Within the term of this Plan, the City does not intend to extend the water system beyond existing water system service limits. In the case of new development areas requiring water service, extension of the water system will be provided, at no cost to the City, by the property owner in conjunction with other development approval requirements.
- 5.4.2 Development occurring outside of water system service limits will be required to demonstrate the availability of an adequate supply of potable water in accordance with the requirements of the City's Subdivision Control Bylaw.
- 5.4.3 The provision of water to any parcel to be served by the City's water system will take place in accordance with the requirements of the City's Subdivision Control Bylaw.
- 5.4.4 The City will monitor the need for upgrading the capacity of the water system serving Dallas and Barnhartvale. This monitoring will take into account existing demands and increased demands to be generated by development in the future, as permitted within the framework of this Plan. When demands warrant, upgrading of the system's capacity will be carried out on a phased basis. The City may elect to recover a portion or all of the costs of upgrading the capacity of the system through development cost changes.

Sanitary Sewer System

- 5.4.5 Within the term of this Plan, the City does not intend to extend the sanitary sewer system beyond existing system service limits. In the case of the new development areas requiring sanitary sewer services, extension of the system will be provided, at no cost to the City, by the property owner in conjunction with other development approval requirements. Development cost charges will be levied in accordance with the City's Development Cost Charge Bylaw.
- 5.4.6 New subdivisions or development occurring outside the sanitary sewer system limits shall be served by on-site facilities. Minimum parcel size requirements and soil condition standards will be imposed by the City in conjunction with the Ministry of Health to ensure that each parcel can be satisfactorily served in perpetuity with on-site effluent disposal facilities. Development cost charges for sanitary sewer services shall not apply to parcels not intending to connect to the community sanitary sewer system.
- 5.4.7 The provision of sanitary sewer services to any parcel to be served by the sanitary sewer system will take place in accordance with the requirements of the City's Subdivision Control Bylaw.

Storm Drainage

- 5.4.8 Natural drainage channels and open ditches will continue to comprise the primary storm drainage system.
- 5.4.9 The need for works required to address localized drainage issues will be evaluated by the City on an on-going basis. Wherever possible, required works will be installed at the time of construction of other infrastructure within public rights-of-way. The City may elect to recover a portion or all of the costs of upgrading the system through development cost charges.
- 5.4.10 For new subdivisions, storm drainage works will be provided by the property owner in accordance with the requirements of the City's Subdivision Control Bylaw and at no cost to the City.

Roads and Transportation

- 5.4.11 The City's major street network plan and transportation plan will provide guidance for the future development of the SE Sector's road network.

- 5.4.12 The City will undertake road overlays and other work on a priority basis within the context of the City's overall road rehabilitation requirements. The City may elect to recover a portion or all of the costs of required works through development cost charges.
- 5.4.13 The City will continue to monitor the need to upgrade arterial and collector roads within the SE Sector. Particular attention will be paid to improvements required on Dallas Drive resulting from increases in traffic volumes due to Trans-Canada Highway intersection closures. Where appropriate, the City will work co-operatively with the provincial Ministry of Transportation and Highways in undertaking upgrading activities on a cost-shared basis.
- 5.4.14 The City will review the need for the connection of the northern terminus of Wildwood Drive with the northern terminus of Foxwood Lane, as residents in the area have expressed their objection to this connection.
- 5.4.15 For new subdivisions, roads will be provided, at no cost to the City, by the property owner in accordance with the provisions of the City's Subdivision Control Bylaw.
- 5.4.16 The City will continue to encourage the use of transit services, and will monitor the use of these services to ensure that appropriate transit vehicles and schedules are being utilized.
- 5.4.17 The City will look for opportunities to enhance pedestrian circulation within the SE Sector as a means to ensure pedestrian safety.

5.5 COMMUNITY SERVICES

Objectives

- To ensure that community services and facilities are available at a level appropriate to meet the needs of the SE Sector;
- To encourage efficient utilization of existing services and facilities prior to expanding their availability.

Policies

Schools

5.5.1 The City will continue to work with School District #24 (Kamloops) to ensure the following:

- existing facilities are utilized in an efficient manner;
- School District is apprised of proposed development;
- sufficient land is designated in appropriate locations to allow expansion/development of school facilities. This includes the provision of schools in new development areas;
- need for a community hall in Dallas is reviewed.

Parkland and Open Space

5.5.2 The City's Parks and Recreation Master Plan will serve as a guide for future parkland acquisition and development.

5.5.3 Special attention will be paid to the recommendations of the Parks and Recreation Master Plan regarding the following:

- provision of additional neighbourhood park space and facilities in Barnhartvale;
- development of a recreation trail system through the City-wide Park/Open Space Preserve area between Dallas and Barnhartvale;
- provision of active recreation opportunities through the development of continuous walkways and bicycle pathways;
- standards to be utilized in providing parkland and open space in new development areas.

Protective Services

5.5.4 The City will continue to work with the Royal Canadian Mounted Police to apprise them of development activity and areas of special interest in order to ensure that the existing quality of service is not compromised.

5.5.5 The City does not intend to establish a full-time fire hall in Dallas. The City will look for methods of enhancing fire protection in the SE Sector in the context of the overall needs of the City.

5.6 APPLICATIONS FOR SUBDIVISION TO PARCEL SIZES LESS THAN THOSE ALLOWED BY AREA SPECIFIC POLICIES

Objectives

- To provide property owners in certain segments of the SE Sector with the opportunity to request flexibility in the application of minimum parcel sizes set out in the area specific policies of this Plan;
- To provide for the individual evaluation of subdivision applications which do not meet the minimum parcel size requirements set out in the area specific policies of this Plan.

