



AGENDA
Committee of the Whole Meeting
1:00 PM, June 24, 2026

[Join via ZOOM](#)
Council Chambers

446 Main Street, Sicamous, BC

We acknowledge that we are gathering here on the traditional territory of the Secwépemc people, with whom we share these lands and where we live and work together.

| | <u>Item</u> | <u>Description</u> |
|-----------|-------------|---|
| Page | | |
| | 1. | Call to Order |
| | (a) | Call to Order |
| | 2. | Approval of Agenda |
| | (a) | Approval of Agenda |
| | | <i>Recommendation: THAT the committee of the whole meeting agenda for June 24, 2026 be approved as circulated.</i> |
| 3 - 5 | 3. | Adoption of Minutes |
| | (a) | Adoption of Minutes |
| | | <i>Recommendation: THAT the minutes of the committee of the whole meeting held on June 10, 2026 be adopted.</i> |
| | | Committee of the Whole Meeting - 10 Jun 2026 - Minutes |
| | 4. | Delegations |
| | (a) | BC Wildfire Services Season Outlook - Jeff Dunne, Kamloops Fire Centre Manager |
| 6 - 7 | 5. | Discussion Items |
| | (a) | 2026 Non-metered Utility Invoices Staff Report - 2026 Non-metered Utility Invoices |
| 8 - 130 | (b) | Draft Official Community Plan |
| | | <i>Recommendation: THAT the Committee of the Whole receive the Draft Official Community Plan for discussion and provide direction for revisions prior to presentation to Council for consideration of first and second reading.</i> |
| | | Staff Report - Draft Official Community Plan |
| 131 - 197 | (c) | 2025 District of Sicamous Annual Report |
| | | <i>Recommendation: THAT the Committee receive the 2025 Annual Report for discussion and provide direction to staff, as appropriate.</i> |
| | | Staff Report - 2025 District of Sicamous Annual Report District of Sicamous 2025 Annual Municipal Report |

- (d) Mayor & Councillor Reports/Strategic Priorities Updates
[Strategic Priorities 2022-2026 Term](#)

6. Public Input Period

- (a) Public Input

7. Adjournment

- (a) Adjourn

Recommendation: THAT the committee of the whole meeting for June 24, 2026 be adjourned at...

Council Present: Mayor Colleen Anderson
Councillor Ian Baillie
Councillor Pam Beech
Councillor Bob Evans (*online via videoconference*)
Councillor Gord Bushell
Councillor Malcolm Makayev

Council Absent: Councillor Siobhan Rich

Staff Present: Dean Strachan, Chief Administrative Officer
Bianca Colonna, Director of Finance

Gallery: Six people were present in the gallery and four people participated via videoconference.

1. Call to Order

(a) Call to Order

The meeting was called to order at 1:01 p.m. with Mayor Anderson presiding as Chair.

2. Approval of Agenda

(a) Approval of Agenda

Resolution # 26-25

THAT the committee of the whole meeting agenda for June 10, 2026 be approved as circulated.

Carried

3. Adoption of Minutes

(a) Adoption of Minutes

Resolution # 26-26

THAT the minutes of the committee of the whole meeting held on May 13, 2026 be adopted.

Carried

4. Delegations

- (a) Canadian Backyard Nationals - Kara Leinweber, Lewiston Ultra Events

Sicamous will host the 2026 Canadian Backyard Nationals in October, featuring the top fifteen athletes, held concurrently with events in approximately seventy countries worldwide. The event is expected to promote the region and support tourism. Assistance was requested and is being provided from the District for an Athlete Village, including tents, heating, vendor space, a fire pit, and concession access.

Councillor Evans joined the meeting via video conference at 1:22 p.m.

- (b) CSRD Solid Waste Plan & Sicamous Landfill Update - Ben Van Nostrand

The CSRD presented a solid waste management plan review and an update on the Sicamous Landfill. The report reviewed existing programs and performance, identified key challenges and opportunities, and provided updates on infrastructure needs, program enhancements, and provincial alignment. Stakeholder engagement and a phased planning approach were highlighted, and next steps were noted.

5. Department Updates

- (a) 2026 Recreation Programming Update

A recreation update was provided on Winter and Spring 2026 programs and events, followed by an overview of upcoming Summer 2026 initiatives, including the Summer Kids Club and the District's Canada Day celebration. Council expressed appreciation for Recreation staff.

6. Discussion Items

- (a) Mayor & Councillor Reports/Strategic Priorities Updates

Councillor Bushell reported on meetings with the Shuswap Backcountry Riders regarding off-season opportunities, various development matters, participation in SNEESE and a Caribou Zoom meeting. He also attended discussions on an ORV tour operator proposal.

Councillor Makayev reported that there was nothing to report.

Councillor Beech reported exploring potential UBCM resolutions, participating in community events, and addressing resident concerns regarding train noise, parking and signage, and e-scooter use. She also attended meetings with Councillor Bushell and residents regarding local infrastructure matters.

Councillor Baillie reported meeting with constituents regarding property taxes, landfill fee increases, and waste diversion.

Councillor Evans reported attending a graduation on behalf of the Mayor and shared updates on community feedback, local trail use, and road improvements. He also noted safety concerns regarding high-speed e-bike use and encouraged responsible practices.

Mayor Anderson reported attending the FCM conference, participating in a SNEESE meeting regarding funding for a study, and meeting with staff and Interior Health to discuss relocating lab services to the Sicamous Health Centre.

7. Public Input Period

(a) Public Input

Greg Ogston asked Council if Sicamous had a plan to address the increase in after-hours crime and what support they intended to extend to local businesses that are being broken into. He noted that last month, seven local businesses were broken into. The Mayor and Council asked that he connect with the CAO.

8. Adjournment

(a) Adjourn

Resolution # 26-27

THAT the committee of the whole meeting for June 10, 2026 be adjourned at 2:46 p.m.

Carried

Chair

Corporate Officer



DISTRICT OF SICAMOUS

Memo

REPORT DATE: June 24, 2026
TO: Council
FROM: Bianca Colonna, Director of Finance
SUBJECT: 2026 Non-metered Utility Invoices
FILE NUMBER:

RECOMMENDATION:

For information.

PURPOSE:

To provide background on how non-metered utility users are billed annually.

BACKGROUND:

On May 21, 2026, the district received a website submission from James Favel regarding a utility invoice he had received with his property tax notice. The letter was included on the June 10, 2026 Regular Council Meeting under correspondence. Council asked that a summary be prepared regarding non-metered utility invoices, as Mr. Favel is a flat rate user.

