

Town of
PRINCETON



Official Community Plan

September 15, 2008

TOWN OF PRINCETON
OFFICIAL COMMUNITY PLAN BYLAW NO. 808, 2008
A bylaw to adopt the Town of Princeton Official Community Plan.

WHEREAS Council wishes to adopt an Official Community Plan pursuant to the *Local Government Act*.

AND WHEREAS Council has examined the plan in conjunction with its financial plan and any waste management plan that is applicable to the municipality; and referred the plan to the Provincial Agricultural Land Commission for comment.

AND WHEREAS Council has held a Public Hearing pursuant to the *Local Government Act*.

NOW THEREFORE Council of the Town of Princeton, in open meeting assembled hereby enacts as follows:

1. This Bylaw shall be cited as the “Town of Princeton Official Community Plan Bylaw No.808, 2008.”
2. The following documents and maps attached hereto are hereby made part of this bylaw and adopted as the Official Community Plan for the Town of Princeton:
 - ◆ Town of Princeton Official Community Plan Text
 - ◆ Schedule A (Land Use Map)
 - ◆ Schedule B (Future Development and Existing Transportation Network Map)
 - ◆ Schedule C (Infrastructure Map)
 - ◆ Schedule D (Environmental Features and Agricultural Land Reserve Map)
 - ◆ Schedule E (Granular Potential Map)
 - ◆ Schedule F (Development Permit Areas Map)
3. If any section, subsection, sentence, clause, or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder.
4. Bylaw No. 609 cited as the “Town of Princeton Official Community Plan Bylaw No. 609, 1993” and amendments thereto as it applies to the Town of Princeton is hereby repealed.

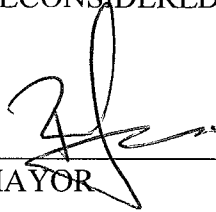
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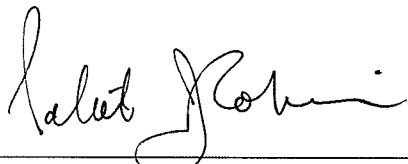
READ A SECOND TIME THIS 21ST DAY OF JULY, 2008

PUBLIC HEARING HELD ON THE 18TH DAY OF AUGUST, 2008

READ A THIRD TIME THIS 18TH DAY OF AUGUST, 2008

RECONSIDERED AND ADOPTED THIS 15TH DAY OF SEPTEMBER, 2008



MAYOR

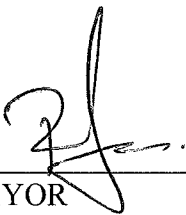
CHIEF ADMINISTRATIVE OFFICER

I certify this to be a true copy of Bylaw No. 808, 2008 adopted by Council on the day of, 2008.

CAO Patrick Robins

**Town of Princeton
Official Community Plan Text**

This is the Town of Princeton Official Community Plan text, which forms part of the Town of Princeton Official Community Plan Bylaw No. 808, 2008.



MAYOR

CHIEF ADMINISTRATIVE OFFICER

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•	Future Development and Existing Transportation Network Map – Schedule B
•	Infrastructure Map – Schedule C
•	Environmental Features and Agricultural Land Reserve Map – Schedule D
•	Granular Potential Map – Schedule E
•	Development Permit Areas Map – Schedule F

1.0 INTRODUCTION

1.1 Purpose of the Official Community Plan

Official Community Plans (OCPs) are used as a policy tool by municipal governments for land use planning. OCPs provide certainty to residents and land owners regarding the location and nature of future growth and redevelopment. They can guide municipal councils in decisions about land use bylaws, servicing, and capital expenditures to accommodate change. As such, each OCP should be updated periodically to ensure that the document continues to reflect the long-range planning objectives of the community and so that bylaws and other implementation tools can remain consistent with the Plan. The typical planning horizon for an OCP is 5 years in the short term and 15 to 20 years for longer term considerations.

OCPs can improve local commercial, industrial and residential areas, and provide the assurance neighbourhoods need to retain attractive and stable living environments. The policies of an OCP assist in guiding the decisions of business and development interests, and reflect the public opinion of the community. OCPs also provide an assurance to other levels of government that are considering potential funding for works and services. Funding is often contingent on a Plan being in place for capital-intensive infrastructure investments.

This Official Community Plan has been prepared and adopted within the statutory provisions of the *Local Government Act* including the general content requirements and the process necessary for adopting an OCP.

1.2 Preparation of the Plan

The preparation of this plan has been a collaborative process with Town Council, the public, First Nations and various provincial agencies. The Plan also includes the priorities set out by Council in 2006 with their strategic plan – “*Stepping Up...Taking Princeton to New Heights*” (see Figure 1.1). This plan is based on Council’s “commitment to the community of Princeton and (the Strategy) will be used to guide decision-making and allocation of energy and resources”. These commitments are defined by four key goals:

1. What We Have - Appreciating our Strengths
2. What We Need to Do – Taking Action
3. What We Will Achieve – Renewed Pride in All We Do
4. Keeping it Going – Longevity in our Achievements

E

his is Council's commitment to the community of Princeton and will be used to guide decision-making and allocation of energy and resources.



What We Have

APPRECIATING OUR STRENGTHS

Our People

- supportive and dedicated volunteers
- friendly, caring and neighbourly

Our Heritage

- rich history and diversity
- First Nations legacy

Our Character

- small town ambience
- neat and tidy appearance
- unique neighbourhoods

Our Location & Great Outdoors

- proximity to population centres
- topography and natural "bench lands"
- clear air
- meeting of the rivers
- endless recreation opportunities
- favourable climate

What We Need To Do

TAKING ACTION

Our People - Working Together

- empowering through engagement - everyone has a part to play
- sharing leadership
- building on strengths
- encouraging a healthy functioning team

Our Character - Showcasing Our Community

- thriving downtown
- building a community of neighbourhoods

Our Heritage - Celebrating Our Past

- celebrating our history
- honouring our natural setting

Our Location and Great Outdoors - Demonstrating Our Desirable Setting

- building an economy suited to our community
- embracing partnering within and outside the community

What We Will Achieve

RENEWED PRIDE IN ALL WE DO

Our People

- unified
- committed to working for the greater good

Our Heritage

- stronger identity
- celebrate who we are in all we do

Our Character

- maintain our affordability and diversity
- renewed confidence and investment
- thriving economy

Our Location and Great Outdoors

- be a community of choice
- facilitate growth effectively

Keeping It Going

LONGEVITY IN OUR ACHIEVEMENTS

- Ensure staying power and faith in leadership
- Keep the energy and enthusiasm alive
- Always strive to be better
- Overcome complacency
- Ensure commitment of future Councils

Stepping Up... Taking Princeton to New Heights!

1.3 Area Profile and Context

Centrally located in British Columbia, and the entry point to the Southern Interior, Princeton is only hours away from Merritt, Kamloops, Penticton, Kelowna and Hope. The Town is connected to the surrounding region via Highways 3 and 5a and a local airport. With almost 150 years of rich history, including roots in mining, ranching and forestry, Princeton has been shaped by the exploration and settlement of the Interior of British Columbia.

The population of Princeton grew by 2.6% from 2001 to 2006 compared to a provincial average of 5.3%. Table 1.1 shows the population change of the Town over a 10 year period.

Table 1.1 – Population Change (1996 – 2006)

	Population	Population Change	Percentage Change
1996	2,826		- 0.5 (1991-1996)
2001	2,610	- 216	- 7.6
2006	2,677	67	2.6

Source: Statistics Canada

Princeton has also experienced a change in the age composition of the population as shown in Table 1.2. The proportion of residents age 45 and up has been increasing significantly over the last 10 years while the proportion of younger residents has been decreasing.

Table 1.2 - Population Change by Age Group (1996 – 2006)

	0 – 14	15 – 24	25 – 44	45 – 64	64 +
1996	505	290	770	750	510
2001	425	235	600	750	605
2006	380	240	465	885	705
Percentage Change (1996 – 2006)	-25%	-17%	-40%	+18%	+38%

Note: 1996 populations for 25-44 and 45-64 are averages from population distributions of 25-54 and 55-64

Source: Statistics Canada

Table 1.3 provides a breakdown of private dwellings based on housing type. Not surprisingly, the majority of dwelling types in Princeton are single-detached units (approximately 70%). In 2006, 970 dwellings were owned compared to 320 being rented.

Table 1.3 - Percentage of Total Private Dwellings by Housing Type (2006)

	Princeton	British Columbia
Single-detached	71.7	49.2
Semi-detached	1.9	3.1
Row houses	4.3	6.9
Apartments, duplex	1.9	10.0
Apartments, building 4 stories or less	10.5	20.9
Apartment, building 5 stories or more	0.0	7.1
Other	10.1	2.8

Source: Statistics Canada

1.4 The Structure of this Plan

This Plan undertakes a unique approach to planning for the future in Princeton. The Plan is broken down into a number of guiding principles that reflect the priorities identified by Council and the public. These guiding principles are then used to form individual sections of the plan and provide policy direction for each priority area. These guiding principles are further defined in Section 2.0.

1.5 Force and Effect

This Official Community Plan consists of two different components: one component contains the force and effect of the Bylaw; the other component is provided only for information and convenience. All sections have force and effect except for 1.1 to 1.4 of the Introduction and each paragraph within the "What Does this Mean?" subheading.

2.0 VISION AND GUIDING PRINCIPLES

2.1 Vision

The following describes Princeton's vision for the future that emerged out of discussions and workshop sessions with Council and the public throughout the preparation of the Plan. The main theme that became apparent was to ensure the on-going "health" of the community through fundamentals such as a thriving economy, residents meaningfully engaged in decision-making, the availability of medical services, environmental sustainability, and high quality life. As such, Council's intent for this plan is to:

"Foster a Healthy Community"

Five to ten years from now Princeton is celebrating its rich history, community spirit, and outdoor recreation opportunities. New development has inspired and energized the community, creating a unique and memorable experience for residents and visitors alike. This includes promoting and supporting sustainable development and further enhancing Princeton's strong regard for heritage and its community, including the individual identity of each neighbourhood in Princeton. Natural resource opportunities contribute to a flourishing economy.

The Town Centre is vibrant and attractive. Community activities and businesses are focused in the heart of the Town Centre. People can explore various shops and boutiques and dine at a fine restaurant. New development provides a variety of housing choices. The Town has experienced new growth and energy, yet still retains its appeal and character as a small town.

The Town is thriving as a service centre for the region, providing commercial and industrial business opportunities, recreation and tourism amenities, and stable health care services. These facilities support Princeton as a central meeting place for visitors and advance the economy. Princeton is recognized as a destination for cultural, artistic and recreational pursuits and is a community of choice to live and visit within the BC Interior.

2.2 Guiding Principles

The following guiding principles establish the philosophy for the Official Community Plan. They are intended to give purpose and direction to the policies of the Plan, and to serve as reference points for future decision making and implementation.

Small Town Character

Council is committed to promoting a thriving and family-oriented community by encouraging activities that contribute to Princeton's small town ambiance and character and by facilitating a compact and walkable Town Centre.

Community Connections

Council is committed to ensuring Princeton is well-connected through transportation and partnerships on a local, regional and provincial level. Council will follow through on this commitment by ensuring Princeton maintains strong transportation connections (including road and air) to the surrounding region and province. Meaningful physical connections within the community will also be a priority, allowing people of all ages and abilities to move seamlessly between neighbourhoods, the Town Centre, green spaces, and community facilities by enhancing the functionality of road and trail networks. Strengthening relationships and improving service delivery through continued partnerships between the Town and organizations will also be a priority.

Managing Land Use

Council believes in encouraging high quality development that contributes to the livability of the community where a variety of lifestyles, housing, economic, and cultural opportunities are available.

Infrastructure

Council will ensure Town infrastructure (roads, sewer, water, stormwater etc.) is well-maintained and reliable, and ensure new growth is supported by high quality infrastructure.

Visual Quality and Aesthetics

Council recognizes the importance of preserving the visual quality and aesthetics of Princeton. This will be achieved by promoting community enhancement, encouraging compatibility of new development and redevelopment, facilitating a cohesive and attractive Town Centre and preserving views of our spectacular open spaces.

Healthy and Active Living

Council is committed to promoting healthy and active living for all ages and incomes to enhance the lifestyle of every resident.

Environmental Responsibility and Stewardship

Council will strive for realistic but ambitious climate change goals that promote clean air, reduce greenhouse gas emissions, and support innovative green development. Council is also committed to protecting environmentally sensitive areas and ecosystems.

Economy

Council is committed to investing in economic growth. Promoting a diversified economy will provide opportunities for a multitude of skilled workers and professionals in a variety of businesses and industries to reside and thrive within Princeton.

Engaging and Protecting the Community

Council understands the importance of building our future by investing in youth, families, and seniors and promoting opportunities to encourage meaningful and on-going community involvement in decision-making and setting direction for our future. Council is committed to enhancing public safety, crime prevention and emergency response.