Policies

- 5.6.1 The City will consider all rezoning applications to permit subdivision and will evaluate these applications on an individual basis.
- 5.6.2 The City may allow a maximum 10% reduction in the minimum parcel sizes set out in the area specific policies of this Plan (Section 6). This provision for flexibility is intended to address minor variations in parcel size requested due to specific site conditions and/or historic circumstances. A reduction in minimum parcel size will only be considered if the rezoning and/or subdivision application meets the following criteria:
- three (3) or less parcels within the proposed subdivision;
 - no averaging of parcel sizes within the proposed subdivision;
 - proposed use and density of the parcels is consistent with the form and character of adjacent parcels.
- 5.6.3 Applications for rezoning to permit subdivision will include the need for amendments to the City's zoning bylaw to alter the provisions of an existing zone or create a new zone. This may include the holding of a Public Hearing pursuant to Section 956 of the Municipal Act, at City Council's discretion.

5.7 SUBDIVISION IN AREAS NOT SERVED BY THE COMMUNITY SANITARY SEWER SYSTEM

Objectives

- To ensure that all parcels not connected to the community sanitary sewer system are capable of providing on-site disposal facilities which will maintain safe health and environmental conditions in perpetuity.

Policies

- 5.7.1 For new subdivisions not served by the community sanitary sewer system, the minimum parcel size shall be 0.8 ha, subject to the area specific policies set out in Section 6 of this Plan.

The policies set out below apply to specific areas within the Southeast Sector. These areas are identified on Map 2, with greater detail for the Dallas Local Improvement Area, Barnhartvale Local Improvement Area, Meadowland Crescent/Barnhartvale Road West and Barnhartvale Road East, East Barnhartvale and Campbell Creek shown on Maps 2A through 2E respectively.

6.1 DALLAS LOCAL IMPROVEMENT AREA

Objectives

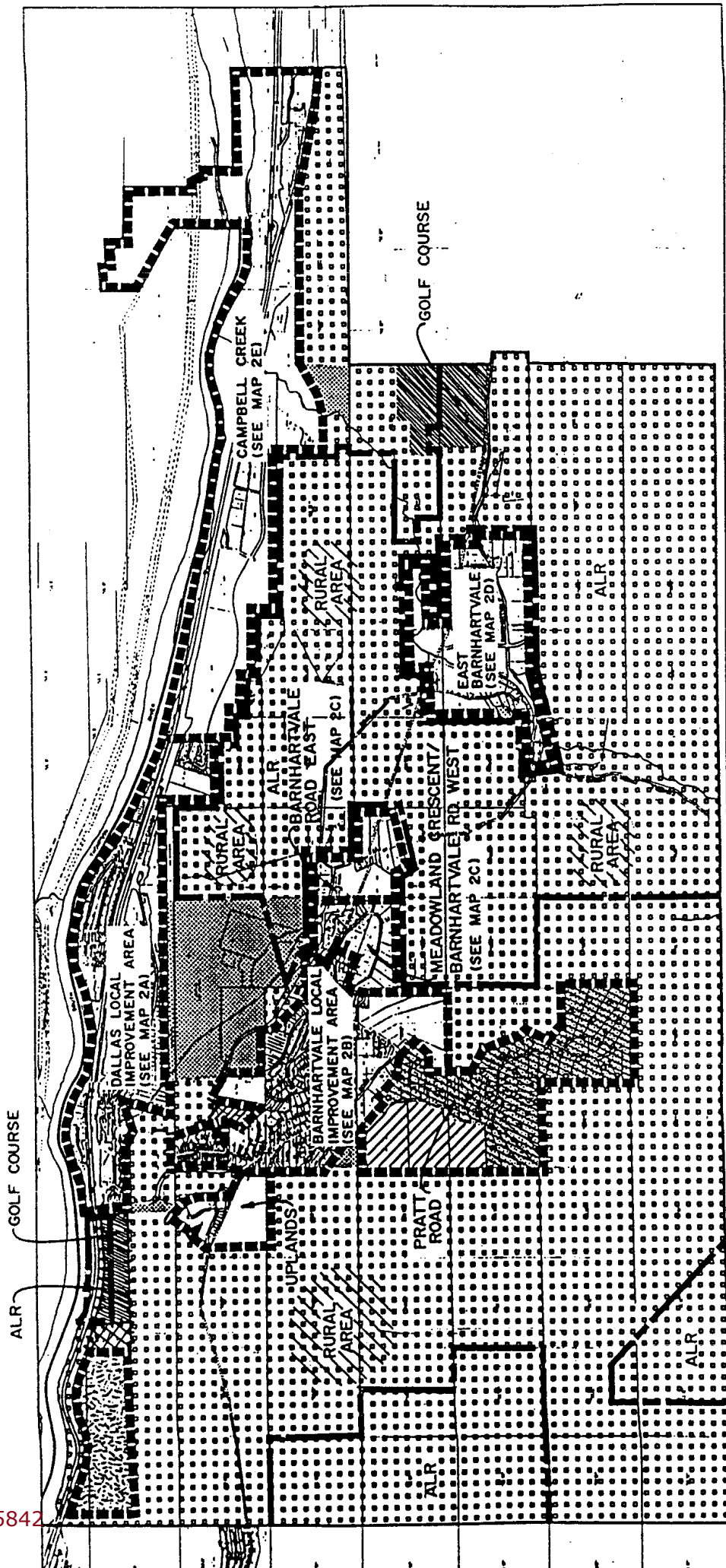
- To maintain the low density residential character of Dallas;
- To allow residential infill appropriate to the area.

Development Policies

- 6.1.1 Additional low density single family residential development will be permitted in areas designated for this use on Map 2A. Multiple family development, including duplexes, will not be permitted.
- 6.1.2 Commercial, public and mobile home park uses will be permitted in areas designated for those uses on Map 2A. The commercial potential of the parcel west of and adjacent to the highway underpass is recognized. Rezoning of this parcel will be required to permit commercial use.
- 6.1.3 Subject to the provisions set out in Section 5.6 of this Plan, low density single family residential subdivisions will not be permitted to exceed a density of 10 parcels per hectare of developable site area. Developable site area will not include lands subject to steep slopes or unstable soils. This density is based on a minimum parcel size of 930 m².