DISCUSSION:

Serviced properties receive utility invoices (water and/or sewer) based on their metered status as follows:

- Metered water users
 - Invoiced twice a year (late July/early August & late January/early February)
 - Meter reads taken in June and November annually
 - Due date for invoices are the first business day in September and the first business day in March, with a minimum of 30 days given if invoices are late due to meter reading delays
 - 1% penalty charged monthly on outstanding amounts
 - Approximately 1,560 meters in the District

- Flat Rate (no water meter)
 - Invoiced once a year once annual rates are approved by bylaw
 - 2026 rates set at approximately 3.5 times that of an average metered user
 - Due the same time as property taxes with same penalty for late payments (first business day in July with 10% penalty)
 - 78 accounts accounting for \$171,350
 - Penalties levied in past years have been \$3,820 in 2025 and \$2,990 in 2024.

As demonstrated above, metered water users do receive procedural advantages when it comes to utility billing, including invoices issued later in the year and lower penalty rates. These advantages are important to continue incentivizing property owners to meter their properties. All penalty revenue is allocated to the water and sewer funds accordingly.

INTERNAL CIRCULATION:

n/a

EXISTING POLICY:

n/a

FINANCIAL/BUDGETARY IMPLICATIONS:

Penalties levied on flat rate bills in past years have been \$3,820 in 2025 and \$2,990 in 2024. As of June 16, 2026, \$110,970 remains outstanding on flat rate accounts (65%) with two weeks remaining until the due date. Collection rates are similar to this time last year, where they sat at 60% uncollected.

EXTERNAL AGENCY/PUBLIC COMMENTS:

n/a

COMMUNICATIONS COMMENTS:

n/a

ALIGNMENT WITH STRATEGIC PLAN:

n/a

OPTIONS:

For council discussion.

Respectfully submitted,



Bianca Colonna
Director of Finance

Approved By:

Shawna Koll, Director of Corporate Services
Dean Strachan, Chief Administrative Officer

Status:

Approved - 16 Jun 2026
Approved - 16 Jun 2026



DISTRICT OF SICAMOUS

Action Report

REPORT DATE: June 24, 2026
TO: Committee of the Whole
FROM: Nicole Hansen, Director of Development Services
SUBJECT: Draft Official Community Plan
FILE NUMBER: 1101, 2026

RECOMMENDATION:

THAT the Committee of the Whole receive the Draft Official Community Plan for discussion and provide direction for revisions prior to presentation to Council for consideration of first and second reading.

PURPOSE:

The purpose of this report is to present the Draft Official Community Plan to the Committee of the Whole, summarize the updates completed to date, outline legislative drivers for the refresh, and request direction for final refinements.

BACKGROUND:

Council awarded the OCP refresh contract to Urban Systems on March 26, 2025. The project focuses on a refresh, not a full rewrite, retaining much of the existing OCP while improving organization, clarity, and alignment with new provincial housing legislation.

Recent Provincial housing legislation requires communities to update their OCPs more frequently and ensure they are planning for long-range housing needs. Bill 44 - Housing Statutes (Residential Development) Amendment Act, 2023 requires municipalities to plan for 20-year housing needs, pre-zone for capacity, and update OCPs on a five-year cycle. Bill 44 also reduces the use of one-off public hearings where rezonings align with the OCP, placing greater importance on robust public engagement at the OCP stage. In addition, Housing Needs Reports now require municipalities to prepare a 5- and 20-year housing assessment using a standardized provincial method and then update OCPs and zoning bylaws to align with identified housing unit needs. This legislative environment creates the need to update the OCP to ensure alignment with provincial expectations.

The OCP update is structured into five phases. The first four phases are complete.

Phase 1 - Project Kick-Off

The project began with the launch of a communications and engagement strategy to support inclusive participation.

Phase 2 - Understanding Community Issues

The team reviewed existing bylaws, policies, studies, and plans. The first open house was held in May 2025, introducing the project and gathering early community input. Event feedback was documented in the initial [What We Learned Report](#), a working document that compiles engagement outcomes throughout the process.

Phase 3 - Community Exploration and Visioning

An OCP Immersion Week provided opportunities for public input that shaped the draft vision, guiding principles, and policy directions.

Phase 4 - Preparation and Presentation of the Draft OCP

The first draft of the OCP was prepared based on engagement. Review opportunities were provided for the community and district team.

Phase 5 - Final OCP and Approval

The draft OCP is being presented to the committee of the whole. Public input will be invited before finalizing the plan. The final OCP will be presented to Council for formal approval and adoption.

DISCUSSION:

The project is a refresh, not a full rebuild. Updates include:

- Reorganized chapters for clarity and improved flow.
- Updated policy language for readability and consistency.
- Integration of a housing component aligned with Bill 44 requirements (20-year planning; small-scale multi-unit housing context).
- Updated temporary use permit section.
- Revisions to land use designations to support provincial small-scale multi-unit housing expectations.
- Revisions to the wildfire interface provisions.
- New hazardous development permit area guidelines.
- New heritage guidelines.
- Updated riparian development permit area guidelines to reflect current standards and environmental management practices.
- Updated maps.

The draft OCP incorporates these considerations through renewed housing policy language, land use direction, and supportive development permit area adjustments.

The draft OCP was presented to the Planning and Development Committee on February 18, 2026 and discussed in detail at the April 1, 2026 meeting. Based on committee feedback, a number of refinements have been completed in the current draft in advance of first and second reading. These include updates to population projections and local context to better reflect recent growth trends, as well as revisions to mapping, graphs, and overall clarity. The vision has been strengthened with an emphasis on Sicamous as a four season destination, and improvements have been made to highlight the community's identity within the regional context. Additional policy updates include stronger support for aging in place and attainable housing, refined language to support responsible development, and confirmation that the Growth Management Boundary remains unchanged at this time.

New and updated content includes the addition of a Town Centre and Waterfront Plan within the implementation framework, recognition of initiatives such as the bioheat facility and rail trail, and expanded environmental policies including invasive mussel education.

Further technical updates have also been completed, including a fully revised riparian section, a new development permit area for steep slopes, updated wildfire interface guidelines, and refined Temporary Use Permit policies to clearly outline that applications will only be considered in extraordinary circumstances where a clear community benefit is demonstrated. General grammar and formatting edits are ongoing and will be finalized prior to first and second reading, along with the incorporation of Sicamous branding, photos, and mapping. The document will also be updated with the most recent available statistics once released in 2027, to ensure the OCP reflects the most current data.

INTERNAL CIRCULATION:

The Draft OCP has been circulated to internal departments and feedback has been integrated into the

current draft. Further feedback will be requested for first and second reading.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

After direction from the Committee of the Whole, the draft OCP will be finalized and brought forward for council consideration of first and second readings, followed by external referrals and public engagement based on legislative requirements.

FINANCIAL/BUDGETARY IMPLICATIONS:

The project is fully paid by capacity funding for local government implementation of the legislative changes to support housing initiatives.

EXTERNAL AGENCY/PUBLIC COMMENTS:

External agency referrals (e.g., Provincial ministries, CSRD, Interior Health, School District 83, ALC etc.) will occur prior to consideration of third reading.

The draft OCP has been provided to First Nations including Splatsin, for collaboration.