Celebrating Our Culture and Heritage

Council is proud of our heritage and will continue to seek opportunities to enhance and showcase what is special about Princeton's past including our First Nations people and other cultures.

3.0 SMALL TOWN CHARACTER

Guiding Principle

Council is committed to promoting a thriving and family-oriented community by encouraging activities that contribute to Princeton's small town ambiance and character and by facilitating a compact and walkable Town Centre.

What Does this Mean?

This section highlights Princeton's character as a compact, small town and reflects the community's desire to maintain and enhance these qualities.

The design of a place is bound to the quality of life. Small communities can provide efficient, harmonious, satisfying, and complete places to live, work, and play. Princeton's size enables residents to get to know, and care for, each other; it is a community of neighbours. Enhancing the Town's character will continue to contribute to a sense of place by fostering a community atmosphere. This will be accomplished by providing aesthetically pleasing and inviting pedestrian linkages to services, employment, residences and recreation amenities, and by encouraging development that is compatible with and enhances surrounding neighbourhoods. This also includes ensuring that the Town Centre is the focus of the community.

Small Town Character Policies

3.1 Sense of Place

Council's policies are as follows:

- 3.1.1 Maintain the traditional character of buildings and streetscapes within each neighbourhood by ensuring new development complements existing areas.
- 3.1.2 Enhance the physical characteristics of common spaces through:
 - .1 improvements that are attractive and welcoming;
 - .2 special feature areas such as green spaces, plazas and the Town Square; and
 - .3 linkages from surrounding neighbourhoods.
- 3.1.3 Support human-scaled design and development that incorporate a cohesive blend of varying building footprints, heights, and styles.
- 3.1.4 Encourage in-fill in the Town Centre and in existing residential areas.

3.2 Linkages

Council's policies are as follows:

- 3.2.1 Provide consistent directional signage to highlight key community features within the Town (e.g. Princeton & District Museum, Princeton Town Hall, trails).
- 3.2.2 Create interesting public spaces for pedestrians and cyclists through the use of landmarks and terminating features that build on the character of Princeton.
- 3.2.3 Provide appropriate pedestrian amenities such as benches, public washrooms, bike racks, designated crossings and viewpoints that encourage residents and visitors to explore the community.

3.3 Town Centre

Council's policies are as follows:

- 3.3.1 Support the vitality of the Town Centre by encouraging a balanced mix of uses in the area.
- 3.3.2 Create places in the Town Centre that facilitate community interactions on the streets, in public spaces and through building uses.
- 3.3.3 Explore opportunities for enhancing parking within the Town Centre while ensuring parking regulations do not constrain new and innovative development.
- 3.3.4 Encourage uses that contribute to a vibrant, safe and active Town Centre throughout the day and night.
- 3.3.5 Enhance the Town/Veterans Square to provide a meaningful space for reflection and celebration at the heart of the Town Centre.

4.0 COMMUNITY CONNECTIONS

Guiding Principle

Council is committed to ensuring Princeton is well-connected through transportation and partnerships on a local, regional and provincial level. Council will follow through on this commitment by ensuring Princeton maintains strong transportation connections (including road and air) to the surrounding region and province. Meaningful physical connections within the community will also be a priority, allowing people of all ages and abilities to move seamlessly between neighbourhoods, the Town Centre, green spaces, and community facilities by enhancing the functionality of road and trail networks. Strengthening relationships and improving service delivery through continued partnerships between the Town and organizations will also be a priority.

What Does This Mean?

This section of the Plan sets out policies related to transportation and partnerships. For regional transportation matters, the Town has limited authority to implement policies, however, this section asserts the Town's desire to communicate and promote regional road and air connections with federal and provincial authorities where possible. Transportation policies also highlight the Town's desire for alternate modes of transportation as part of the local road network and through trails/greenways.

Healthy partnerships and relationships based on trust, respect and open and on-going communications in areas of mutual interest will enable us to leverage our strengths with others. The Town has had success in establishing meaningful partnering relationships with the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen. Building on positive examples like this will continue to benefit the Town in a variety of areas including health and social services, affordable housing, recreation, education, heritage and cultural awareness.

Community Connection Policies

4.1 Transportation

Council's policies are as follows:

- 4.1.1 Create an accessible environment where people of all ages, using a variety of transportation modes (including walking, cycling, motorized scooters, wheelchairs), can move with ease.

- 4.1.2 Promote the use of multiple modes of alternative transportation (i.e. pedestrians, bicycles, scooters and wheelchairs) within the community.
- 4.1.3 Direct pedestrian and cycling facilities into the Town Centre and ensure they are integrated with the road network.
- 4.1.4 Regional Connections
 - .1 Work with the Ministry of Transportation to:
 - a) maintain and enhance connections between local highways (Highway 3 and 5A) the greater Region and nearby communities; and
 - b) enhance regional mobility and safety by practicing cooperative access management along provincial corridors.
 - .2 Work with partners to identify a long term vision for the airport including level of service and amenity enhancements based on the Princeton Airport 10 Year Feasibility Study 2006-2016.
- 4.1.5 Local Road Network
 - .1 The Town's road system has been designated as shown on the Future Development and Existing Transportation Network Map (Schedule B).
 - .2 Consider the needs of pedestrians and cyclists using the road network and where possible provide opportunities to enhance safety of these users.
- 4.1.6 Prepare a conceptual plan for streetscape enhancements to promote a variety of users and an appropriate level of service in a safe environment.
- 4.1.7 Trails/Greenways
 - .1 Create a Parks and Recreation Master Plan to develop a trails network for residents and visitors by:
 - a) documenting current activity paths and movement patterns;
 - b) reviewing existing trails and identifying new or extended trails/greenways;
 - c) determining enhancement priorities; and
 - d) preparing an implementation plan that encourages community involvement.
 - .2 Establish dedicated corridors to facilitate trail/greenway connections between parks, neighbourhoods, the Town Centre, rivers, and other community gathering spaces.
 - .3 Enhance and upgrade existing trails/greenways.
 - .4 Work towards acquiring a corridor through the abandoned Canadian Pacific Railway (CPR) track bed within the Town boundaries for use as a significant trail/greenway

spine to maintain a trail connection through the heart of the community.

- .5 Integrate connections from the Town Centre to the Trans Canada Trail, the backcountry and the broader region, considering non-motorized and motorized recreational uses, into a larger Parks and Recreation Master Plan.
- .6 Support public and private agencies and societies in regional and local trails development programs. The Town will provide support to community groups working to enhance the Town's trail network.

4.2 Partnerships

Council's policies are as follows:

- 4.2.1 Work cooperatively to strengthen relationships with the Regional District of Okanagan-Similkameen, the provincial and federal governments, and neighbouring municipalities.
- 4.2.2 Continue to support local volunteers by maintaining and strengthening relationships with non-profit organizations.
- 4.2.3 Continue to nurture existing valued partnerships with the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen through the principles in the Memorandum of Understanding (January 17, 2007), including the mutual objectives of:
 - .1 ensuring a local understanding and respect for aboriginal culture through communications and development activities;
 - .2 maintaining positive communications and working relationships that benefit the area in social, cultural and economic terms; and
 - .3 working toward a vibrant, diverse and sustainable local economy.
- 4.2.4 Encourage provincial and federal governments to maintain or increase government services in Princeton.
- 4.2.5 Consider municipal boundary extensions in consultation with the Regional District of Okanagan-Similkameen in areas that make sense from servicing, land use, economic and administrative perspectives.
- 4.2.6 Work with Princeton & District Community Services and BC Transit to consider the possibility of expanding transit service in the Town.
- 4.2.7 Health and Social Services
 - .1 Work with the Interior Health Authority and local organizations to ensure stable health care facilities and to attract and retain medical professionals and practitioners, including doctors and nurses.

- .2 Work with health and social service providers to maintain high quality health care services and to improve the delivery of social services in the community.
- .3 Work cooperatively with agencies to monitor the effectiveness of social programs and community health.
- 4.2.8 Partner with government and non-profit organizations to meet affordable and special housing needs in Princeton.
- 4.2.9 Work cooperatively with the School District for joint use of educational and recreational facilities by all members of the community.
- 4.2.10 Work cooperatively with federal and provincial agencies towards dyke improvements and easements associated with the establishment of a riverfront walkway/park system.
- 4.2.11 Partner with outdoor recreational organizations (such as the Cross Country Ski Association and the Vermilion Trails Society) to develop additional facilities for snowmobiling and all terrain vehicles (ATVs).
- 4.2.12 Establish partnerships and a governance model, based on the recommendations of the Princeton Airport 10 Year Feasibility Study 2002-2016, to facilitate the development of the Airport.
- 4.2.13 Work cooperatively with the Regional District of Okanagan-Similkameen, economic development agencies and other potential partners to prepare a strategy to promote the accessibility and availability of the Princeton Airport for business and tourism opportunities.
- 4.2.14 Pursue partnerships with federal, provincial, regional, and local heritage funding sources to further promote opportunities to celebrate heritage, recognizing Princeton's local history and First Nations.
- 4.2.15 Maintain a partnership with the Integrated Land Management Bureau (ILMB), specifically with respect to Crown lands in the Snow Patch area and the Princeton Visitor Information Centre site along Highway 3.
- 4.2.16 Continue the joint partnership with the Regional District of Okanagan-Similkameen regarding area wide initiatives on solid waste, air quality, water quality, and watershed management.
- 4.2.17 Work with the Ministry of the Environment on a greenhouse gas emission study/inventory similar to those currently being undertaken for other municipalities.
- 4.2.18 Recognize the value of promoting and enhancing local tourism opportunities by working with agencies such as the Okanagan Valley Economic Development Society (OVEDS).

5.0 MANAGING LAND USE

Guiding Principle

Council believes in encouraging high quality development that contributes to the livability of the community where a variety of lifestyles, housing, economic, and cultural opportunities are available.

What Does This Mean?

The following section outlines policies to manage land use within the community including: residential, commercial, industrial, institutional, open lands, airport, and sand and gravel deposits that contribute to a high quality of life within Princeton and are compatible with surrounding uses. This means providing a range of housing options to meet the diverse needs of residents based on demographics, income levels, enhancing the Town Centre as the focal point of the community, enabling industrial development to thrive, recognizing the importance of institutional/administrative facilities, and enhancing opportunities for the airport.

Land Use Policies

5.1 General

Council's policies are as follows:

- 5.1.1 Ensure an adequate amount of land to meet future requirements for a range of land uses as shown on the Land Use Map (Schedule A).
- 5.1.2 Ensure the sound management and stewardship of any new development by requiring connections to the Town's water and sanitary sewer systems.
- 5.1.3 Consider neighbourhood commercial uses (such as convenience stores) in residential areas on a case by case basis.
- 5.1.4 Any new development adjacent to watercourses must comply with the guidelines set out for Development Permit Area No. 3 – Environmentally Sensitive Areas.
- 5.1.5 Each new development should enhance the form and character of the neighbourhood, and respect the scale of existing development.
- 5.1.6 Consider an infill plan for the Town Centre to encourage higher densities and mixed-use development.

5.2 General Residential

Council's policies are as follows:

- 5.2.1 Promote infill within existing residential developments. However, this policy does not preclude expansion in undeveloped areas before all vacant parcels are developed.
- 5.2.2 Plan future residential land uses with respect to the community's existing infrastructure (roads, water and sewer).
- 5.2.3 Increase housing choices by encouraging a mixture of residential dwelling types and densities within neighbourhoods that do not detract from the existing character of the neighbourhood.
- 5.2.4 Special Needs and Affordable Housing
 - .1 Encourage a diversified range of housing types and ownership for people with varying needs and income levels.
 - .2 Work with federal and provincial agencies and private developers in an effort to create more affordable and special needs housing opportunities.
 - .3 Encourage innovative approaches to housing such as rent-to-own, mixed market and non-market projects, cooperatives and public-private partnerships.
 - .4 Recognize the unique residential needs and preferences of Princeton's senior population by:
 - a) exploring opportunities for reasonably priced housing for residents transitioning into retirement, in the form of clustered country homes and condominium style apartments that are designed to foster a community atmosphere;
 - b) directing public and private seniors housing into areas where there are easily accessible services and amenities; and
 - c) encouraging affordable and appropriate housing that provides an opportunity for residents to age in place, close to friends and family, and to live as independently as possible in their own community.
 - .5 Encourage safe, well-maintained, affordable and cost-effective rental housing.
 - .6 Encourage group home facilities to locate within residential areas, provided that the facilities maintain the character of the neighbourhood.
- 5.2.5 Require a neighbourhood plan to be prepared for the Burton Flats area, as identified on the Future Development and Existing Transportation Network Map (Schedule B), in conjunction with new development in this area. This plan should:

- .1 encourage the transition from industrial to residential land uses;
 - .2 require buffering and screening enhancements to prevent conflicts between new residential development and existing industrial uses;
 - .3 consider the potential for some commercial uses; and
 - .4 require owners to address any potentially contaminated sites.
- 5.2.6 Examine the potential for additional residential development in the Snow Patch area in consultation with the Agricultural Land Commission.
- 5.2.7 If residential development is permitted by the Agricultural Land Commission in the Snow Patch area, the Town will require a neighbourhood plan to be prepared for this area prior to enabling new development. Given the proximity of this area to recreation amenities and trails, the neighbourhood plan must ensure new development provides meaningful access to these areas within the proposed development.
- 5.2.8 New development will not be considered in the Snow Patch or Allison Heights areas of the Town until:
- .1 plans are prepared that addresses the servicing requirements created by new development, specifically:
 - a) an extension of water, sewer, drainage and road services; and
 - b) upgrades to water supply and sewage treatment facilities.
 - .2 A local Parkland Plan has been prepared measures have been taken to ensure that appropriate parkland will be provided as part of the new development.
- 5.2.9 Secondary Suites
- .1 Revise the Zoning Bylaw to allow secondary suites in zones that permit duplexes, including two family residential zones and multi-family residential zones.
 - .2 Require owners of parcels in single family residential and country residential zones to undergo a rezoning process before being permitted to have a secondary suite; require them to rezone to special versions of these zones that allow secondary suites as a permitted use.
 - .3 Secondary suites are required to meet the following criteria:
 - a) the secondary suite is clearly secondary and incidental to the primary residential unit;
 - b) requirements as outlined in the BC Building Code are followed;
 - c) adequate off-street parking is available and easily accessible;

d) the secondary suite does not have a detrimental impact in terms of unsightliness, noise or traffic; and

e) the owner must occupy the primary residence.