Servicing Policies

- 6.1.4 All parcels created by subdivision will be required to connect to community water and sanitary sewer systems.

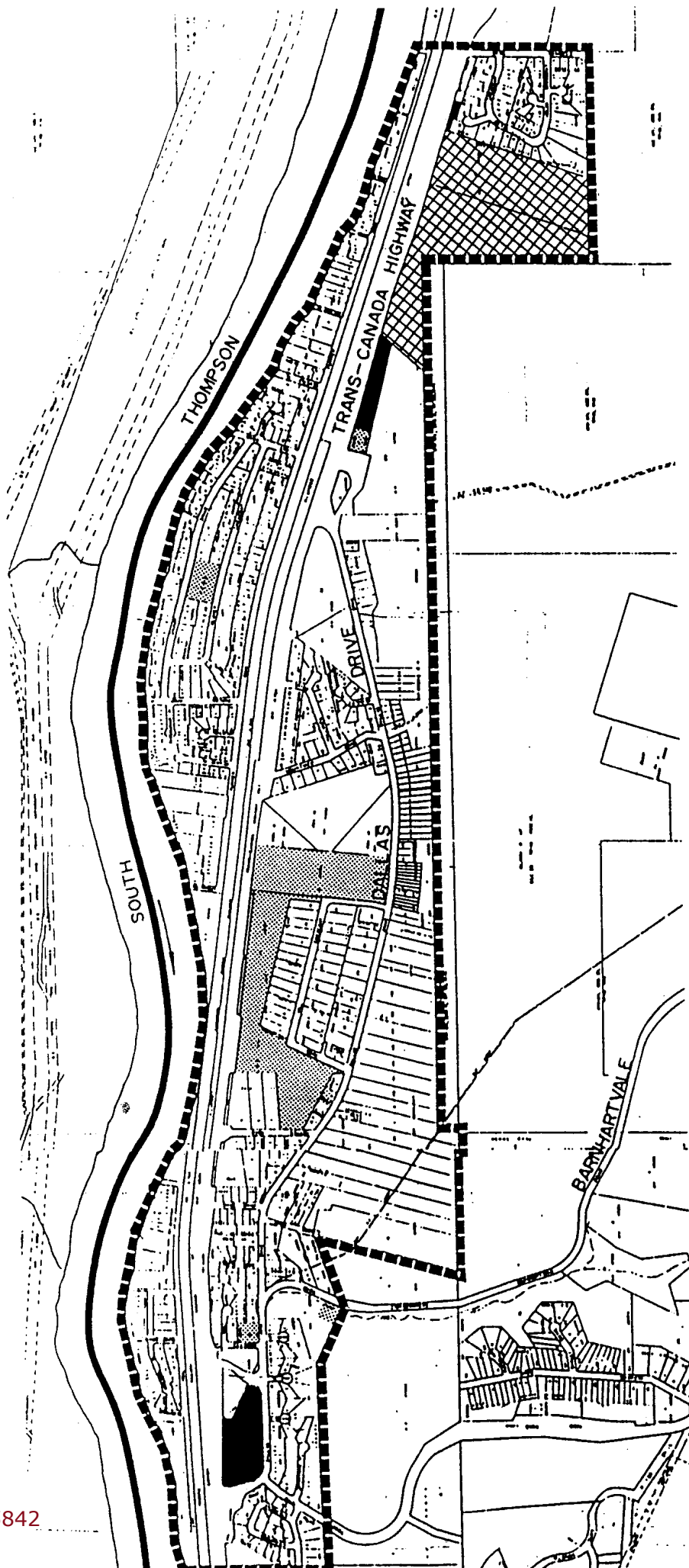


MAP 2

SOUTHEAST SECTOR PLAN

LAND USE DESIGNATIONS

PLAN BOUNDARY SPECIFIC AREA BOUNDARY AGRICULTURAL LAND RESERVE (ALR) BOUNDARY LARGE PARCEL RESIDENTIAL (1400 m²)	COUNTRY RESIDENTIAL 1 (0.8 ha) COUNTRY RESIDENTIAL 2 (2 ha) COUNTRY RESIDENTIAL 3 (4 ha) AGRICULTURAL (8 ha)	GOLF COURSE JIMEVA FARMS MOBILE HOME PARK PUBLIC USE	NOTES: AREA VALUES (IN BRACKETS) AFTER LAND USE DESIGNATIONS DENOTE MINIMUM PARCEL SIZE FOR NEW SUBDIVISION FURTHER DETAILS ON REQUIREMENTS FOR NEW SUBDIVISION AND DEVELOPMENT ARE PRESENTED IN SECTIONS 5 & 6 OF THIS PLAN
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MAP 2A

LAND USE DESIGNATIONS IN
DALLAS LOCAL IMPROVEMENT AREA



MOBILE HOME PARK



PUBLIC USE



COMMERCIAL USE



LOW DENSITY RESIDENTIAL (930m²)

BOUNDARY OF DALLAS LOCAL IMPROVEMENT AREA

NOTES: AREA VALUE OF 930m² AFTER LOW DENSITY RESIDENTIAL LAND USE DESIGNATION DENOTES MINIMUM PARCEL SIZE FOR NEW SUBDIVISION
; FURTHER DETAILS ON REQUIREMENTS FOR NEW SUBDIVISION AND DEVELOPMENT ARE PRESENTED IN SECTIONS 5 & 6 OF THIS PLAN

6.2 BARNHARTVALE LOCAL IMPROVEMENT AREA

Objectives

- To maintain the large parcel residential character of that portion of Barnhartvale being served by community sanitary sewer services;
- To allow residential infill appropriate to the area.