COMMUNICATIONS COMMENTS:

A communications plan will accompany the next phase of public engagement to ensure clear information is shared regarding the OCP updates, housing implications, and opportunities for participation, recognizing heightened public interest due to provincial housing legislation.

ALIGNMENT WITH STRATEGIC PLAN:

The Draft OCP supports Council's strategic goals through enhancing attainable and diverse housing options, supporting complete community planning, improving clarity and predictability in development processes, and ensuring long-term environmental and community resilience.

OPTIONS:

1. Endorse the recommendation
2. Endorse the recommendation with amendments
3. Defer the matter
4. Deny the recommendation

Respectfully submitted,



Nicole Hansen
Director of Development Services

Attachment:

[Draft Official Community Plan](#)

Approved By:

Shawna Koll, Director of Corporate Services
Bianca Colonna, Director of Finance

Status:

Approved - 17 Jun 2026

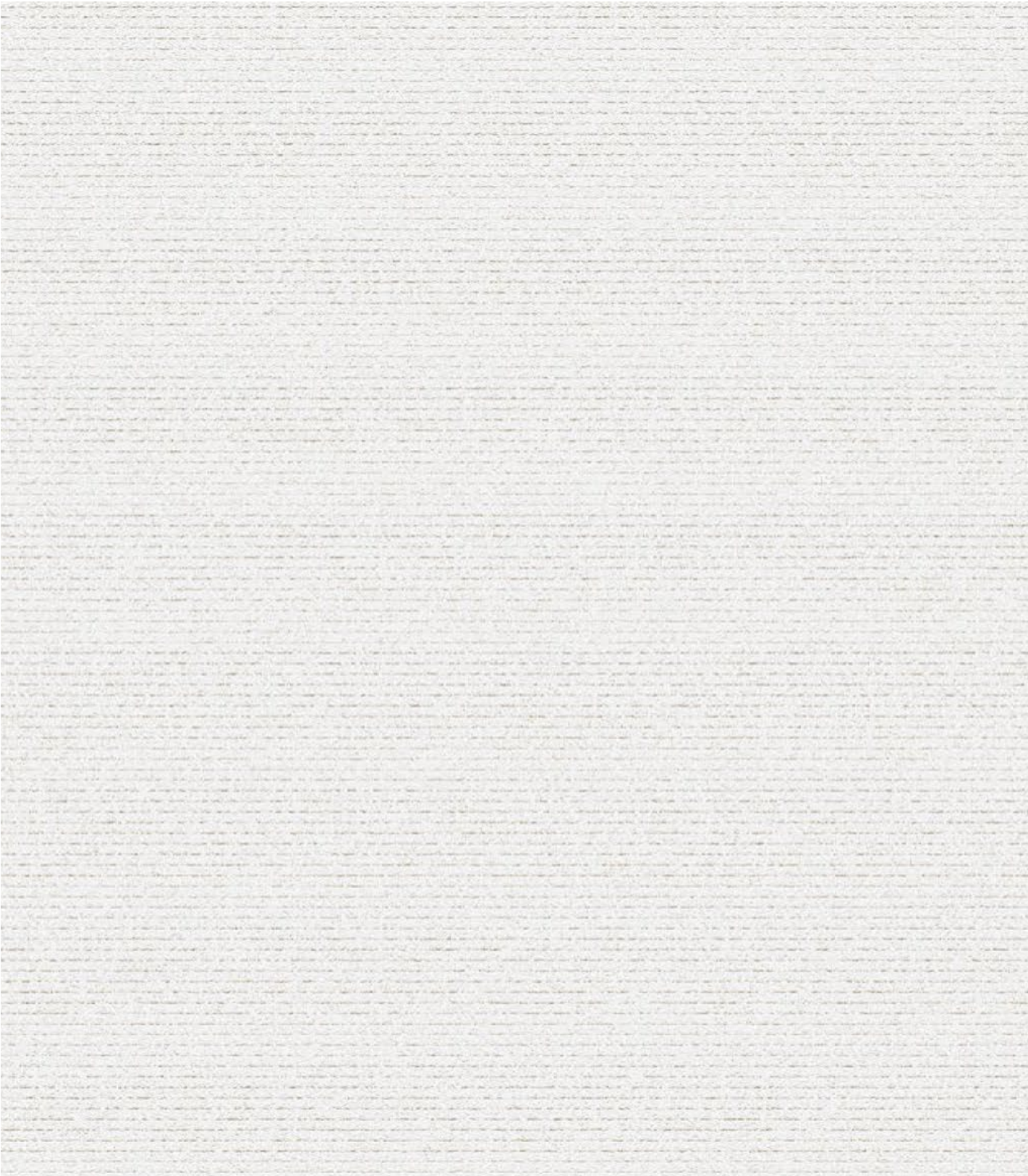
Page 10 of 107 Approved - 17 Jun 2026

**OFFICIAL COMMUNITY PLAN
MAY 2026 DRAFT**

For Committee of the Whole

District of Sicamous





| | |
|---|----|
| 1. INTRODUCTION | 1 |
| 1.1 COMMUNITY VISION AND PLAN FOUNDATIONS | 1 |
| 1.2 HISTORY OF SICAMOUS | 4 |
| 1.3 REGIONAL CONTEXT | 4 |
| 1.4 NATURAL FEATURES AND LANDSCAPE | 6 |
| 1.5 THE FUTURE PLAN | 7 |
| HOW THE OCP SHAPES THE COMMUNITY'S FUTURE | 7 |
| 1.6 PLAN CONTENTS | 9 |
| 1.7 CREATING THE PLAN..... | 10 |
| PLANNING PROCESS | 10 |
| ENGAGING AND INVOLVING THE COMMUNITY..... | 11 |
| 2. SICAMOUS AT A GLANCE | 11 |
| 2.1 KEY CONDITIONS AND TRENDS | 12 |
| PEOPLE AND POPULATION | 12 |
| LOCAL ECONOMY..... | 15 |
| 3. HOUSING | 17 |
| 3.1 KEY CONDITIONS AND TRENDS | 17 |
| HOUSING NEEDS ASSESSMENT REPORT (2022)..... | 18 |
| INTERIM NEEDS HOUSING REPORT (2024)..... | 19 |
| HOUSING AND TRANSPORTATION CONNECTIONS..... | 20 |
| HOUSING ACTIONS TAKEN SINCE 2022 | 20 |
| 3.2 ACHIEVING THE HOUSING NEEDS | 21 |
| GENERAL HOUSING POLICIES | 22 |
| ATTAINABLE HOUSING POLICIES | 23 |
| 4. GROWTH MANAGEMENT STRATEGY | 25 |
| 4.1 GROWTH MANAGEMENT OVERVIEW | 25 |
| GROWTH MANAGEMENT BOUNDARY | 26 |
| 5. FUTURE LAND USE | 28 |
| 5.1 LAND USE DESIGNATIONS | 28 |
| LAND USE DESIGNATION SUMMARY TABLE | 30 |