.4 Encourage the appropriate use of secondary suites as an alternative form of affordable rental housing.

5.3 Country Residential

Council's policies are as follows:

5.3.1 Direct Country Residential developments to areas as shown on the Land Use Map (Schedule A).

5.3.2 Enable the following maximum densities:

.1 one dwelling per 1 ha (2.5 acre) if on an approved community water system; or

.2 one dwelling per 2 ha (5 acres) if not on an approved community water system.

5.3.3 Consider new Country Residential designations for areas with the following characteristics:

.1 no community sewer or water systems, or with only a community water system;

.2 located outside the Agricultural Land Reserve; and

.3 not suitable for higher density development because of topography, lack of services or being located far from core residential areas.

5.4 Low Density Residential

Council's policies are as follows:

5.4.1 Direct single family and two family dwellings to the areas designated as Low Density Residential according to the Land Use Map (Schedule A)

5.4.2 The maximum density permitted is ten residential dwellings per 0.4 ha (1 acre) (secondary suites are not considered as a separate dwelling for the purposes of this calculation);

5.4.3 All Low Density Residential areas must be serviced with a community water system and community sewer.

5.4.4 Detached (single family), semi-detached and duplex dwellings (two family) are acceptable uses in Low Density Residential designations, provided the design, size and

siting of these structures remains consistent with the character of the neighbourhood.

5.5 Medium Density Residential

Council's policies are as follows:

- 5.5.1 Encourage multi-family dwellings, including triplexes, fourplexes, rowhouses, townhouses, apartments in the areas designated as Medium Density Residential according to the Land Use Map (Schedule A).
- 5.5.2 The following maximum densities are permitted:
 - .1 twenty dwelling units per 0.4 ha (1 acre) for triplexes, fourplexes, row housing, and town housing; and
 - .2 thirty-five dwelling units per 0.4 ha (1 acre) for apartments.
- 5.5.3 Encourage infill of existing vacant lots and the redevelopment of single family dwellings within the Medium Density Residential designation to multi-family dwellings.
- 5.5.4 Provide adequate buffering and screening between new Medium Density Residential dwellings and non-residential uses and roadways and ensure that safe pedestrian access is available between sites.
- 5.5.5 Evaluate the appropriateness of new multi-family and mixed-use residential development based on the following criteria:
 - .1 residential uses are located on the upper floors, preserving ground floor levels for commercial uses where appropriate;
 - .2 the development provides direct access to off-street parking;
 - .3 the new development does not negatively affect the existing quality of life within the neighbourhood; and
 - .4 the proposed development complements the existing neighbourhood character.
- 5.5.6 Consider new Medium Density Residential designations in areas that meet the following criteria:
 - .1 on community water and sewer systems;
 - .2 within close proximity to parks, playgrounds and schools;
 - .3 on a site that gives direct and convenient road access so as to avoid generating extra traffic through a low density residential area; and
 - .4 respects the density, scale, massing and character of existing development in the neighbourhood.

5.6 Mobile Home Parks

Council's policies are as follows:

- 5.6.1 Direct Mobile Home Park uses to areas designated as Mobile Home Park according to the Land Use Map (Schedule A).
- 5.6.2 Consider Mobile Home Parks as a viable form of affordable housing.
- 5.6.3 Direct single-wide mobile homes to Mobile Home Park land use designations instead of Low Density Residential areas.
- 5.6.4 Encourage higher standards of development in Mobile Home Parks by adopting a bylaw regulating the quality and design of these areas.
- 5.6.5 Consider new Mobile Home Park designations in areas that meet the following criteria:
 - .1 on community water and sewer systems;
 - .2 within close proximity of parks, playgrounds and schools;
 - .3 on a site that gives direct and convenient road access so as to avoid generating extra traffic through a low density residential area.

5.7 Town Centre

Council's policies are as follows:

- 5.7.1 Direct Town Centre development to the heart of the Town as shown in the Land Use Map (Schedule A).
- 5.7.2 Ensure that development in the Town Centre conforms to Development Permit Area No. 1 – Town Centre.
- 5.7.3 Maintain the Town Centre as the commercial core of Princeton.
- 5.7.4 Residential above commercial is supported in the Town Centre either above or behind commercial uses.
- 5.7.5 Support development proposals that will increase the residential population of the Town Centre while maintaining a balanced mix of commercial and residential uses.
- 5.7.6 Encourage residential densification in the Town Centre and in the neighbourhoods immediately surrounding the Town Centre through infill and redevelopment.
- 5.7.7 Strengthen specialized downtown commercial activities to ensure the Town Centre offers a variety of uses that are unique from highway commercial uses.
- 5.7.8 Encourage retail and service commercial uses within the Town Centre that support a

healthy business climate and provide for the daily needs of residents and attract visitors including:

- .1 financial services;
 - .2 personal services;
 - .3 medical and health services;
 - .4 professional offices;
 - .5 government offices and services (e.g. Town Hall, post office);
 - .6 entertainment and specialty eating establishments such as bistros, delis and outdoor cafes;
 - .7 retail commercial, especially street and pedestrian-oriented, specialized, boutique type businesses including restaurants and coffee shops;
 - .8 art and artisan shops, galleries and studios; and
 - .9 hotels or bed and breakfasts or similar accommodations.
- 5.7.9 Promote conversion and reuse of older buildings to appropriate types of commercial uses or a mixture of commercial and multiple family residential uses.
- 5.7.10 Consider a parking study to analyze the parking situation, and review and modify existing policies and regulations in consultation with the Ministry of Transportation.
- 5.7.11 Discourage development that would fracture the existing commercial development pattern along Bridge Street or Vermillion Avenue.

5.8 Highway Commercial

Council's policies are as follows:

- 5.8.1 Encourage vehicle-oriented commercial uses that are best suited to meet the needs of the traveling public to locate in areas along Highway 3a and Highway 5 as shown with the Highway Commercial designation on the Land Use Map (Schedule A). These uses include:
- .1 motels and hotels;
 - .2 gas and service stations;
 - .3 restaurants including fast food outlets;
 - .4 large scale retailers;
 - .5 truck stops and vehicle service centres; and

.6 tourist recreation establishments.

5.8.2 Ensure that highway commercial development conforms to Princeton's Development Permit Area guidelines for Development Permit Area No. 2 - Highway Corridor.

5.8.3 Ensure efficient and safe traffic flows at access points along the Highways 3a and 5.

5.9 Home-Based Business

Council's policies are as follows:

5.9.1 Home-based businesses are permitted in all residential areas according to the following criteria:

- .1 the home-based business is clearly secondary and incidental to the residential use of the property;
- .2 the home-based business is compatible with the scale and character of existing development;
- .3 the home-based business does not have a detrimental impact on the surrounding properties in terms of unsightliness, noise, odour, traffic or parking congestion; and
- .4 the home-based business is conducted entirely indoors.

5.9.2 Home-based businesses are not permitted in secondary suites if the main suite has a home-based business.

5.9.3 Home-based industry businesses are permitted only on those country residential properties which have a minimum parcel size of 1 ha (2.5 acres). These are businesses which require a greater amount of site area to accommodate outside storage of equipment and materials.

5.10 Industrial

Council's policies are as follows:

5.10.1 Direct industrial development to areas designated Industrial as identified on the Land Use Map (Schedule A).

5.10.2 Focus new industrial development on lands identified as Future Industrial Development Area, shown on the Future Development and Existing Transportation Network Map in Schedule B, based on the land use plan being developed for that area.

5.10.3 Recognize the importance of industrial lands being available to encourage the growth of new industrial businesses and new employment opportunities.

- 5.10.4 Limit industrial development to locations where they will not pose any negative incompatible impacts on non-industrial areas and ensure offensive impacts such as noise, dust, smoke, vibration or visual pollution are minimized.
- 5.10.5 Encourage new industrial uses to incorporate appropriate buffering and screening through landscaping such as tree retention, supplementary planting, earthworks/berms and fencing in order to minimize impacts on neighbouring properties.
- 5.10.6 Encourage full compliance with all senior government environmental standards for new development (e.g. air quality, environmental regulations, etc.).
- 5.10.7 Encourage a transition of the Burton Flats area from industrial to residential land uses.
- 5.10.8 Invest in the Town-owned industrial park, within the Future Industrial Area shown on the Future Development and Existing Transportation Network Map in Schedule B, by providing water services.
- 5.10.9 Continue examining the feasibility of establishing industrial uses within the old mine tailings site.
- 5.10.10 Establish new industrial areas with higher development standards through the creation of an industrial land use plan.
- 5.10.11 Ensure resource extraction operations, including forestry and mining, are responsible for restoring the landscape upon completion of the operations.
- 5.10.12 Work cooperatively with Regional District of Okanagan-Similkameen to explore opportunities for industrial land use opportunities south of the Town of Princeton municipal boundary in the Copper Mountain Road area.

5.11 Administrative/Institutional

Council's policies are as follows:

- 5.11.1 Allow public educational, administrative, institutional, recreational and cultural facilities development in the areas designated as Administrative/Institutional on the Land Use Map (Schedule A).
- 5.11.2 Retain and encourage institutions within the Town Centre that enhance that area as a community focal point.
- 5.11.3 Ensure that Administrative/Institutional uses are easily accessible and convenient and contribute to the positive visual image of the community.
- 5.11.4 Ensure universal access to all administrative/institutional facilities.
- 5.11.5 Encourage congregate care facilities that provide health services for residents with

special needs.

- 5.11.6 Recognize the important function of institutional uses as economic generators within the community.
- 5.11.7 Strive to retain existing areas designated for cultural institutions such as libraries and museums to ensure they have adequate space to fulfil their mandates.
- 5.11.8 Encourage the joint use of educational and community facilities for public use.

5.12 Temporary Commercial and Industrial Use Areas

Council may, upon application of the owner of land, issue a temporary commercial or industrial use permit in areas designated as Industrial and Highway Commercial. Temporary use permits issued by Council may:

- 5.12.1 Provide for a use that would otherwise not be permitted.
- 5.12.2 Provide for the construction of buildings or structures to accommodate persons who work at the temporary use enterprise.
- 5.12.3 Include conditions to ensure that buildings constructed will be demolished or removed from the land when the permit expires.
- 5.12.4 Provide for the restoration of the land by a date specified in the permit.
- 5.12.5 Require security to guarantee performance of the permit conditions.
- 5.12.6 Permits may be issues for a maximum period of two years; however, the permit may be renewed on a one-time basis for a further two-year period.
- 5.12.7 Require the applicant, as part of the permit process, to obtain an appropriate Business License from the Town of Princeton.

5.13 Parks and Recreation

Council's policies are as follows:

- 5.13.1 Designate school playgrounds and playing fields, neighbourhood parks, community sports and activity fields, natural areas and park corridors as Parks, as shown on the Land Use Map (Schedule A).

Please refer to the Healthy and Active Living section for further Parks and Recreation policies.