Development Policies

- 6.2.1 Additional large parcel single family residential development and country residential acreages will be permitted in areas designated for these uses on Map 2B. Multiple family development, including duplexes, will not be permitted.
- 6.2.2 Public uses will be permitted in areas designated for these uses on Map 2B.
- 6.2.3 Subject to the provisions set out in Section 5.6 of this Plan, large parcel single family residential development will not be permitted to exceed a density of 7 parcels per hectare of developable site area. Developable site area will not include lands subject to steep slopes or unstable soils. This density is based on a minimum parcel size of 1,400 m².
- 6.2.4 Subject to the provisions set out in Section 5.6 of this Plan, the minimum parcel size in areas designated Country Residential 3 will be 4 ha.

Servicing Policies

- 6.2.5 All parcels created by subdivision will be required to connect to community water and sanitary sewer systems.
- 6.2.6 In the area lying southeast of Todd Road between and including its intersections with Pratt Road and Pringle Road, connection of existing and potential parcels to the sanitary sewer system will be permitted only for those parcels fronting onto Todd Road, Pratt Road and Pringle Road.

6.3 PRATT ROAD

Objectives

- To maintain a rural atmosphere with single family residential uses on acreages with a limited degree of urban services;
- To allow limited further residential development and associated country residential uses appropriate to the area.

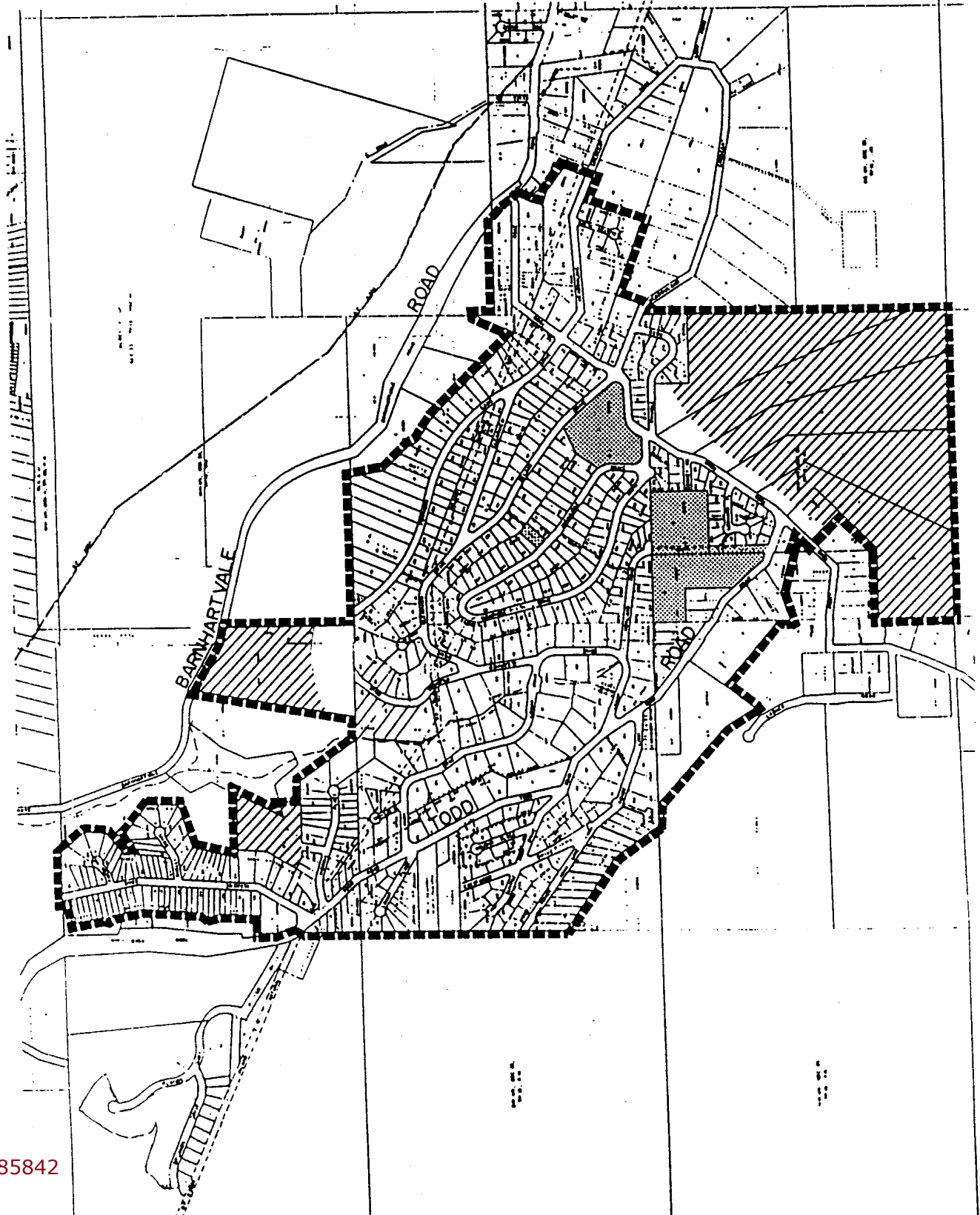
MAP 2B

LAND USE DESIGNATIONS IN BARNHARTVALE LOCAL IMPROVEMENT AREA

- BOUNDARY OF BARNHARTVALE
LOCAL IMPROVEMENT AREA
- LARGE PARCEL RESIDENTIAL
(1400m²)
- COUNTRY RESIDENTIAL 3
(4 ha)
- PUBLIC USE

NOTES: AREA VALUES (IN BRACKETS)
AFTER LAND USE DESIGNATIONS
DENOTE MINIMUM PARCEL SIZE
FOR NEW SUBDIVISION

FURTHER DETAILS ON
REQUIREMENTS FOR NEW
SUBDIVISION AND DEVELOPMENT
ARE PRESENTED IN SECTIONS
5 & 6 OF THIS PLAN



Development Policies

- 6.3.1 Additional single family residential development on country residential acreages will be permitted in areas designated for this use on Map 2. Much of the land designated for this use is steeply sloped and not available for development. There is, however, potential for limited further subdivision subject to the policies in this section and those set out in Section 5.
- 6.3.2 Subject to the provisions set out in Section 5.6 of this Plan, the minimum parcel size will be 2 ha in areas designated Country Residential 2 and 4 ha in areas designated Country Residential 3.