| | |
|---|-----------|
| DESIGNATION AREAS..... | 31 |
| 5.2 GENERAL LAND USE POLICIES..... | 31 |
| 5.3 RESIDENTIAL DESIGNATIONS | 33 |
| LOW-DENSITY RESIDENTIAL (LDR) | 35 |
| MEDIUM-DENSITY RESIDENTIAL (MDR) | 37 |
| 5.4 COMMERCIAL AND INDUSTRIAL DESIGNATIONS..... | 39 |
| TOWN CENTRE (TC) | 40 |
| WATERFRONT COMMERCIAL (WC) | 43 |
| HIGHWAY COMMERCIAL (HC) | 46 |
| INDUSTRIAL (IND) | 48 |
| 5.5 COMMUNITY – PUBLIC USE DESIGNATIONS | 49 |
| CIVIC USE (CU) | 50 |
| PARKS AND RECREATION (PR) | 51 |
| 5.6 RURAL DESIGNATION..... | 55 |
| RURAL USE (RU)..... | 56 |
| 6. COMMUNITY DEVELOPMENT | 58 |
| 6.1 AGRICULTURE AND FOOD SECURITY | 58 |
| 6.2 COMMUNITY RECREATION | 59 |
| 6.3 COMMUNITY HERITAGE | 60 |
| 6.4 ECONOMIC DEVELOPMENT..... | 61 |
| 6.5 MARINE AND CHANNEL DEVELOPMENT | 63 |
| 6.6 PARTNERSHIPS AND COLLABORATIONS | 64 |
| 7. ENVIRONMENT | 65 |
| 7.1 CLIMATE AND NATURAL ENVIRONMENT | 65 |
| 7.2 HAZARDS AND COMMUNITY SAFETY..... | 67 |
| 8. TRANSPORTATION AND INFRASTRUCTURE | 69 |
| 8.1 TRANSPORTATION AND MOBILITY | 69 |
| 8.2 UTILITIES AND INFRASTRUCTURE..... | 71 |
| 9. IMPLEMENTATION | 74 |
| 9.1 IMPLEMENTATION PLAN..... | 74 |
| 9.2 DEVELOPMENT APPROVAL INFORMATION..... | 76 |



| | |
|---|-----------|
| 9.3 TEMPORARY USE PERMITS..... | 76 |
| 10. DEVELOPMENT PERMIT AREAS | 79 |
| AUTHORIZATION | 79 |
| APPLICABLE ACTIVITIES..... | 79 |
| EXEMPTIONS..... | 79 |
| 10.1 MULTI-FAMILY DEVELOPMENT PERMIT AREA | 80 |
| PURPOSE..... | 80 |
| APPLICABLE AREAS AND ACTIVITIES..... | 80 |
| EXEMPTIONS..... | 80 |
| 10.1.1 GUIDELINES | 81 |
| 10.2 TOWN CENTRE DEVELOPMENT PERMIT AREA | 83 |
| PURPOSE..... | 83 |
| APPLICABLE AREAS AND ACTIVITIES..... | 83 |
| MINOR AND MAJOR DEVELOPMENT PERMITS..... | 83 |
| 10.2.1 GUIDELINES (TOWN CENTRE)..... | 83 |
| 10.2.3 GUIDELINES (RIVERSIDE TRANSITION AREA) | 85 |
| 10.2.4 GUIDELINES (WATERFRONT CHARACTER AREA) | 85 |
| 10.3 HIGHWAY COMMERCIAL DEVELOPMENT PERMIT AREA | 87 |
| PURPOSE..... | 87 |
| APPLICABLE AREAS AND ACTIVITIES..... | 87 |
| MINOR AND MAJOR DEVELOPMENT PERMITS..... | 87 |
| 10.3.1 GUIDELINES | 87 |
| 10.4 INDUSTRIAL DEVELOPMENT PERMIT AREA | 89 |
| PURPOSE..... | 89 |
| APPLICABLE AREAS AND ACTIVITIES..... | 89 |
| EXEMPTIONS..... | 89 |
| 10.4.1 GUIDELINES..... | 90 |
| 10.5 RIPARIAN AREA DEVELOPMENT PERMIT AREA | 91 |
| PURPOSE..... | 91 |
| APPLICABLE AREAS AND ACTIVITIES..... | 91 |
| EXEMPTIONS..... | 93 |
| MINOR AND MAJOR DEVELOPMENT PERMITS..... | 93 |



| | |
|---|----|
| 10.5.1. REPORT REQUIREMENTS..... | 94 |
| 10.5.2. GUIDELINES (ALL DEVELOPMENT)..... | 95 |
| 10.5.3. GUIDELINES (URBAN DEVELOPMENT)..... | 97 |
| 10.6 HAZARDOUS DEVELOPMENT PERMIT AREA..... | 99 |
| PURPOSE..... | 99 |
| APPLICABLE AREAS AND ACTIVITIES..... | 99 |
| EXEMPTIONS..... | 99 |
| 10.6.1 GUIDELINES..... | 99 |

SCHEDULES

SCHEDULE A: LAND USE MAP

SCHEDULE B: SUPPLEMENTARY MAPPING

SCHEDULE C: DEVELOPMENT PERMIT AREA MAPS



1. INTRODUCTION

1.1 COMMUNITY VISION AND PLAN FOUNDATIONS

A community vision statement forms the foundation of the OCP, setting an overarching goal inspired by the community's hopes and aspirations for the future. It reflects shared values, priorities, and big-picture objectives that guide how the community grows and evolves over time. In this OCP, every policy and action is designed to help turn that vision into reality.

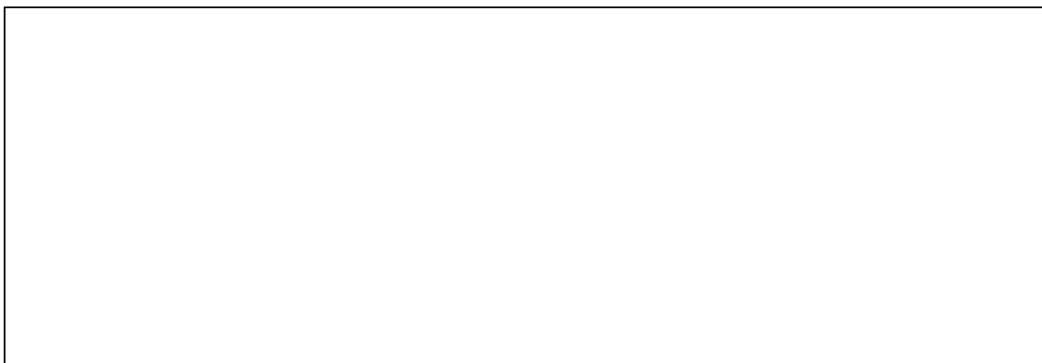
A Vision for the Future:

The previous 2016 OCP introduced a vision statement intended to capture Sicamous' unique identity and aspirations for growth. As part of the current update, community members shared feedback on how the vision could go further in expressing the spirit and character of Sicamous today and where the community envisioned Sicamous in the future. In response, the vision has been refined to reflect what was heard through engagement, pride in small-town charm, strong community values, active involvement, and the exceptional year-round lifestyle and recreation opportunities that make Sicamous special.