5.14 Open Land

Council's policies are as follows:

- 5.14.1 Allow agricultural and rural uses on areas designated Open Land on the Land Use Map (Schedule A).
- 5.14.2 Recognize all lands within the Agricultural Land Reserve (ALR) are subject to the provisions of the *Agricultural Land Commission Act* and the regulations and orders of the Agricultural Land Commission which generally prohibit or restrict non-farm use and subdivision of ALR lands unless otherwise permitted or exempted.
- 5.14.3 If future expansion of the Town of Princeton municipal boundary includes lands within the Agricultural Land Reserve (ALR), Council will work with the Agricultural Land Commission to examine and potentially adjust the ALR boundaries where feasible.
- 5.14.4 Direct agricultural uses to those lands identified as ALR, as shown on the Environmental Features and Agricultural Land Reserve Map (Schedule D).
- 5.14.5 Support agricultural activities in the ALR and the mandate of the Agricultural Land Commission.
- 5.14.6 Minimize conflict between agricultural operations and non-agricultural uses through the use of screening and buffering such as berms, hedgerows, tree retention/planting, etc.

Please refer to policy 8.3 of the Healthy and Active Living section for further policies regarding Open Land.

5.15 Airport

Council's policies are as follows:

- 5.15.1 Enable airport-oriented development within the lands designated as Airport on the Land Use Map (Schedule A).
- 5.15.2 Consider the development of airport lands based on recommendations of the Princeton Airport 10 Year Feasibility Study 2006-2016.
- 5.15.3 Continue to support efforts for physical and economic expansion of the airport.
- 5.15.4 Ensure the development of lands surrounding the airport runway will not impede future land requirements for expansion of the airport.
- 5.15.5 Consider obstacle limitation surfaces in future airport planning to determine potential land uses at the southeast end of the airport.
- 5.15.6 Consider the extension of water and sewer services to the airport.

5.15.7 Undertake a feasibility study to examine potential uses for lands north of the airport along Airport Road.

5.16 Sand and Gravel Deposits

Council's policies are as follows:

5.16.1 Work cooperatively with resource ministries with respect to sand and gravel/quarry proposals and give due consideration to the impact of extraction and processing activities on surrounding land uses and developments in areas identified on the Granular Potential Map (Schedule E).

5.16.2 Ensure that adequate sand and gravel resources are available for the future, and avoid development that may hinder the availability of such resources.

5.16.3 Minimize land use conflicts between sand and gravel operations and neighbouring properties by ensuring operations are conducted in an appropriate manner to minimize noise, dust, visual and other impacts on adjacent roadways and land uses.

5.16.4 Ensure sand and gravel extraction sites are remediated on an ongoing basis throughout the extraction process by ensuring:

- .1 careful stockpiling;
- .2 storage and replacement of all topsoil;
- .3 using appropriate reclamation seed mixes of vegetation; and
- .4 site contouring and management of surface drainage are being undertaken.

6.0 INFRASTRUCTURE

Guiding Principle

Council will ensure Town infrastructure (roads, sewer, water, stormwater etc.) is well-maintained and reliable, and ensure new growth is supported by high quality infrastructure.

What Does This Mean?

Princeton's water, sanitary sewer, drainage systems and transportation services are well established throughout the Town. In preparation for future growth and ensuring proper management of existing infrastructure, the Town must continue to maintain and upgrade infrastructure on an on-going and sustainable basis. This section addresses how the Town will continue to provide efficient and cost effective management of infrastructure services.

Infrastructure Policies

6.1 General

Council's policies are as follows:

- 6.1.1 Ensure that new development covers the costs of extending water, sanitary sewer, roads and drainage systems to greenfield areas.
- 6.1.2 Identify current servicing capacities and limitations on development due to constraints in servicing capacity and ultimate build-out that the Town can accommodate.
- 6.1.3 Consider infrastructure improvements in conjunction with community enhancement initiatives.
- 6.1.4 Require all residential greenfield development to be connected to community water and sanitary sewer systems. The developer is primarily responsible for all associated costs.

6.2 Water

Council's policies are as follows:

- 6.2.1 Maintain and operate the public water system as shown on the Infrastructure Map in Schedule C.
- 6.2.2 Require that all development is provided with a safe and healthy supply of drinking water.

- 6.2.3 Undertake ongoing water demand management, which includes:
 - .1 promoting a long-term commitment to water conservation;
 - .2 encouraging all residents and businesses to conserve water, and promoting the use of water conservation technology in all newly constructed buildings; and
 - .3 establishing a public water conservation education program.
- 6.2.4 Provide an adequate supply and pressure of water for fire protection services throughout the community.
- 6.2.5 Facilitate fire flow levels to the area west of Asp Creek and to the Snow Patch area.
- 6.2.6 Explore possible supplementary water sources.

6.3 Sanitary Sewer

Council's policies are as follows:

- 6.3.1 Maintain and operate the public sanitary sewer system as shown on the Infrastructure Map in Schedule C.
- 6.3.2 Study the present sewage system in order to determine the current capacity, and identify how to increase the capacity if necessary.
- 6.3.3 Identify any sewer capacity shortfalls that are a hindrance to infill development.
- 6.3.4 Require that all development is served by the Town's sanitary sewer system or by an on-site system which meets the requirements of approving authorities.

6.4 Storm Drainage

Council's policies are as follows:

- 6.4.1 Maintain and operate the public storm drainage system.
- 6.4.2 Require that all development manages stormwater in a manner which provides adequate disposal and does not impact adjacent properties.
- 6.4.3 Discourage development which has a negative impact on existing drainage channels, gullies and environmentally sensitive areas.
- 6.4.4 Where possible, encourage the use of porous surfaces on driveways, parking lots and access roads, as well as other measures such as xeriscaping, infiltration basins, and green roofs in order to reduce overland runoff.

6.5 Solid Waste

Council's policies are as follows:

- 6.5.1 Continue working with Regional District of Okanagan-Similkameen on solid waste management planning as it relates to Princeton and Area 'H'.
- 6.5.2 Plan and implement a Solid Waste Management Plan to address the Town's needs.

7.0 VISUAL QUALITY AND AESTHETICS

Guiding Principle

Council recognizes the importance of preserving the visual quality and aesthetics of Princeton. This will be achieved by promoting community enhancement, encouraging compatibility of new development and redevelopment, facilitating a cohesive and attractive Town Centre and preserving views of our spectacular open spaces.

What Does This Mean?

People are primarily visual in their perception and appreciation of the environment. Princeton's community pride can be displayed through the physical appearance of the Town. By continuing to plan and design neighbourhoods to complement the character of the community, Princeton will remain attractive to both residents and visitors. This can be accomplished through the policies below as well as through the Development Permit Areas in Section 14.

The built and natural environment can also support social interactions and foster community development by contributing to a sense of place and neighbourliness. The spectacular and unique landscape that surrounds Princeton can complement the built environment, using viewsapes to enliven the experience of public spaces.

Visual Quality and Aesthetics Policies

7.1 General

Council's policies are as follows:

- 7.1.1 Enhance existing viewsapes throughout Princeton by creating viewpoints such as small parks, neighbourhood picnic areas and other community nodes at unique locations.
- 7.1.2 Encourage tree planting, seeding and landscaping to improve the aesthetics and liveability of public spaces and the streetscape.
- 7.1.3 Create gateways into neighbourhoods, using landscaping or public art to define the identity of the area.
- 7.1.4 Enhance the gateways along Highways 3 and 5A at key entry and exit points to Princeton.
- 7.1.5 Ensure new residential developments are sited and designed to take advantage of, preserve, and integrate special site features such as mature trees, landscaping,

topography, and scenic views where possible.

- 7.1.6 Require redevelopment and new development to be of high quality and respect the visual character of the surrounding neighbourhood.
- 7.1.7 Ensure a consistent, high quality appearance of the Town Centre and highway commercial corridors area as set out in Development Permit Area No. 1 – Town Centre and Development Permit Area No. 2 – Highway Corridor.
- 7.1.8 Improve tailing sites through landscaping, screening and buffering and consider preparing a conceptual plan to guide future enhancements.
- 7.1.9 Consider updating the Town's signage policies and regulations to promote high quality signage throughout the community.

8.0 HEALTHY AND ACTIVE LIVING

Guiding Principle

Council is committed to promoting healthy and active living for all ages and incomes to enhance the lifestyle of every resident.

What Does This Mean?

Fostering a healthy and active community means providing recreation facilities, services, and programs to promote healthy lifestyles. Princeton residents are fortunate to have several community parks, playgrounds and neighbourhood gathering spaces, along with recreation facilities and programming that contribute to the Town's quality of life. Princeton is also at the doorstep of an outdoor adventure playground which offers a variety of backcountry recreational pursuits.

Healthy and Active Living Policies

8.1 Parks

Council's policies are as follows:

- 8.1.1 Implement the River Park Plan that will establish destination points for a number of community trails and pathways, providing public access and recreation opportunities that utilize Princeton's riverfront amenities.
- 8.1.2 Ensure local parks are established in association with new development in residential areas.
- 8.1.3 Dedicate five percent (5%) of the land being subdivided in a residential area, or cash in lieu of the land, to the Town of Princeton for parkland purposes in accordance with the *Local Government Act*. Cash in lieu of land may be taken where:
 - .1 the dedication of scattered public parks may be impractical;
 - .2 a suitable site is not available within the proposed subdivision; or
 - .3 the proposed subdivision has adequate access to existing parkland.
- 8.1.4 Consider establishing a park in the Allison Heights area.
- 8.1.5 Establish a Parks and Recreation Master Plan that provides direction for future planning for parks within Princeton.

Please refer to the Recreation section below and policy 4.1.7 of the Community Connections section for more detail regarding the creation of a Parks and Recreation Master Plan.

8.2 Recreation

Council's policies are as follows:

- 8.2.1 Designate recreation facilities as Administrative/Institutional, as shown on the Land Use Map in Schedule A.
- 8.2.2 Establish a Parks and Recreation Master Plan to:
 - .1 review all municipally-owned spaces (including trails/greenways) for passive recreation and determine the potential for future improvements such as fountains and playgrounds; and
 - .2 continue to explore opportunities and feasibility of expanding recreation facilities and related programming.
- 8.2.3 Initiate a feasibility study for an expansion of aquatic and/or recreation facilities within the community including opportunities to retrofit Riverside Centre.
- 8.2.4 Encourage the continued development of recreational facilities such as Sunflower Downs that would attract tourists.
- 8.2.5 Support continued development and improvements at the Princeton Golf Course and RV Park east of the Town boundaries.
- 8.2.6 Support upgrades to the Princeton Exhibition Grounds to enable community events including rodeos, horse racing, and fall fairs. This could include operating grants, capital improvement grants and leases.
- 8.2.7 Continue to enhance and support recreation and sports programming for residents of all ages.

Please refer to policy 4.1.7 of the Community Connections section for more detail regarding Trail/Greenway recreational spaces.

8.3 Great Outdoors

Council's policies are as follows:

- 8.3.1 Recognize and foster the benefits of fishing, hunting, hiking, snowmobiling, cross-country skiing, orienteering and other outdoor recreational pursuits in all areas designated as Open Land.

- 8.3.2 Protect open space amenities (including forests and grasslands) for passive recreational use and enjoyment.
- 8.3.3 Support the location of new road, utility and communication corridors in areas that minimize the negative impact on existing and potential development areas.

9.0 ENVIRONMENTAL RESPONSIBILITY AND STEWARDSHIP

Guiding Principle

Council will strive for realistic but ambitious climate change goals that promote clean air, reduce greenhouse gas emissions, and support innovative green development. Council is also committed to protecting environmentally sensitive areas and ecosystems.

What Does This Mean?

Our environment contributes to the health and well-being of all residents. Princeton can support environmental responsibility and stewardship by honouring the natural setting of the town through community action.

The Town has committed to lead by example through municipal operations and maintenance practices for Town facilities and infrastructure, as well as encouraging environmental protection. Conserving natural resources and protecting sensitive areas enables important natural habitats to remain intact and ecologically healthy, thereby contributing to the long term sustainability of the area. Practices that promote energy efficiency will support Princeton's efforts to reduce greenhouse gas emissions and the associated effects on climate change.

Environmental Responsibility and Stewardship Policies

9.1 General

Council's policies are as follows:

- 9.1.1 Integrate natural solutions into the community, where possible, to support ecological responsibility using features such as community gardens, landscaped boulevards and native tree planting.
- 9.1.2 Encourage community education and involvement to promote environmental responsibility and protection, and to address energy efficiency and climate change.
- 9.1.3 Implement the principles of sustainable development through knowledgeable decision-making about simple, yet impactful, alternative technologies for infrastructure (e.g. porous pavement, bioswales, solar energy, geothermal heating and cooling).
- 9.1.4 Strive to improve water conservation both in municipal operations and by encouraging public involvement.

- 9.1.5 Incorporate water use efficiency measures and landscaping techniques into the design and maintenance of parks, natural areas, and environmentally sensitive areas.