Servicing Policies

- 6.3.3 All parcels created by subdivision will be required to connect to the community water system.
- 6.3.4 All parcels created by subdivision will be served by on-site sewage disposal systems approved by the Ministry of Health.

6.4 MEADOWLAND CRESCENT/BARNHARTVALE ROAD WEST

Objectives

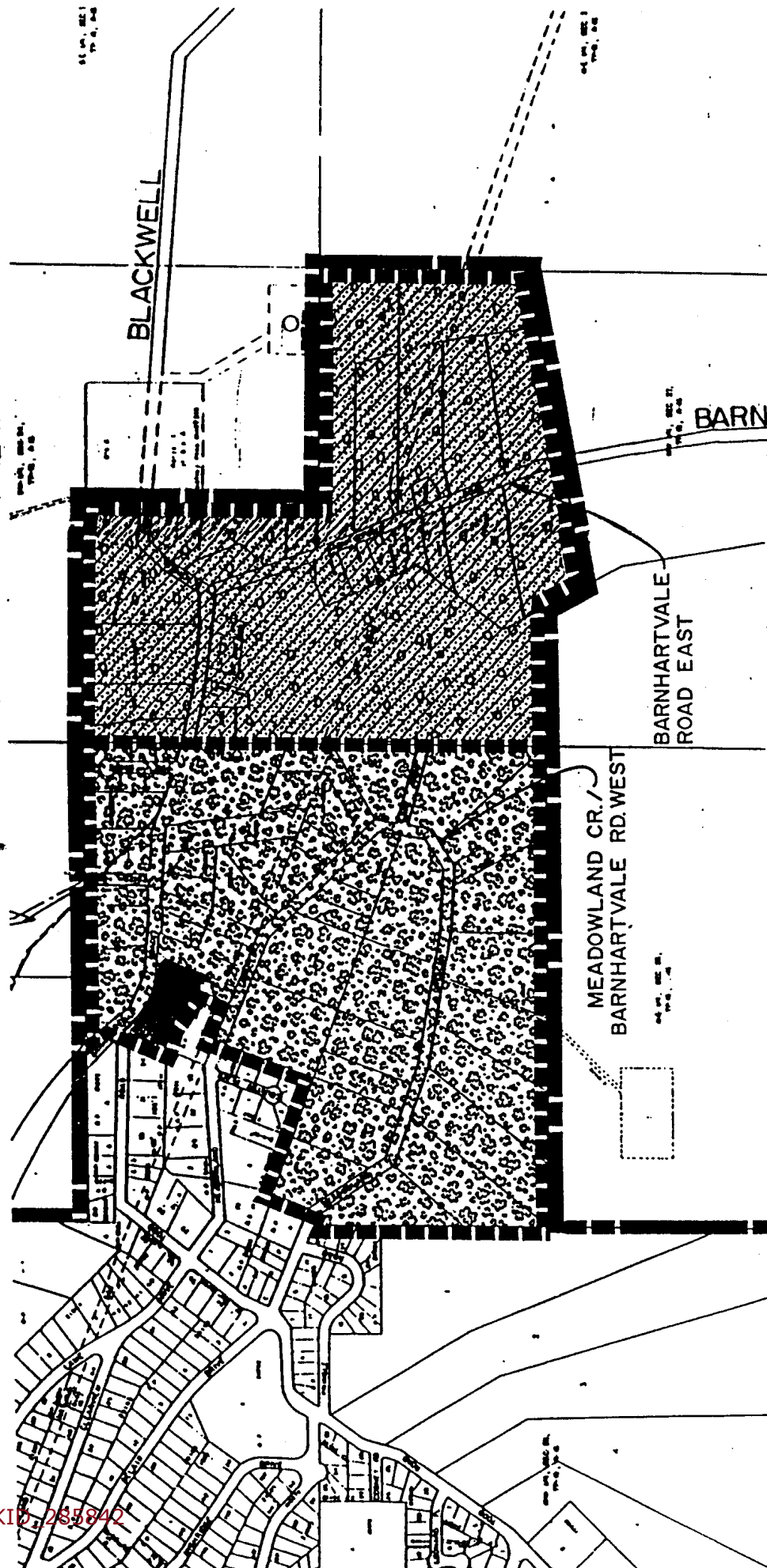
- To maintain a rural atmosphere with single family residential uses on acreages with a limited degree of urban services;
- To allow limited further residential development and associated country residential uses appropriate to the area.

Development Policies

- 6.4.1 Additional single family residential development on country residential acreages will be permitted in areas designated for this use on Map 2C.
- 6.4.2 Commercial uses will be permitted in areas designated for these uses on Map 2C.
- 6.4.3 Subject to the provisions set out in Section 5.6 of this Plan, the minimum parcel size will be 0.8 ha.

Servicing Policies

- 6.4.4 All parcels created by subdivision will be required to connect to the community water system.



MAP 2C

LAND USE DESIGNATIONS IN MEADOWLAND CR./BARNHARTVALE ROAD WEST AND BARNHARTVALE ROAD EAST AREAS

- AREA BOUNDARY
- AGRICULTURAL LAND RESERVE (ALR) BOUNDARY
- COUNTRY RESIDENTIAL 1 (0.8 ha)
- COUNTRY RESIDENTIAL 2 (2 ha)
- COMMERCIAL USE

NOTES: AREA VALUES (IN BRACKETS) AFTER LAND USE DESIGNATIONS DENOTE MINIMUM PARCEL SIZE FOR NEW SUBDIVISION.