The updated vision celebrates Sicamous' strengths, embraces openness to growth and change, and sets a clear, positive direction for a vibrant and welcoming future for residents and visitors alike.

"Sicamous is a vibrant, welcoming lakeside community that offers quality living at every stage of life.

Rooted in small-town charm and surrounded by stunning natural landscapes, we are a four-season destination, a hub of opportunity where residents and visitors can live, work, and play in the heart of the Shuswap."



OCP Foundations

OCP foundations are broader goals established to support the community's vision for the future. While the vision describes what Sicamous aspires to be, the foundations outline clear, tangible goals to achieve it. They express shared community values, guide policies and actions, and inform future District decisions. Together, the vision and foundations create a strong framework for managing growth, protecting what matters most, and building a community where residents and visitors want to belong.

Revitalized, Active, and Vibrant Town Centre

Revitalizing Sicamous' downtown is essential to the community's economic vitality and long-term success. The District will collaborate with local businesses and property owners to focus strategic growth and investment in the Town Centre, ensuring it evolves into a vibrant, people-focused area that serves as the economic, cultural, and civic heart of Sicamous.

Multi-Generational and Family-Friendly

Sicamous' traditionally large seniors' population is complemented by a growing number of young families drawn to the community's many benefits. To support this diversity, it is essential to continue enhancing universally designed, inclusive public spaces, facilities, programs, housing options, and amenities that meet the needs of residents of all ages and backgrounds.

Connected and Balanced Transportation

The District will optimize resources to create a balanced transportation system, improving safety and efficient vehicle movement while expanding walking, biking, and transit connections. Partnerships with neighboring communities, provincial agencies, local groups, and stakeholders will play a key role in achieving this goal.

Celebrating and Protecting Nature

Sicamous' natural environment, its mountains, lakes, and rivers, is a defining feature that shapes community identity. Protecting clean waterways, pristine mountain ranges, and healthy air quality is essential for sustainability and quality of life.

Sense of Place and Community

The District will enhance the character and visual appeal of public spaces, neighborhoods, and key corridors. Streetscapes and landscapes will celebrate Sicamous' natural beauty and history, reinforcing its unique sense of place.

Diverse and Available Housing Options

Attainable housing for seniors, families, and the local workforce is critical to a prosperous community. The District will support projects and development processes that provide diverse housing options to meet evolving needs.



A Diverse Destination Economy

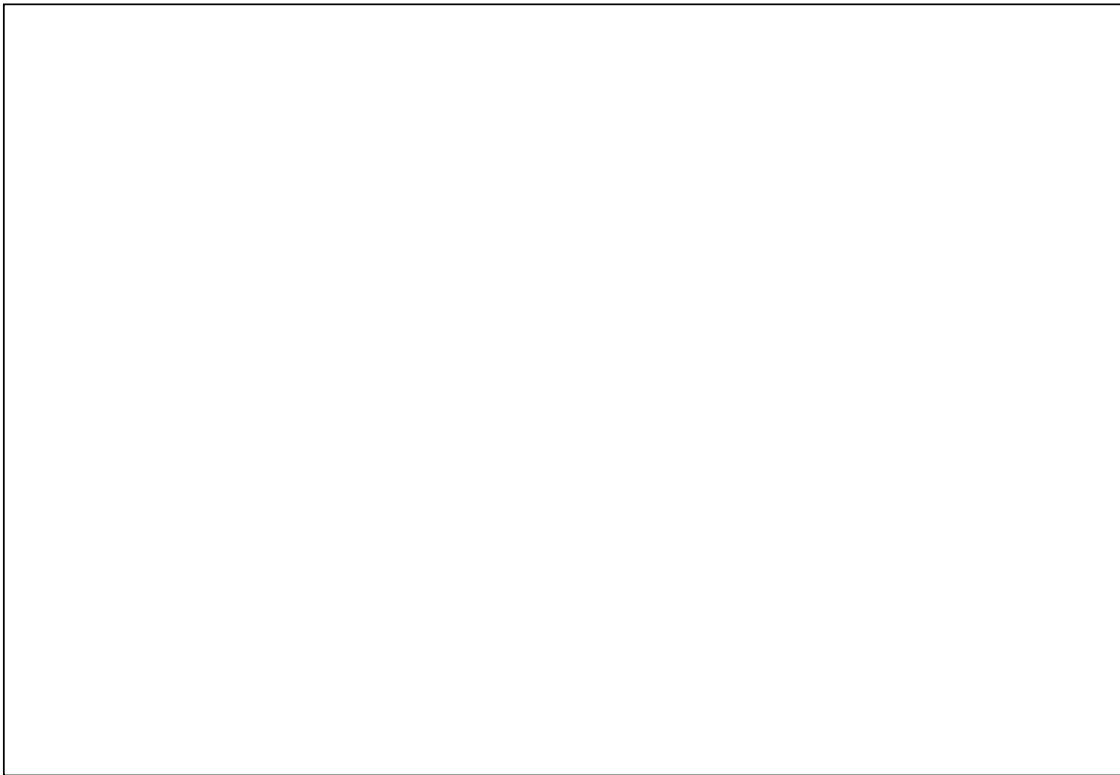
Sicamous will leverage its natural beauty, tourism appeal, entrepreneurial spirit, and exceptional quality of life to grow a strong destination economy. District efforts will focus on high-quality services, local business support, and strategic investments that foster year-round economic vitality.

High-Quality and Resilient Infrastructure

The District will maintain and improve municipal infrastructure to ensure reliable service, accommodate growth, and remain financially sustainable. This includes directing growth to serviced areas, implementing asset management practices, and adapting infrastructure to changing climate conditions.

Working Together and Collaboration

Achieving the vision requires collective effort. The District will continue building strong relationships with citizens, businesses, community groups, neighboring communities, First Nations, provincial agencies, and other partners to advance shared goals.



1.2 HISTORY OF SICAMOUS

Prior to the arrival of settlers and the construction of the railway, the land was home to Secwépemc people, with villages in Sicamous and along Mara Lake. Historically, the area was regarded as a meeting place. The Secwépemc territory, known as Secwepemcúl'ecw, covers approximately 180,000 square kilometres across British Columbia's southern interior, from the Columbia River Valley in the east to the Fraser River in the west, and from the Arrow Lakes in the south to the Cariboo Plateau in the north. The rivers, lakes, mountains, and grasslands of this region have long provided the natural resources that sustained the Secwépemc people and their way of life, with whom we share these lands and work together with.