9.5 Energy Efficiency and Climate Change

Council's policies are as follows:

- 9.5.1 Reduce the carbon footprint of Princeton, where possible, through local solutions including the responsible stewardship of land, water and air resources.
- 9.5.2 Develop a Community Energy Plan to better understand how the community could be more energy efficient and to identify Princeton's alternative energy potential.
- 9.5.3 Encourage innovative land use planning and site design to promote energy efficiency where possible. This could consist of a review of the Town's regulatory framework to achieve more efficient development, and also considerations for topography, microclimate, increased densities, servicing, innovative building technologies and/or facilitating alternative transportation modes.
- 9.5.4 Encourage alternative energy supplies such as solar energy, wind energy, landfill gas recovery, geothermal energy, and waste heat recovery from municipal and industry activities where feasible.
- 9.5.5 Utilize green spaces and natural vegetation to reduce the heat island effect that is prevalent in urban areas and to contribute to the reduction of greenhouse gases.
- 9.5.6 Support community gardens, along with local farmer's markets, to reduce transportation impacts of food, support a viable local agricultural industry, and facilitate community partnerships and programming related to urban agriculture.
- 9.5.7 Consider a community-wide solid waste reduction program which focuses on reducing, reusing, recycling, and composting programs to help moderate the landfill demand and lower methane emissions from solid waste decomposition.
- 9.5.8 Promote strong trail/greenway connections into and throughout the Town Centre to reduce vehicle dependency and contribute to the reduction of greenhouse gas emissions.
- 9.5.9 Leverage support from senior government initiatives such as BC Hydro's PowerSmart.

9.6 Municipal Operations

Council's policies are as follows:

- 9.6.1 Lead by example, incorporating sustainable initiatives into municipal operations.
- 9.6.2 Consider undertaking an Energy and Greenhouse Gas Audit to develop an inventory of

energy use and greenhouse gas emissions resulting from municipal operations and maintenance, and to ensure municipal operations are aligned with the best practices set out by the provincial government. The Audit could include an examination of infrastructure, municipal buildings, municipal services, employee travel, procurement practices, and liquid and solid waste management.

- 9.6.3 Develop targets for improving energy efficiency and reducing greenhouse gas emissions through municipal operations.
- 9.6.4 Develop an action plan for implementing and monitoring sustainable municipal operations that outlines how the Town will achieve targets for energy efficiency and greenhouse gas emission reduction.
- 9.6.5 Encourage a comprehensive commitment to reduce climate change by promoting a "Made in Princeton" approach to become carbon neutral.

9.7 Protecting Sensitive Areas and Ecosystems

Council's policies are as follows:

- 9.7.1 Protect environmentally sensitive areas that could be negatively impacted by new development, as designated within 30 meters of the high water mark and shown in Development Permit Area No. 3 – Environmentally Sensitive Areas.
- 9.7.2 Work cooperatively with the private sector and public agencies to ensure environmental best practices for land use are applied where appropriate.
- 9.7.3 Consider incorporating into the Town's engineering standards a review of stormwater retention/detention alternatives and erosion control practices for protection of fish-bearing watercourses, as well as reduction of property damage from rainfall events.

10.0 ECONOMY

Guiding Principle

Council is committed to investing in economic growth. Promoting a diversified economy will provide opportunities for a multitude of skilled workers and professionals in a variety of businesses and industries to reside and thrive within Princeton.

What Does This Mean?

Building an economy suited to the community means ensuring opportunities are available to meet the long term needs of residents and local businesses. Diversification and expansion are necessary to ensure long term stability.

Economic sustainability also requires investments in programs, infrastructure, and community improvements. Supporting individuals and local businesses will then enable them to contribute to and engage in ongoing improvements to the community.

Economic Policies

10.1 Diversification

Council's policies are as follows:

- 10.1.1 Encourage and support the attraction of new economic opportunities to the area, including ecotourism.
- 10.1.2 Build partnerships to increase the Town's leverage in attracting and maintaining industry and new business opportunities.
- 10.1.3 Support the needs of home-based businesses as a means of growing the local economy.
- 10.1.4 Encourage the growth and expansion of existing businesses, including industry and service-related operations, where it does not adversely impact the community's quality of life.
- 10.1.5 Support the economic opportunities outlined in the Memorandum of Understanding (January 17, 2007) between the Upper Similkameen Indian Band, the Town, and the Regional District of Okanagan-Similkameen specifically regarding:
 - .1 Heritage Park;
 - .2 Princeton Area Community Forest License;
 - .3 Economic Opportunities Assessment; and

.4 land use opportunities.

10.1.6 Promote the expansion and development of the airport as an economic engine for the region through diversification as a tourism destination, partnership leveraging, and the creation of new jobs and businesses that are economically self-sufficient.

10.1.7 Community Forest Initiative

.1 Work with the Ministry of Forests and Range to develop a Community Forest Agreement for Princeton and the surrounding area that will:

- a) assist in the economic sustainability of the community by fostering and exploring additional opportunities for diversification within the forestry industry;
- b) establish community tenure over selected forest lands;
- c) provide a source of revenues to support local priorities and promote sustainable resource management; and
- d) facilitate opportunities for innovative forest activities within the forest tenure area.

10.2 Ecotourism

Council's policies are as follows:

10.2.1 Work with the community to develop a tourism strategy that is specific to the Town, including ecotourism opportunities and generally attracting visitors to the area.

10.2.2 Support development that enhances Princeton as an ecotourism tourist destination.

10.3 Investment

Council's policies are as follows:

10.3.1 Explore opportunities for the Town to support economic growth through investments such as community improvements, local business support, external investments and joint marketing initiatives.

10.3.2 Develop or plan investments in municipal infrastructure services to ensure that the Town is positioned to take advantage of opportunities for economic growth and development.

10.3.3 Encourage programs that help individuals in the community work towards economic security, giving residents the confidence that they live in a safe, supportive and sustainable community.

10.3.4 Focus on the marketing and promotion of community and events, and recruiting new

businesses in the value-added forestry, tourism, and technology sectors.

- 10.3.5 Continue to support the Princeton and District Community Forest Corporation in their efforts to support recreational and cultural organizations through the non-renewable forest license.
- 10.3.6 Explore opportunities to designate certain areas to enhance and facilitate economic development by considering incentives and tools available to local governments under the *Local Government Act and Community Charter* (such as property tax incentives, waiving development fees, etc).
- 10.3.7 Continue to facilitate development of the Future Industrial Area through infrastructure investments and development planning.

11.0 ENGAGING AND PROTECTING THE COMMUNITY

Guiding Principle

Council understands the importance of building our future by investing in youth, families, and seniors and promoting opportunities to encourage meaningful and on-going community involvement in decision-making and setting direction for our future. Council is committed to enhancing public safety, crime prevention and emergency response.

What Does This Mean?

Residents in Princeton care about each other and their community. Meaningful and ongoing community engagement is encouraged. Princeton is also fortunate to have a strong contingent of volunteers committed to making the Town a great place to live. The following policies reinforce this commitment; identifying directions for addressing community collaboration, learning and knowledge sharing, public safety, crime prevention, emergency response and natural hazards.

Policies to Engage and Protect the Community

11.1 General

Council's policies are as follows:

- 11.1.1 Empower and involve residents in establishing and working toward collective community goals through engagement and shared leadership.
- 11.1.2 Provide equitable opportunities for all residents to become involved and established in the community.
- 11.1.3 Share information with residents and developers about the importance of the sound management of community resources and infrastructure systems.
- 11.1.4 Use community design to address urban safety through the promotion of mixed use and infill residential development, street oriented retail and civic uses in the Town Centre.
- 11.1.5 Encourage the application of Crime Prevention through Environmental Design (CEPTED) planning and design principles for safer communities in all new development and redevelopment.
- 11.1.6 Continue to support public safety such as crime prevention programs, community safety initiatives, law enforcement and adequate policing levels for the population.
- 11.1.7 Look towards the Town's Emergency Management Plan to deal with hazards such as

interface forest fires, toxic spills, floods, and similar emergency situations.

11.1.8 Strongly support organizations that provide emergency response in the community.

11.1.9 Fire hazards

- .1 Require applicants of subdivision and development proposals to demonstrate that appropriate Fire Smart principles (i.e. fireproofing) have been taken into account.
- .2 Review existing studies and consider wildfire mitigation in areas where there is a perceived threat.
- .3 Coordinate with provincial ministries to improve the awareness of emergency forest fire response programs.
- .4 Encourage new development adjacent to forested areas to take fire prevention measures upon the advice of the Town's Fire Department and appropriate government ministries.
- .5 Support cooperative work between the Ministry of Forests and Range and the Approving Officer in evaluating subdivision applications in order to minimize the potential for fire damage in natural areas surrounding Princeton.

11.1.10 Prevent development within areas adjacent to steep slopes (greater than 30%), areas of soil subsidence, rock fall, land slip or erosion hazards which are known or suspected.

11.1.11 Prevent development on lands within 10 m of the top of steep slopes with grades in excess of 30%. Exceptions may be considered if the developer provides a report from a professional geotechnical engineer that sets out how the area can be developed safely.

11.1.12 The following areas are designated as hazardous:

- .1 within the 200 year floodplain of the Tulameen and Similkameen Rivers as depicted on the Environmental Features and Agricultural Land Reserve Map (Schedule D);
- .2 within the floodplain of other streams;
- .3 steep slopes, with grades in excess of 30%; and
- .4 areas subject to soil subsidence, rock fall hazard, land slip and erosion.

11.1.13 Protect against the loss of life and minimize property damage associated with flooding events by encouraging agricultural, park and open space recreational land uses in the floodplain. Where floodable lands are used for other land uses, the construction and siting of buildings and mobile homes that are used for habitation, business or the storage of goods damageable by floodwaters shall be flood-proofed to those standards specified by the appropriate Ministry.

11.1.14 Continue efforts to minimize the impact of the Mountain Pine Beetle epidemic in Princeton by:

- .1 assessing all municipally-owned parks to address the impacts of the Pine Beetle;
- .2 concentrating on the removal of Pine Beetle infested trees, focusing on DL 1091 land which includes the Princeton Golf Club and municipal campground; and
- .3 working with and partnering with other agencies or organizations where possible.

12.0 CELEBRATING OUR CULTURE AND HERITAGE

Guiding Principle

Council is proud of our heritage and will continue to seek opportunities to enhance and showcase what is special about Princeton's past including our First Nations people and other cultures.

What Does This Mean?

Heritage is about more than just the past; it is also about contributions being made today to the heritage of the future. Princeton has a rich history that contributes to the character of the community. Encouraging our cultural identity through artistic expression will build on our identity.

Remembering our roots will also contribute to a strong character. First Nations are a significant part of the heritage and history of the community, especially our partnership with the Upper Similkameen Indian Band. The policies described below will contribute to the protection, preservation and enhancement of Princeton's culture and heritage.

Culture and Heritage Policies

12.1 Culture

Council's policies are as follows:

- 12.1.1 Support the arts and cultural community, including the visual, performing, literary, historic, and multimedia arts.
- 12.1.2 Encourage the development and promotion of cultural activities that generate valuable economic and social benefits.
- 12.1.3 Support cultural activities that promote the growth and development of community spirit and identity.
- 12.1.4 Encourage the following types of existing and future community uses to locate within the Town Centre, if possible:
 - .1 facilities such as art studios and museums;
 - .2 theatres and galleries demonstrating the cultural values of the community; and
 - .3 venues for public participation and enjoyment of cultural performance and exhibits.

12.2 Heritage

Council's policies are as follows:

- 12.2.1 Work cooperatively with residents, community groups and local First Nations to encourage the conservation of heritage resources that are significant to the community, including the natural and built environments.
- 12.2.2 Assist the Province and others involved in identifying existing heritage sites worthy of preservation.
- 12.2.3 Recognize and promote the heritage of Princeton by preserving buildings, structures, sites and landscapes that reflect the Town's history and character, where possible.
- 12.2.4 Identify and commemorate historic and archaeological sites.
- 12.2.5 Consider establishing a heritage commission to preserve the past and future heritage of Princeton.
- 12.2.6 Consider the tools available to Council, under the *Local Government Act*, to conserve heritage resources, such as developing a municipal heritage register, creating revitalization agreements and establishing maintenance standards.
- 12.2.7 Consider incentives, financial and other, to support heritage conservation.
- 12.2.8 Explore opportunities to provide an efficient and cost-effective mechanism for protecting high potential archaeological areas through a development permit process as identified in the Memorandum of Understanding (January 17, 2007) between the Town, the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen.
- 12.2.9 Work with the Upper Similkameen Indian Band and the Regional District of Okanagan-Similkameen to develop a cultural heritage resources protection protocol as outlined in the Memorandum of Understanding (January 17, 2007).

13.0 DEVELOPMENT APPROVAL INFORMATION

- 13.1 For the purpose of section 920.01 of the *Local Government Act*, development approval information may be required under any of the following circumstances:
- .1 The development results in any of the following:
 - a) A change in Official Community Plan land use designation;
 - b) A change in zoning;
 - c) A requirement for a development permit; or
 - d) A requirement for a temporary commercial or industrial use permit.
 - .2 The development may result in impacts on:
 - a) Transportation patterns and traffic flow;
 - b) Infrastructure including sewer, water, roads, drainage, street lighting, and other infrastructure;
 - c) Public facilities such as schools and parks;
 - d) Community services; or
 - e) The natural environment.
 - .3 The development could result in other impacts that may be of concern to the residents of Princeton, Town Staff or Council.
- 13.2 The main objective of the specification is to ensure that appropriate studies and information are provided to the Town prior to development, in order for the Town to evaluate the impact of the development on the community.
- 13.3 The types of studies that may be required include, but are not limited to, the following:
- .1 Transportation impact studies;
 - .2 Infrastructure impact studies;
 - .3 Studies on the impacts on public facilities;
 - .4 Studies on the impacts on community services;
 - .5 Environmental impact studies; and
 - .6 Studies that identify the impacts on other matters that are a concern to the residents of Princeton, Town Staff or Council.