FURTHER DETAILS ON REQUIREMENTS FOR NEW SUBDIVISION AND DEVELOPMENT WITHIN SPECIAL DEVELOPMENT AREAS ARE PRESENTED IN SECTIONS 5&6 OF THIS PLAN.

- 6.4.5 All parcels created by subdivision will be serviced by on-site sewage disposal systems approved by the Ministry of Health.

6.5 BARNHARTVALE ROAD EAST

Objectives

- To maintain a rural atmosphere with single family residential uses on acreages with a limited degree of urban services;
- To allow limited further residential development and associated country residential uses appropriate to the area.

Development Policies

- 6.5.1 Additional single family residential development on country residential acreages will be permitted in areas designated for this use on Map 2C.
- 6.5.2 Subject to the provisions set out in Section 5.6 of this Plan, the minimum parcel size will be 2 ha.

Servicing Policies

- 6.5.3 All parcels created by subdivision will be required to connect to the community water system.
- 6.5.4 All parcels created by subdivision will be serviced by on-site sewage disposal systems approved by the Ministry of Health.

6.6 UPLANDS

Objectives

- To allow further subdivision similar in nature to that located in the first phase of the Uplands Subdivision and the Barnhartvale Local Improvement Area.

Development Policies

- 6.6.1 Additional large parcel single family residential development will be permitted in areas designated for this use on Map 2.

- 6.6.2 Subject to the provisions set out in Section 5.6 of this Plan, large parcel single family residential subdivisions will not be permitted to exceed a density of 7 parcels per hectare of developable site area. Developable site area will not include lands subject to steep slopes or unstable soils. This density is based on a minimum parcel size of 1,400 m².

Servicing Policies

- 6.6.3 All parcels created by subdivision will be required to connect to community water and sanitary sewer systems.

6.7 EAST BARNHARTVALE

Objectives

- To maintain a rural atmosphere with single family residential uses on acreages with a limited degree of urban services;
- To allow limited further residential development and associated country residential and agricultural uses appropriate to the area.

Development Policies

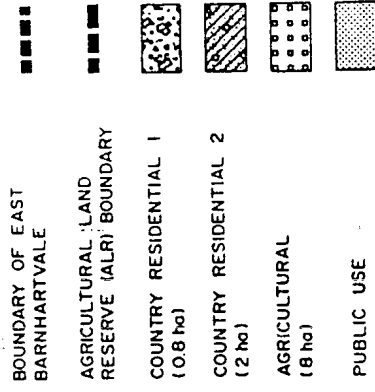
- 6.7.1 Additional single family residential development on country residential acreages and on agricultural lands will be permitted in areas designated for this use on Map 2D.
- 6.7.2 Public uses will be permitted in areas designated for these uses on Map 2D.
- 6.7.3 Subject to the provisions set out in Section 5.6 of this Plan, the minimum parcel size will be 0.8 ha for areas designated Country Residential 1, 2 ha for areas designated Country Residential 2 and 8 ha for areas designated Agricultural.

Servicing Policies

- 6.7.4 All parcels created by subdivision will be required to connect to the community water system.
- 6.7.5 All parcels created by subdivision will be serviced by on-site sewage disposal systems approved by the Ministry of Health.