European settlement began in the early 1800s, first through the fur trade and later the gold rush in the Columbia River region. The discovery of gold in the 1860s brought prospectors and accelerated development. A frontier settlement emerged, Eagle Pass Landing, now known as Old Town Bay. By 1871, Eagle Pass Landing had become a key supply hub during construction of the Canadian Pacific Railway (CPR). The completion of the railway in 1885 spurred growth in agriculture and forestry, supported by rail transport.

This era also saw the development of schools and early community infrastructure. The opening of the Sicamous Hotel in 1890 and the growth of the CPR Hill neighborhood marked the community's expansion. The railway remained a major employer into the 1950s, and construction of the Trans-Canada Highway in the 1960s further improved accessibility and boosted tourism. Today, tourism, especially houseboating and snowmobiling, remains central to Sicamous' local tourism sector and economy. Sicamous was officially incorporated as a municipality in 1989.

1.3 REGIONAL CONTEXT

Located approximately halfway between Calgary and Vancouver along the Trans-Canada Highway, Sicamous is at the northern edge of the Okanagan Valley where Highway 97A meets the Trans-Canada. Nestled between Shuswap and Mara Lakes, with the Eagle River running through the community, Sicamous offers stunning scenery and year-round recreation. Splat'sin's Sicamous No. 3 reserve is located along the western portion of the District on the west shore of the channel.



Sicamous is one of four municipalities in the Columbia Shuswap Regional District (CSRD). It is surrounded by Electoral Area E, a large rural area of approximately 1,530 km² with a population of 1,388 residents (2021 Census) that includes the nearby unincorporated communities of Swansea Point to the south and Malakwa to the east. Thanks to its location along a major highway corridor between Calgary and Vancouver, Sicamous is well connected to several nearby communities:

- Salmon Arm (26 km)
- Enderby (34 km)
- Armstrong (47 km)
- Spallumcheen (48 km)
- Revelstoke (73 km)
- Vernon (75 km)

Salmon Arm is the closest city and regional service centre, with a population of approximately 20,896 (2025 BC Stats).

Figure 1 - Regional Context Map



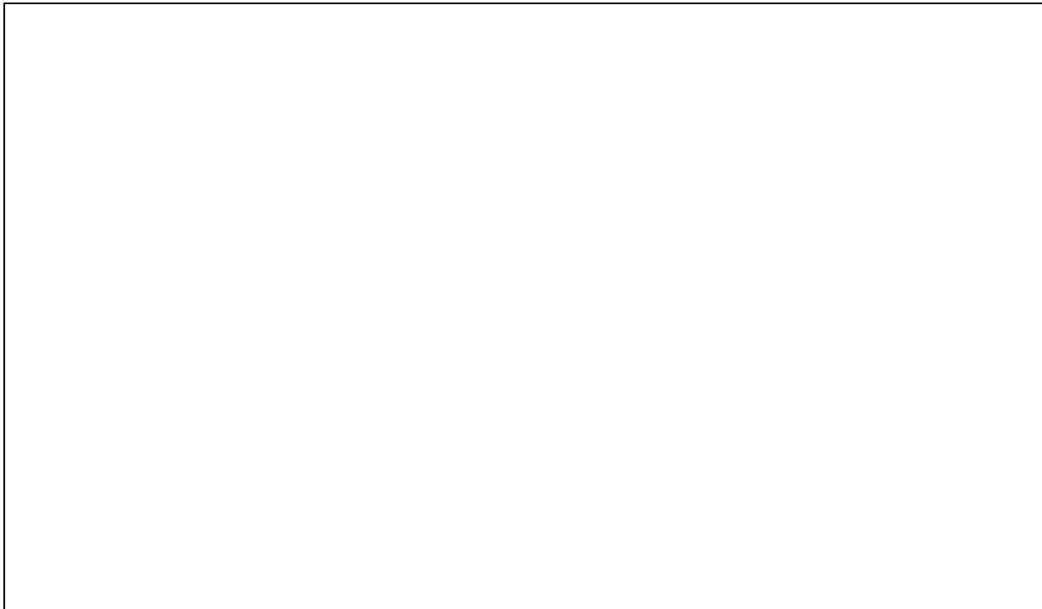
1.4 NATURAL FEATURES AND LANDSCAPE

Sicamous lies at the junction of Shuswap Lake and Mara Lake, offering over 1,000 km of combined shoreline. The Sicamous Channel runs through the heart of the community, linking the lakes, while the Eagle River flows in from the east before meeting Shuswap Lake. The District is nestled in Eagle Valley, a narrow, scenic corridor that follows the Eagle River and provides a natural passage through surrounding mountains. This valley hosts both the Trans-Canada Highway and the Canadian Pacific Railway, making Sicamous a key transportation link in the region.

The valley is framed by two major mountain systems:

- Monashee Mountains (east and southeast): Part of the Columbia Mountain system, these rugged, forested peaks rise above Mara Lake and are known for deep winter snow, ideal for snowmobiling, hiking, and backcountry adventures.
- Shuswap Highlands (west and northwest): A subregion of the Interior Plateau, this landscape features rolling hills and forested plateaus surrounding Shuswap Lake and stretching toward Salmon Arm.

Together, these natural features create a stunning setting that defines Sicamous' character. The lakes offer swimming, fishing, water skiing, and boating, while the surrounding mountains and forests provide opportunities for hiking, biking, cross-country skiing, all-terrain vehicles, and snowmobiling, making Sicamous a true four-season destination.



1.5 THE FUTURE PLAN

HOW THE OCP SHAPES THE COMMUNITY'S FUTURE

What is an OCP?

An OCP is a high-level planning and policy document required under British Columbia's *Local Government Act*. It sets out a long-term vision for the community, typically over 10 to 20 years, and provides direction for land use, development, infrastructure, and community services based on local values and priorities.

This OCP includes a vision statement, goals, policies, and land use designations that guide decisions and manage growth. It serves as a framework to ensure development aligns with the community's long-term objectives.

Why Are OCPs Important?

The Official Community Plan (OCP) reflects the collective voice of the community and sets a clear direction for Sicamous' future. It identifies current and emerging opportunities and challenges, helping shape quality of life, programs, services, and infrastructure, and guiding daily decision making by District Council and team.

All District bylaws, strategies, and plans must align with the OCP. To better reflect evolving community needs and priorities, the OCP is regularly reviewed and updated, typically every five years. Provincial legislation requires these updates to ensure the plan continues to meet housing and land use needs.

How will this OCP be used?

The OCP is the District's umbrella policy document, used across all departments to support long-term planning and decision-making. It provides strategic direction for District Council and team members and informs budgeting, servicing, capital projects, development review, and infrastructure planning. Implementation happens through everyday planning, partnerships, and on-the-ground action, supported by regular monitoring and reporting.

While the OCP provides overall guidance, detailed technical standards are found in other documents such as bylaws and strategic plans. For example, the OCP may support accessibility in parks, but design standards are outlined elsewhere.