14.0 DEVELOPMENT PERMIT AREAS

Development permit areas indicate specific areas within the Town where more detailed information is required before a subdivision is approved or a building permit is issued. Pursuant to the *Local Government Act*, Council may designate Development Permit Areas. For each Development Permit Area there are guidelines with which the property owner is expected to comply. After submitting a development permit application and the appropriate plans, Council can decide to issue a development permit. The development permit can also modify conditions found in the Town's regulatory bylaws (e.g. zoning, subdivision and development servicing) as long as it does not modify use or density.

The Town of Princeton Official Community Plan contains three Development Permit Areas as outlined on the Development Permit Areas Map (Schedule F). These include:

	Purpose of the Development Permit Area
Development Permit Area No. 1 Town Centre	Promote good design and building architecture to ensure the Town Centre is seen as the thriving heart of the community.
Development Permit Area No. 2 Highway Corridor	Land along Highways 3a and 5 have been identified within this Development Permit Area since these areas form the main gateways into and out of Princeton. Landscaping, screening and design guidelines are suggested.
Development Permit Area No. 3 Environmentally Sensitive Areas	Identify all streams within the Town that have been designated to protect riparian fish habitat. Environmentally sensitive areas include all streams as identified under the Riparian Areas Regulations and may not be shown on the Development Permit Area Map (Schedule F).

14.1 Development Permit Area No. 1 – Town Centre

Council's policies are as follows:

14.1.1 The Town Centre area is designated as a Development Permit Area under Section 919.1 (1):

- .1 (d) of the *Local Government Act* for the revitalization of an area in which a commercial use is permitted
- .2 (e) of the *Local Government Act* for the establishment of objectives for the form and character of intensive residential development
- .3 (f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

Area

14.1.2 The Town Centre Development Permit Area is shown on Schedule F, the Development Permit Areas Map.

Justification

14.1.3 Princeton's Town Centre represents the heart of the community; it is a focal point for residents and visitors. It is Council's objective to ensure that the form and character of new development is of high quality and physical appearance in order to promote a vibrant, healthy, safe and welcoming area that is complementary to existing businesses.

Exemptions

14.1.4 A development permit is not required for the following:

- .1 single family dwellings; or
- .2 the following minor alterations:
 - a) interior renovations;
 - b) exterior maintenance requiring only the repair or replacement of existing surface materials and colours;
 - c) changes in plant material in established landscaped areas; or
 - d) an alteration which is limited to the addition, replacement or change of doors, windows, building trim or roofs.

Guidelines

14.1.5 Development permits should be issued in accordance with the following:

Site Planning

- .1 A linear continuity of buildings along Bridge Street and Vermilion Avenue should be maintained, consistent with the existing pattern.
- .2 With the exception of larger institutional buildings and buildings with significant gross floor area requirements, buildings should be oriented towards a street.

Design

- .1 Building design should be sensitive to the natural surroundings and the historical architecture in Princeton's Town Centre.
- .2 Monolithic structures and long expanses of straight walls should be avoided. Large buildings should be designed in a way that creates the impression of smaller units and less bulk by building jogs and irregular faces. Building shape, siting, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.
- .3 Buildings are encouraged to be surfaced with natural building materials. Some use of wood is preferred, but brick, stone or stucco is also acceptable. The use of steel and concrete are permitted but large, un-articulated walls of concrete block, corrugated steel, vinyl siding and similar materials are discouraged.
- .4 The use of dormers, bay window, balconies, parapets, awnings or canopies are encouraged to break up the massiveness of large structures in order to create the appearance of several smaller structures.
- .5 The use of a variety of wood and earth-tone colours is encouraged. Bright colours are acceptable as accents such as trim and special features such as doorways.
- .6 Buildings containing residential uses above commercial uses require a separate entrance for the residential use.

Landscaping and Screening

- .1 Development should include the planting of trees parallel to the street.
- .2 Encourage the use of drought tolerant native plant species; or alternatively low water consumption xeriscape species, suitable for use in dry arid environments such as that of the Princeton region.
- .3 Consider in-ground irrigation where appropriate to promote water conservation and ensure on-going use of maintenance and quality of landscaping.

- .4 Landscaping should be included where there are any building edges.
- .5 The site should be provided with supplementary screening in the form of fencing, hedging, planting or other screening materials in the following areas:
 - a) around outdoor storage areas;
 - b) around garbage waste containers; and
 - c) around heating and cooling equipment and similar service areas.

Parking

- .1 Parking should be encouraged behind buildings and not consume street frontage where possible.
- .2 Parking areas should include landscaped features, including between buildings and parking areas. Trees should be encouraged where possible.
- .3 Secure off-street parking for bicycles shall be provided convenient to building entrances.

Signage

- .1 Signage should complement the existing building designs and finishes.
- .2 The location, sizes, shape, type, colour, and graphics of signs and awnings should be determined with careful consideration of the building design, façade and other signs both on the buildings and on the site.

14.2 Development Permit Area No. 2 – Highway Corridor

Category

14.2.1 Princeton's Highway Corridor is designated as a Development Permit Area under Section 919.1 (1):

- .1 (d) of the *Local Government Act* for the revitalization of an area in which a commercial use is permitted; and
- .2 (f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

Area

14.2.2 The Highway Corridor Development Permit Area is shown on Schedule F, the Development Permit Areas Map.

Justification

14.2.3 Development along Highway Corridors form the initial impression that visitors have of the community. It is important that any development within the corridors present an attractive appearance as gateways to the community.

Exemptions

14.2.4 A development permit is not required for the following minor alterations:

- .1 Interior renovations;
- .2 Exterior maintenance requiring only the repair or replacement of existing surface materials or colours;
- .3 Changes to plant material in established landscaped areas; and
- .4 An alteration which is limited to the addition, replacement or alteration of doors, windows, building trim or roofs.

Guidelines

14.2.5 Development Permit Areas should be issued in accordance with the following:

Design

- .1 Monolithic structures and long expanses of straight walls should be avoided. Large buildings should be designed in a way that creates the impression of smaller units and less bulk by building jogs and irregular faces. Building shape, siting, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.
- .2 Buildings are encouraged to be surfaced with natural building materials. Some use of wood is preferred, but brick, stone or stucco is also acceptable. The use of steel and concrete are permitted but large, un-articulated walls of concrete block, corrugated steel, vinyl siding and similar materials are discouraged.

- .3 The use of a variety of colours that are predominant in the natural environment such as earth-tone colours is encouraged.
- .4 Mechanical appurtenances on the rooftop of buildings should be completely screened from public view and combined with natural landscaping where they are visible from adjacent roadways. Consideration should be given to a rooftop garden to soften the impact of the building from adjacent roadways and contribute to energy efficient design.

Landscaping

- .1 The front setback areas should be landscaped to soften the visual image of the development but not in a way which impedes the sightlines on the street.
- .2 Development should include the planting of trees parallel to the street or highway right-of-way. To help ensure proper growth, the trees should be protected from damage and be of an appropriate species considering relation to power lines.
- .3 For major highway commercial development with large land area requirements, a landscape plan certified by a member of the British Columbia Society of Landscape Architects shall be submitted and accepted by the Town if considered appropriate.
- .4 Loading, garbage and on-site storage areas shall be screened and landscaped from view of the highways or adjacent residential or commercial properties.
- .5 Encourage the use of drought tolerant native plant species; or alternatively low water consumption xeriscape species, suitable for use in dry arid environments such as that of the Princeton region.
- .6 Consider in-ground irrigation where appropriate to promote water conservation and ensure on-going ease of maintenance and quality of landscaping.

Parking

- .1 Parking should be developed where conveniently located for ease and safety of access.
- .2 Shared access and egress points should be encouraged where possible.
- .3 Parking areas shall include landscaped features to minimize the visual impact of large areas of open asphalt.

Signage

- .1 Signage should complement the existing building designs and finishes.
- .2 The location, sizes, shape, type, colour, and graphics of signs and awnings should be determined with careful consideration of the building design, façade and other signs both on the buildings and on the site.
- .3 Free standing signs should be low to the ground, externally lit or unlit, with a landscaped base.

Access

- .1 Access to new development should address safety and congestion issues.
- .2 Access should comply with existing access management plans.

Traffic Study

- .1 A comprehensive traffic impact study and management plan may be required as part of the development permit application. These documents will assess traffic generation rates, access issues, impacts on existing infrastructure and new infrastructure requirements. While the Ministry of Transportation will have its own independent approval process, the Town will review and approve the traffic impact study and management plan before a development permit is issued.

14.3 Development Permit Area No. 3 – Environmentally Sensitive Areas

Category

- 14.3.1 Lands adjacent to streams are designated as a Development Permit Area pursuant to Section 919.1(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

Area

- 14.3.2 Development Permit Area No. 3 consists of all the riparian assessment areas within the Town of Princeton.

Note to reader (which does not form part of this bylaw): The definition of “riparian assessment area” and “stream” can be found in the Riparian Areas Regulation of the Fish Protection Act.

Justification

14.3.3 Development Permit Area No. 3 seeks to protect riparian areas and the features, functions and conditions that are vital in the natural maintenance of stream health and productivity.

Exemptions

14.3.4 Development Permit Area No. 3 does not apply to the reconstruction or repair of a permanent structure described in section 911(8) of the *Local Government Act* if the structure remains on its existing foundation.

14.3.5 Development Permit Area No.3 does not apply to agricultural, mining, or forestry related development.

Guidelines

Note to reader which does not form part of this bylaw: The definition of "development" can be found in the Riparian Areas Regulation.

14.3.6 Development Permits shall be issued in accordance with the following:

- .1 development within Development Permit Area No. 3, including streams that may not be shown on the map, shall be permitted only if:
 - a) the local government is notified by the ministry that Fisheries and Oceans Canada and the ministry have been notified of the development proposal; and
 - b) a Qualified Environmental Professional, in an assessment report submitted to the ministry:
 - i). certifies he or she is qualified to conduct the assessment;
 - ii). certifies that the assessment methods as set out in the schedule to the Riparian Areas Regulation were followed; and
 - iii). provides the professional opinion that
 - A) if the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions or conditions that support fish life processes in the riparian assessment area or

B) if the streamside protection and enhancement areas identified in the report are protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features functions and conditions that support fish life processes in the riparian assessment area.

or

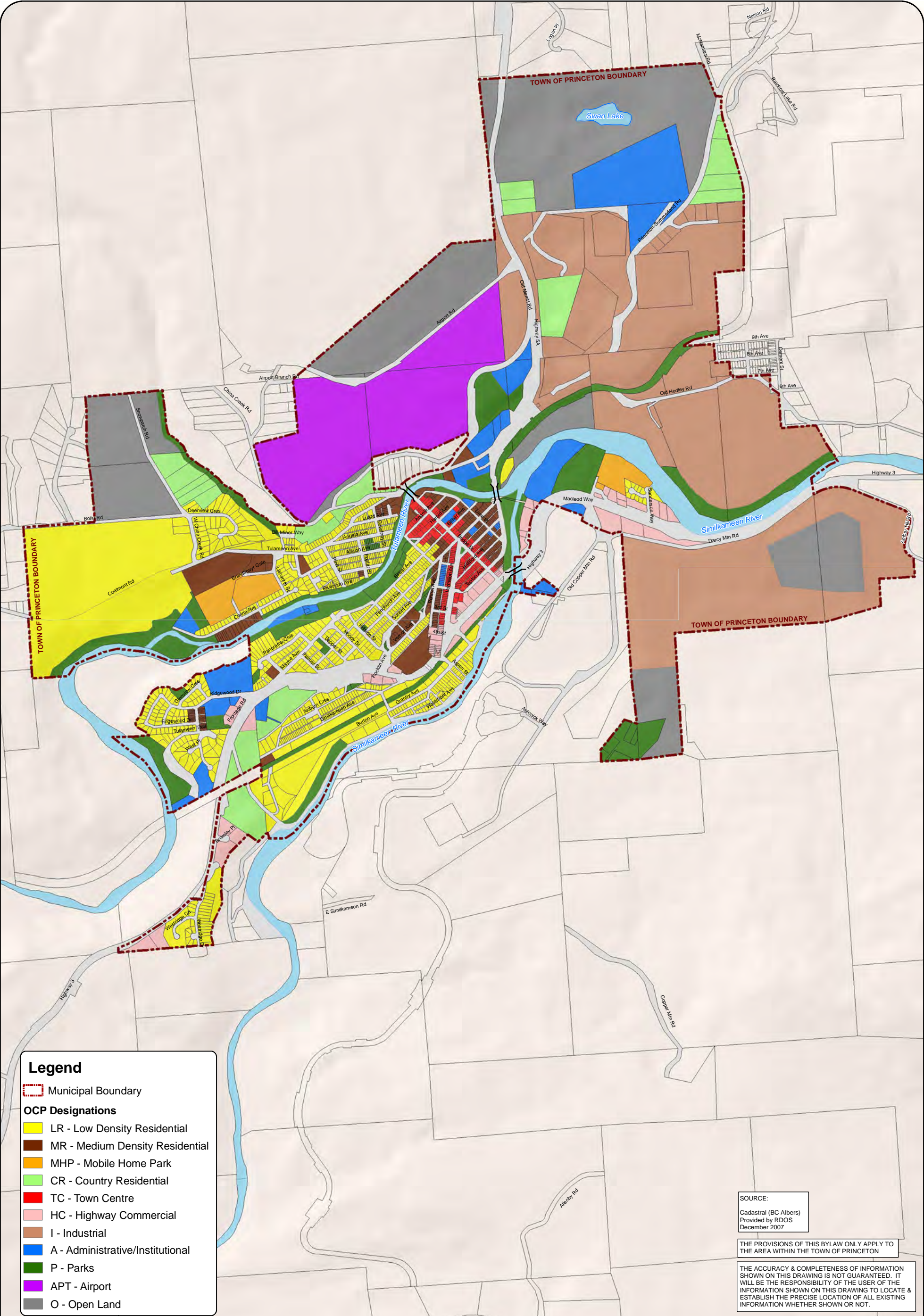
.2 The Minister of Fisheries and Oceans or a regulation under the Fisheries Act (Canada) authorizes the harmful alteration, disruption, or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area that would result from the implementation of the development proposal.