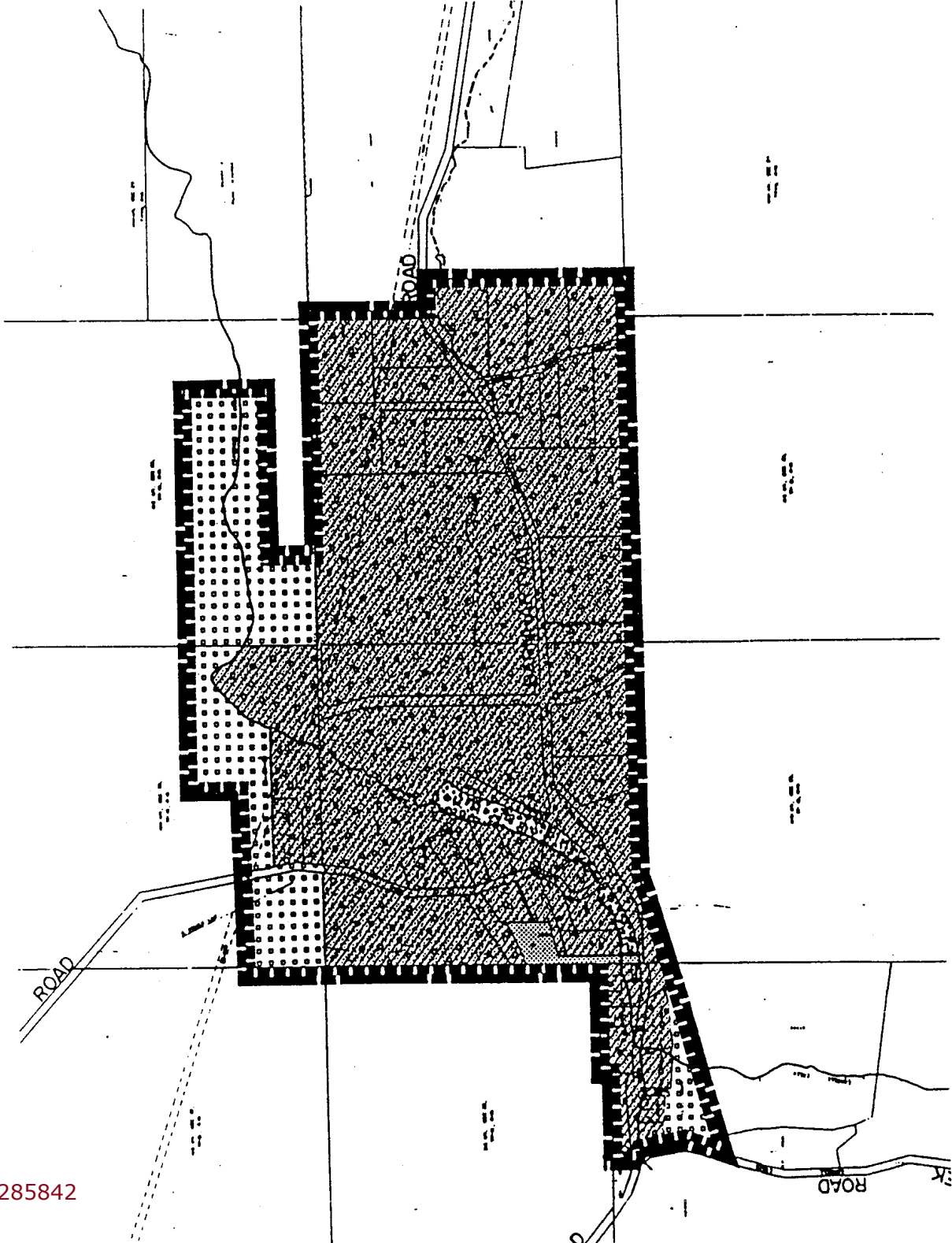
MAP 2D

LAND USE DESIGNATIONS IN EAST BARNHARTVALE



NOTES: AREA VALUES (IN BRACKETS) AFTER LAND USE DESIGNATIONS DENOTE MINIMUM PARCEL SIZE FOR NEW SUBDIVISION

FURTHER DETAILS ON REQUIREMENTS FOR NEW SUBDIVISION AND DEVELOPMENT ARE PRESENTED IN SECTIONS 5 & 6 OF THIS PLAN



6.8 CAMPBELL CREEK

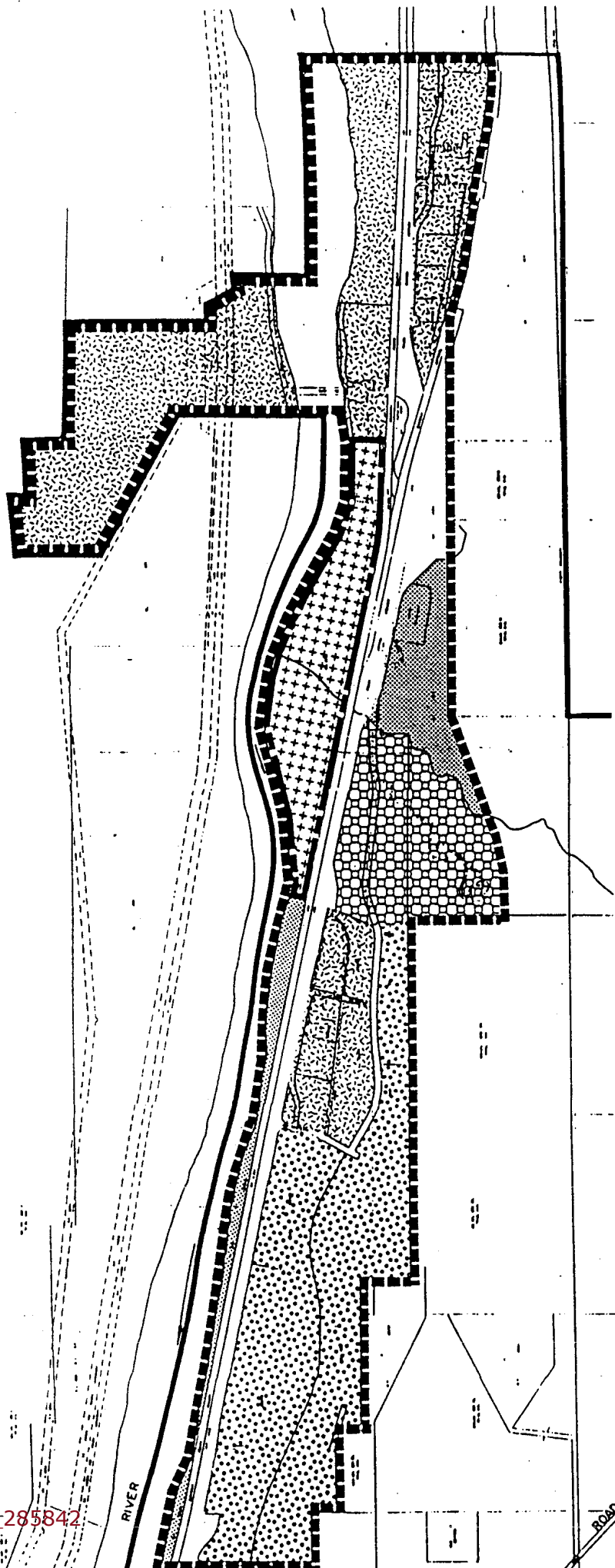
Objectives

- To support the long-term industrial use of those areas designated for such use;
- To support the continued viability of parks, recreation and public uses in those areas designated for such uses;
- To recognize the unique characteristics and circumstances of those areas designated for special development considerations.

Development Policies

- 6.8.1 Industrial development will be permitted in areas designated for this use on Map 2E.
- 6.8.2 Parks, recreation and public uses will be permitted in areas designated for these uses on Map 2E. Tourist and commercial activities which complement these uses will be encouraged to locate within these same areas.
- 6.8.3 Further industrial development may be permitted in the area designated as Special Development Area A on Map 2E, subject to approval by the City of a development plan to be prepared by the property owners. This development plan will address land use, phasing, servicing and related matters.
- 6.8.4 Taking into account past commitments made by the City, residential development will be permitted in the area designated as Special Development Area B on Map 2E. The form and character of residential development will be subject to approval by the City of a development plan to be prepared by the property owner. This development plan will address land use, phasing, servicing and related matters.
- 6.8.5 Further development may be permitted in the area designated as Special Development Area C on Map 2E, which the City and Agricultural Land Commission have supported for removal from the Agricultural Land Reserve. The City will continue to support an application for removal of Special Development Area C from the Agricultural Land Reserve. Development will be subject to approval by the City of a development plan to be prepared by the property owner. This development plan must recognize the unique features of Special Development Area C, including:
- archaeological resources
 - location partially within floodplain
 - value for public access to the riverfront
 - difficulty of servicing with roads and community sewer and water services

The development plan must also address land use, phasing, servicing and related matters.