The OCP is also a shared resource for residents, developers, businesses, School District 83, provincial agencies, and community organizations to guide investments, development, and service planning. It applies to all lands within the District's municipal boundary. It builds on existing planning documents that have shaped Sicamous and will continue to guide its growth into the future.



Because the OCP is broad in scope, it does not include detailed policies such as zoning provisions or local area plans. Instead, it provides high-level direction for the District's long-term urban structure and development. More detailed plans, studies, and strategies will be developed within this framework to support informed decision-making and action.



Figure 2 - Community Planning Hierarchy

1.6 PLAN CONTENTS

This OCP includes the following sections and contents:

SECTION 1 – INTRODUCTION:

Establishes the community’s vision, guiding principles, and purpose of the OCP and how it will be used.

SECTION 2 – SICAMOUS AT A GLANCE:

Provides community context, including history, demographics, economy, housing, and key trends shaping Sicamous.

SECTION 3 – HOUSING:

Provides a summary of current and anticipated future housing needs, including the community’s projected 5 and 20-year housing needs and how this OCP supports achieving them.

SECTION 4 – GROWTH MANAGEMENT:

Explains how growth and development are guided in Sicamous through the Growth Management Strategy (GMS) and the Growth Management Boundary (GMB).

SECTION 5 – FUTURE LAND USE:

Defines land use designations and the policies that guide what can be built and where.

SECTION 6 – COMMUNITY DEVELOPMENT:

Outlines policies for housing, transportation, infrastructure, the environment, parks, and other elements that support quality of life.

SECTION 7 – ENVIRONMENT:

Describes Sicamous’ priorities for environmental sustainability, climate resilience, and community safety.

SECTION 8 – TRANSPORTATION AND INFRASTRUCTURE:

Focuses on creating a safe, connected, and sustainable transportation system and maintaining efficient municipal infrastructure.

SECTION 9 – IMPLEMENTATION:

Describes the tools, policies, and processes that support applying and monitoring the OCP.



SECTION 10 – DEVELOPMENT PERMIT AREAS:

Provides guidelines for development within designated permit areas to address environmental, hazard, and design considerations.

1.7 CREATING THE PLAN

PLANNING PROCESS

This OCP represents the first comprehensive review and update to the District of Sicamous's OCP since 2016. In 2023, the Province introduced new legislation to accelerate housing development across B.C., including changes to the *Local Government Act* that required all municipalities to update their OCPs by the end of 2025.

This OCP builds on the strengths of the 2016 plan by carrying forward many existing policies while adding new directions to meet evolving needs and priorities in the community. It has also been simplified and streamlined to set out clear priorities, making it easier for District Council, team members, and the community to use. Launched in Spring 2025, the OCP review update process was designed to:

- Understand and respond to new trends, opportunities, and community needs in Sicamous.
- Update residential designations to match recent zoning changes, modernize ALR and agriculture policies, and strengthen development permit area guidelines to reflect community priorities.
- Meet new provincial housing requirements, including incorporating the District's Interim Housing Needs Report (2024) and other recent changes.
- Improve clarity and usability by aligning policies with current initiatives and recently completed projects.

The OCP update involved five phases of work as described below:

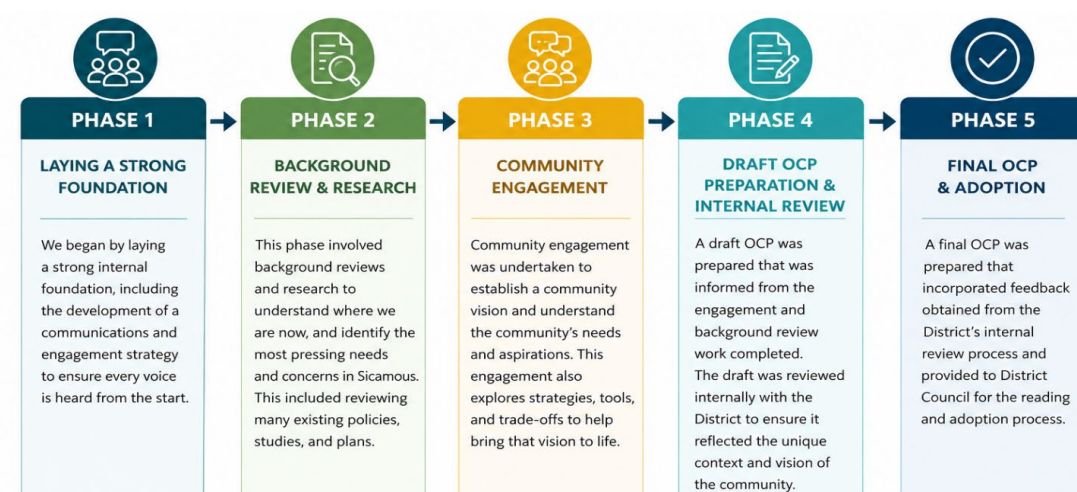


Figure 3 - OCP Update Process

ENGAGING AND INVOLVING THE COMMUNITY

Community and stakeholder engagement was a core part of this update process. The project team undertook a range of activities to gather meaningful input from residents, stakeholders, community groups, and organizations. Regular advertising for the OCP process occurred through a dedicated e-newsletter, social media posts, posters, and was featured prominently on the District’s website.

Engagement activities included:

- Community-wide survey (online and paper copy)
- “Pop-up” outreach events across the District
- Community stakeholder workshop
- Senior workshop
- In-person and virtual community open houses
- Regular updates on the District’s website
- Online and digital media engagement
- Workshops with Council and the District

Through these activities, over 300 participants engaged with the OCP project team and provided critical feedback into the planning process. Those voices are reflected throughout this document. Information on the engagement activities and results can be found in the OCP Update “What We Learned Report”. The District thanks all participants who brought their ideas, voices, and vision to the engagement activities completed as part of the OCP update process. Your efforts make this a true community plan and guiding document.