APPENDIX A

OFFICIAL COMMUNITY PLAN MAPS

- Land Use Map – Schedule A
- Future Development and Existing Transportation Network Map – Schedule B
- Infrastructure Map – Schedule C
- Environmental Features and Agricultural Land Reserve Map – Schedule D
- Granular Potential Map – Schedule E
- Development Permit Areas Map – Schedule F

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Legend

Municipal Boundary

OCP Designations

LR - Low Density Residential

MR - Medium Density Residential

MHP - Mobile Home Park

CR - Country Residential

TC - Town Centre

HC - Highway Commercial

I - Industrial

A - Administrative/Institutional

P - Parks

APT - Airport

O - Open Land

SOURCE:
Cadastral (BC Albers)
Provided by RDOS
December 2007

THE PROVISIONS OF THIS BYLAW ONLY APPLY TO
THE AREA WITHIN THE TOWN OF PRINCETON

THE ACCURACY & COMPLETENESS OF INFORMATION
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INFORMATION SHOWN ON THIS DRAWING TO LOCATE &
ESTABLISH THE PRECISE LOCATION OF ALL EXISTING
INFORMATION WHETHER SHOWN OR NOT.



TOWN OF PRINCETON

OFFICIAL COMMUNITY PLAN

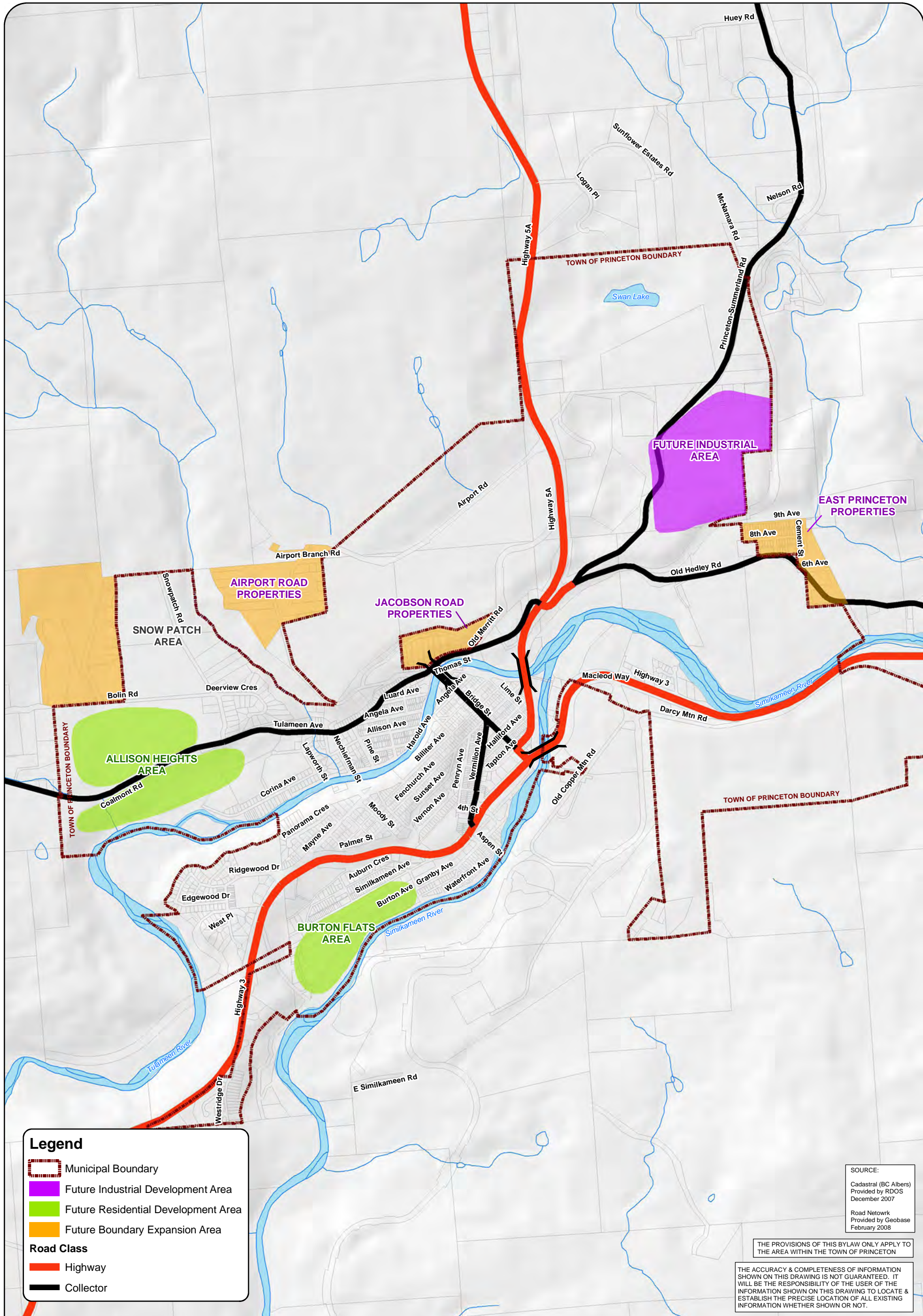
Land Use Map - Schedule A

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Legend

- Municipal Boundary
- Future Industrial Development Area
- Future Residential Development Area
- Future Boundary Expansion Area
- Road Class**
- Highway
- Collector

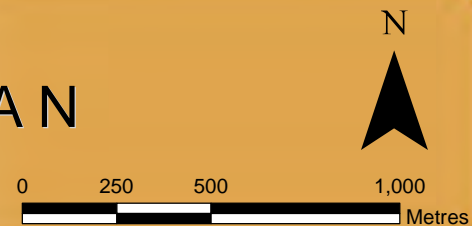
SOURCE:
Cadastral (BC Albers)
Provided by RDOS
December 2007
Road Network
Provided by Geobase
February 2008

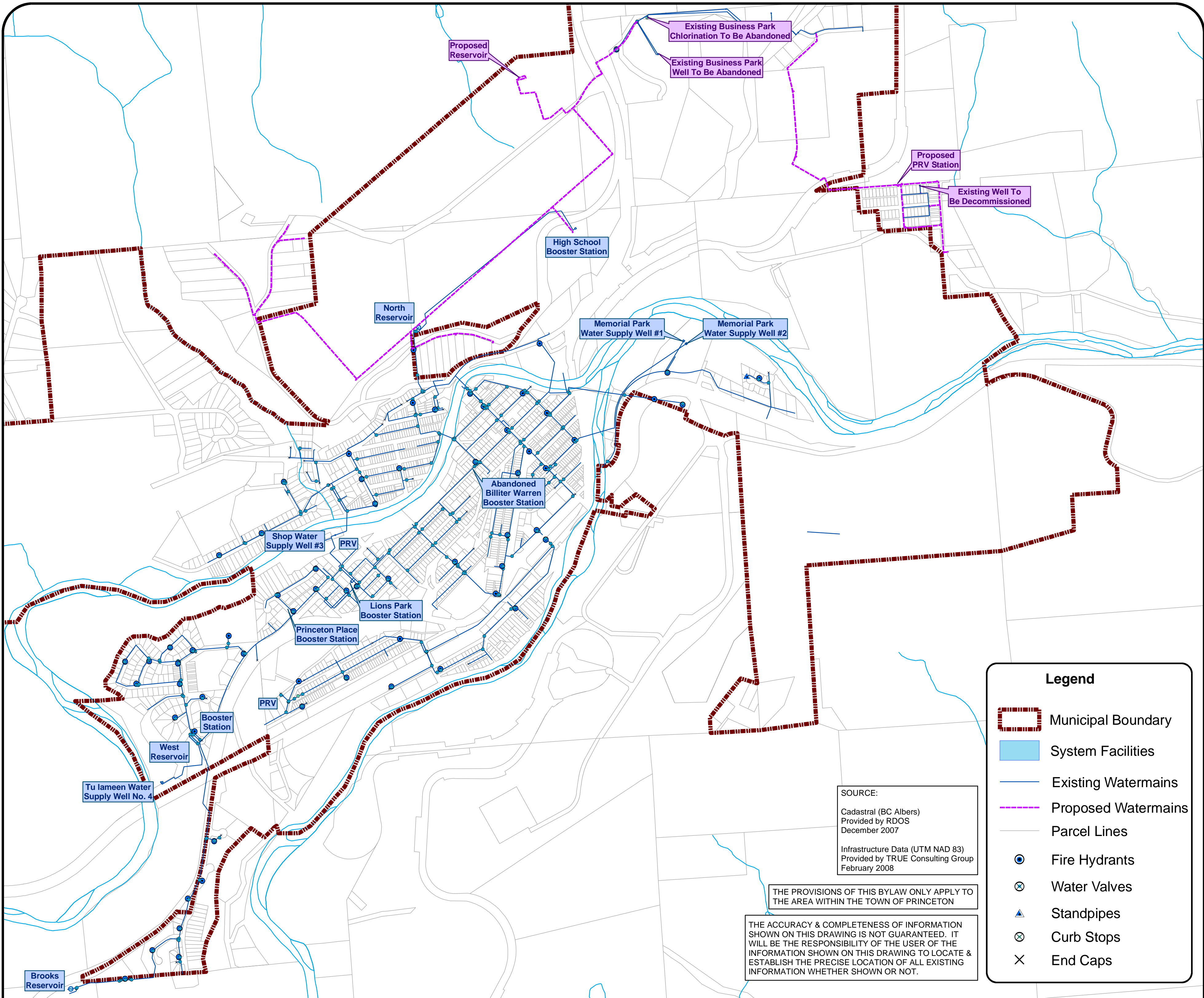
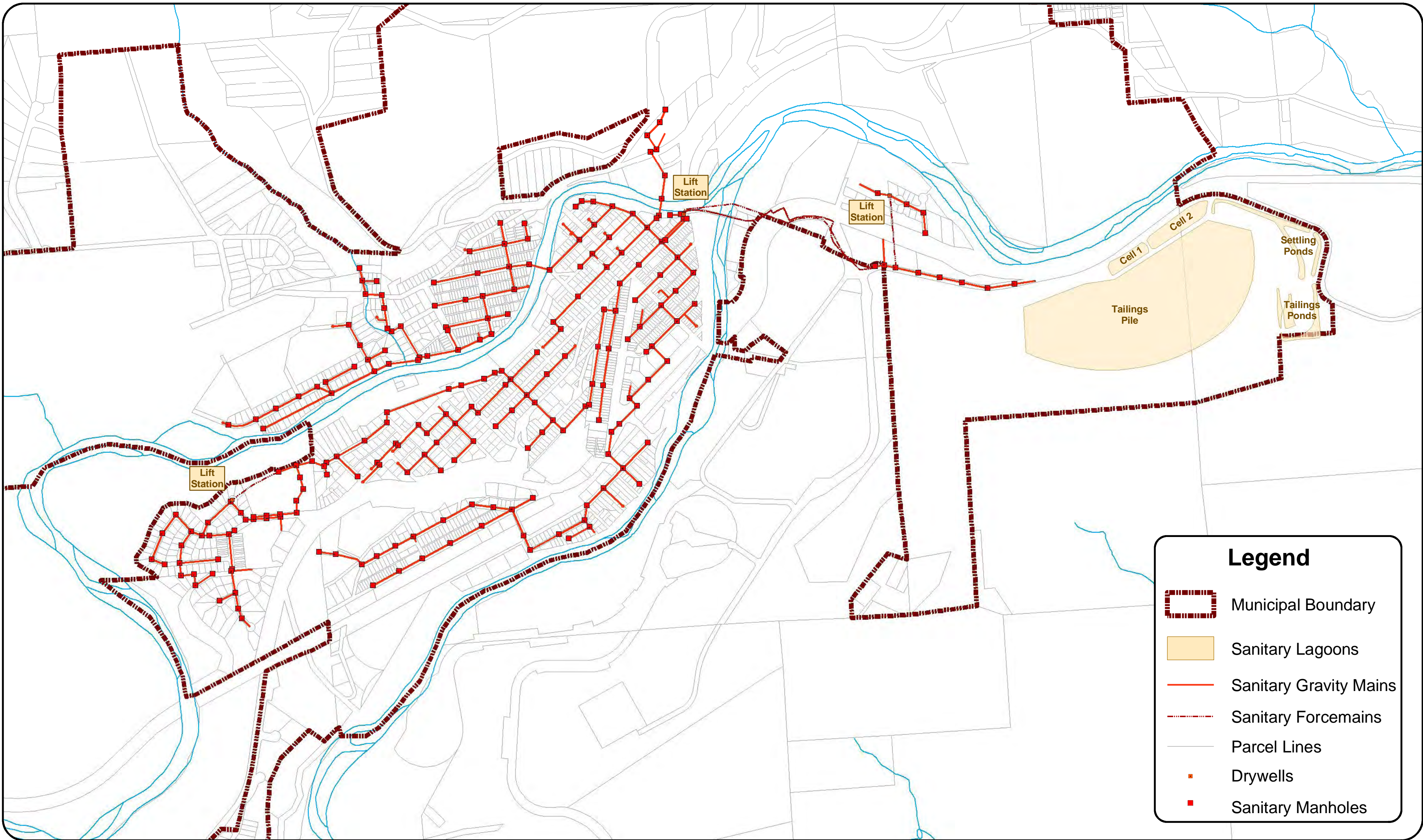
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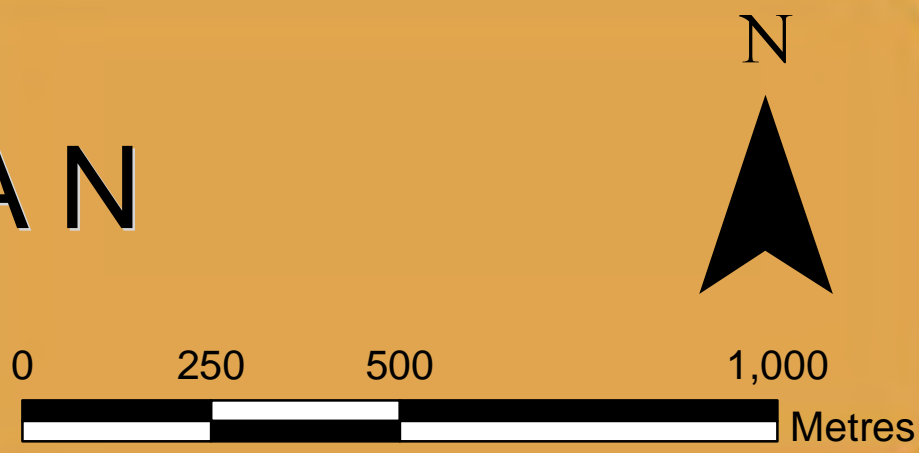
TOWN OF PRINCETON OFFICIAL COMMUNITY PLAN Future Development and Existing Transportation Network Map - Schedule B