MAP 2E
LAND USE DESIGNATIONS IN
CAMPBELL CREEK

- | | | | |
|--|-----------|----------------------------------|-----------|
| BOUNDARY OF CAMPBELL CREEK | ■ ■ ■ ■ ■ | PARKS, RECREATION AND PUBLIC USE | ■ ■ ■ ■ ■ |
| AGRICULTURAL LAND RESERVE (ALR) BOUNDARY | - - - - - | SPECIAL DEVELOPMENT AREA A | ■ ■ ■ ■ ■ |
| INDUSTRIAL USE | ■ ■ ■ ■ ■ | SPECIAL DEVELOPMENT AREA B | ■ ■ ■ ■ ■ |
| | | SPECIAL DEVELOPMENT AREA C | ■ ■ ■ ■ ■ |

NOTES: FURTHER DETAILS ON REQUIREMENTS FOR NEW SUBDIVISION AND DEVELOPMENT WITHIN SPECIAL DEVELOPMENT AREAS ARE PRESENTED IN SECTIONS 5 & 6 OF THIS PLAN

Servicing Policies

- 6.8.6 The provision of water and sanitary sewer services within the Campbell Creek Industrial Park will continue to honour the agreement between the City and the Crown. Water will be provided by wells. Sanitary sewer services will be provided through a pump and haul system.
- 6.8.7 All parcels outside of the Campbell Creek Industrial Park will be served by on-site wells and on-site sewage disposal systems approved by the Ministry of Health.
- 6.8.8 Extension of the City's sanitary sewer system will be undertaken at the initiative of the property owner at no cost to the City.

6.9 JIMEVA FARMS

Objectives

- To allow urban development as a means of uniting the SE Sector with Valleyview and the rest of Kamloops.

Development Policies

- 6.9.1 Urban development containing a mix of land uses dominated by residential use will be permitted in the area designated as Jimeva Farms on Map 2 subject to approval by the City of a development plan prepared by the property owners. The development plan will address land use, phasing, servicing and related matters.

Servicing Policies

- 6.9.2 Community water and sanitary sewer services will be installed to service all parcels. Installation of these services will be at the initiative of the property owner at no cost to the City.

6.10 RURAL AREA

Objectives

- To recognize and protect the resource values of this area;
- To allow limited further residential development on large acreages.

Development Policies

- 6.10.1 Additional single family residential development on large acreages will be permitted in areas designated for agricultural use on Map 2.
- 6.10.2 Subject to the provisions set out in Section 5.6 of this Plan, the minimum parcel size will be 8 ha.
- 6.10.3 Golf course, mobile home park and public uses will be permitted in areas designated for these uses on Map 2.
- 6.10.4 Gravel pits are a permitted use subject to the provisions of the City's Earthworks Control Bylaw and Zoning Bylaw.

Servicing Policies

- 6.10.5 All parcels created by subdivision will be serviced by on-site wells and on-site sewage disposal systems approved by the Ministry of Health.

7.1 ADOPTION

The Southeast Sector Plan (1992) is adopted as a secondary plan as part of the Official Community Plan.

7.2 ZONING BYLAW

Zoning Bylaw No. 5-1-200 (as amended) will be revised to ensure consistency with this Plan. Specific revisions required are set out in Table 7.2.1.

**TABLE 7.2.1
REQUIRED ZONING BYLAW REVISIONS**

AREA	ZONING BYLAW REVISIONS
Dallas L.I.A.	■ areas zoned for residential use will be rezoned to RS-2.
Barnhartvale L.I.A.	■ areas zoned RS-3 and GUR will be rezoned to a new single family residential zone with a minimum parcel size of 1,400 m² (with exception described below); ■ areas zoned CR-2 will be rezoned to a new single family country residential zone with a minimum parcel size of 4 ha. ■ areas zoned GUR and lying southeast of Todd Road between and including its intersections with Pratt and Pringle Road will be rezoned to a new single family country residential zone with a minimum parcel size of 4 ha.
Pratt Road	■ areas lying west of Ladner and Pratt Roads which are zoned CR-2 and largely undeveloped will be rezoned to a new single family country residential zone with a minimum parcel size of 4 ha.
Meadowland Crescent/ Barnhartvale Road West	■ areas zoned RS-3 and areas zoned GUR will be rezoned to CR-1.
Barnhartvale Road East	■ areas zoned RS-3 and GUR will be rezoned to CR-2.

TABLE 7.2.1
REQUIRED ZONING BYLAW REVISIONS
 (Cont'd)

AREA	ZONING BYLAW REVISIONS
Uplands	■ area lying south of the Inland Natural Gas right-of-way and currently zoned MHS will be rezoned to a new single family residential zone with a minimum parcel size of 1,400 m².

*Local Improvement Area

Approval of rezonings to permit subdivisions having parcel sizes up to 10% less than the minimum set out in the area specific policies will be accomplished on a site-specific basis.

7.3 DEVELOPMENT COST RECOVERY

Development cost charges will be set in accordance with the City's Development Cost Charge Bylaw, as amended from time to time.

Development costs within Special Development Areas identified in the City's Official Community Plan will be recovered through development cost charges or an alternative mechanism acceptable to both the City and the property owner.