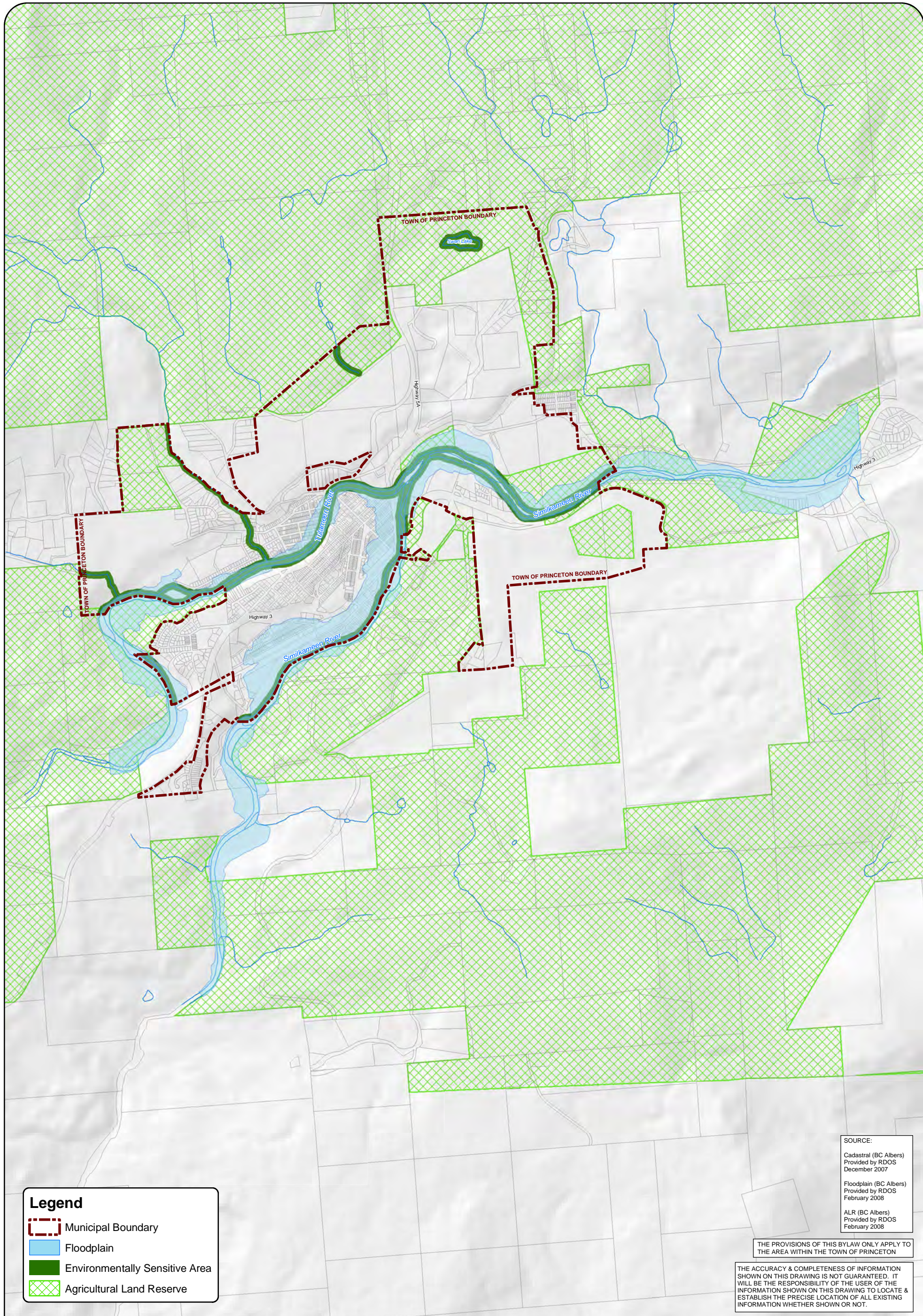


TOWN OF PRINCETON
OFFICIAL COMMUNITY PLAN

Infrastructure Map - Schedule C



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Legend

- Municipal Boundary
- Floodplain
- Environmentally Sensitive Area
- Agricultural Land Reserve

SOURCE:

Cadastral (BC Albers)
Provided by RDOS
December 2007

Floodplain (BC Albers)
Provided by RDOS
February 2008

ALR (BC Albers)
Provided by RDOS
February 2008

THE PROVISIONS OF THIS BYLAW ONLY APPLY TO
THE AREA WITHIN THE TOWN OF PRINCETON

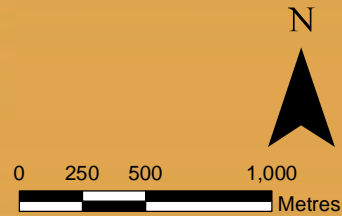
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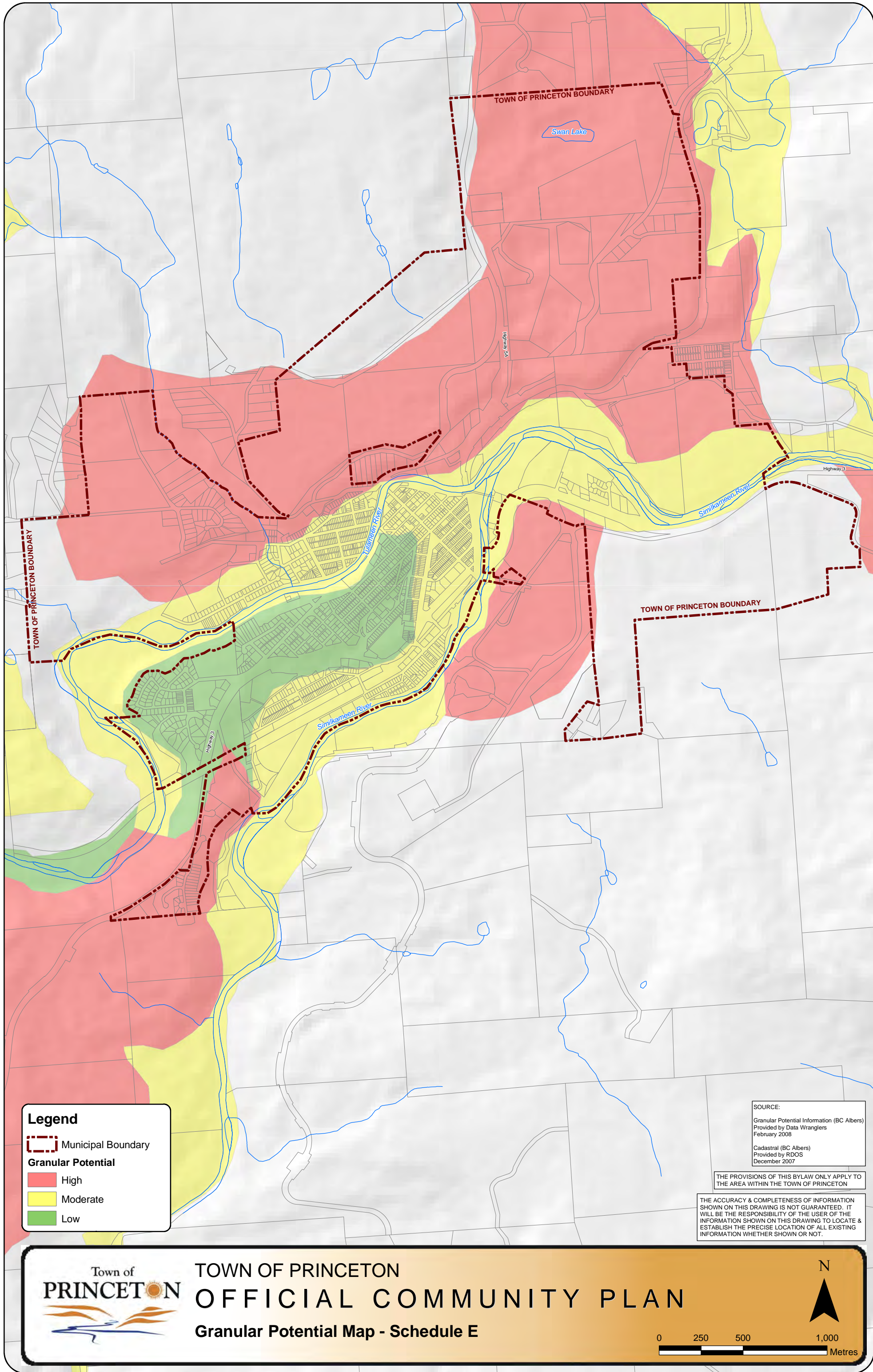


TOWN OF PRINCETON

OFFICIAL COMMUNITY PLAN

Environmental Features and
Agricultural Land Reserve Map - Schedule D





Legend

Municipal Boundary

Granular Potential

High

Moderate

Low

SOURCE:

Granular Potential Information (BC Albers)
Provided by Data Wranglers
February 2008

Cadastral (BC Albers)
Provided by RDOS
December 2007

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TOWN OF PRINCETON
OFFICIAL COMMUNITY PLAN
Granular Potential Map - Schedule E

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Metres

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