Figure 4 - Community Visioning Word Cloud

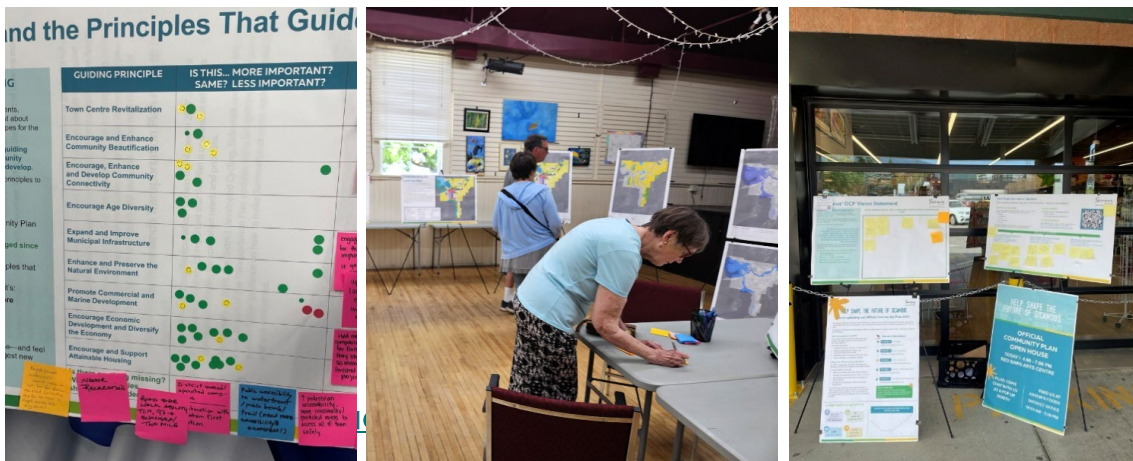


Figure 5 - OCP Planning Engagement Photos



2.1 KEY CONDITIONS AND TRENDS

This section presents key conditions and trends, both current and projected, for Sicamous. Together, this information provides important context and establishes a baseline of demographic, socio-economic, and housing data for the District. This baseline informs the OCP process by offering historical perspective and supporting public engagement and policy development. Data sources include Statistics Canada Census results, past Census records, and BC Stats.

PEOPLE AND POPULATION

Population Change

According to the most recent Census from Statistics Canada, Sicamous' population grew from 2,429 in 2016 to 2,613 in 2021, an increase of 7.6%. Over the same period, the CSRD grew by 11.0%, showing strong regional growth.

Provincial estimates from BC Stats show Sicamous continuing to grow to 2,787 residents in 2026, an 6.6% increase since 2021, compared to 8.0% projected growth for the CSRD. Overall, this represents a 14.2% population increase for Sicamous from 2016 to 2024 or 1.4% annual growth rate.

Looking ahead, BC Stats projects that Sicamous' upward trend will continue through 2026 before experiencing modest declines, while the CSRD is expected to maintain steady long-term growth.

| Year | Sicamous | | CSRD | |
|------|----------|----------|--------|----------|
| | Total | % Change | Total | % Change |
| 2001 | 2,720 | - | 48,219 | - |
| 2006 | 2,676 | -1.6 | 50,141 | 3.9 |
| 2011 | 2,441 | -8.8 | 50,512 | 0.7 |
| 2016 | 2,429 | -0.5 | 51,366 | 1.7 |
| 2021 | 2,613 | 7.6 | 57,021 | 11.0 |
| 2026 | 2,787 | 6.6 | 61,556 | 8.0 |
| 2031 | 2,651 | -4.9 | 61,448 | -0.2 |
| 2036 | 2,617 | -1.3 | 63,086 | 2.7 |
| 2041 | 2,626 | 0.3 | 65,835 | 4.4 |
| 2046 | 2,648 | 0.8 | 68,644 | 4.3 |

Table 1 - District of Sicamous and Columbia Shuswap Regional District

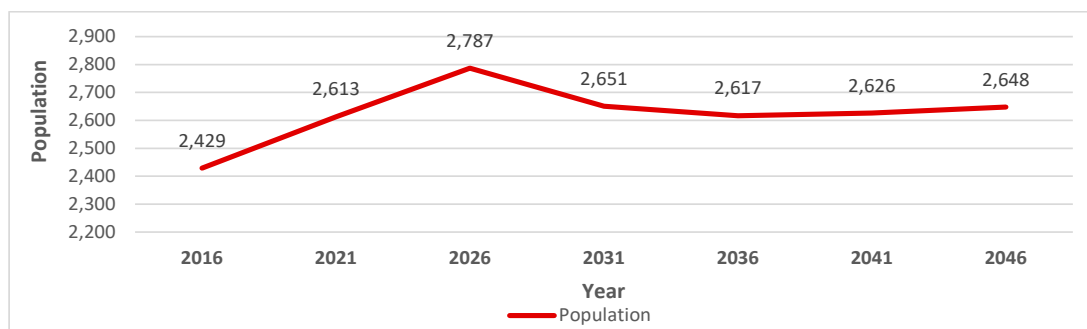


Table 2 - District of Sicamous Population Estimates and Projections (BC Stats)



It is important to note that these projections are estimates generated by BC Statistic’s P.E.O.P.L.E. population projections methodology and may not fully capture local factors and trends including:

- The 2021 Census did not capture the full impacts of the COVID-19 pandemic or more recent trends, such as the steady influx of the aging population and retirees choosing Sicamous as a permanent and seasonal living destination, factors that may help sustain population growth.
- There has been a noticeable recent increase in residential buildings permit applications and issued permits in the District over the past five years, indicating population growth and increasing demand for housing in the community.
- Anecdotal observations collected from the District team and community members through OCP engagement identified trends involving the recent relocations of many younger families to Sicamous.
- It is also recognized that the District’s population includes many seasonal residents who are not captured as “permanent residents” in Census data or BC Stats population projections.

The next full Census release of 2026 population data will provide additional on this recent growth in the District and support long-range planning.

Age Demographics

Sicamous is a mature community compared to much of B.C. In 2021, the average age of residents was 50.7 years, compared to 43.1 years across the province.

The median age was 57.6 years, well above the provincial median of 42.8 years. Nearly one-third of residents (31%) were 65 or above, including 3% who were 85 and above. Children and youth under

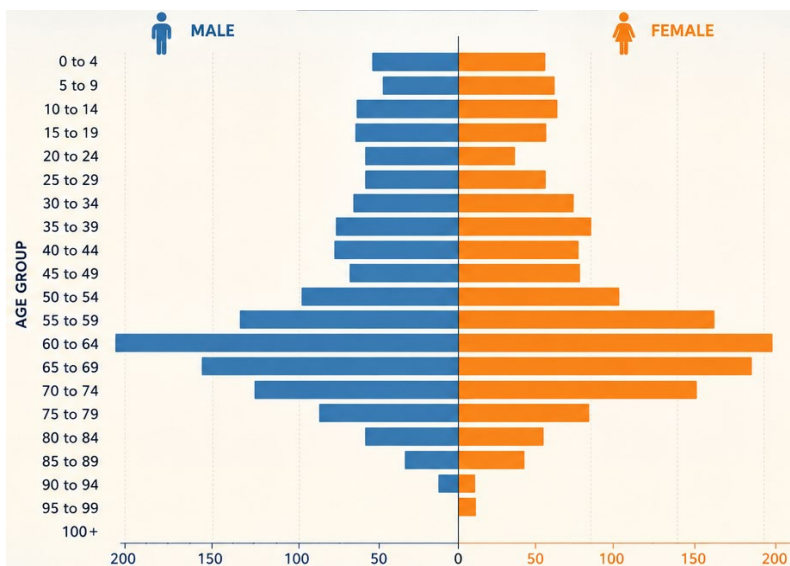
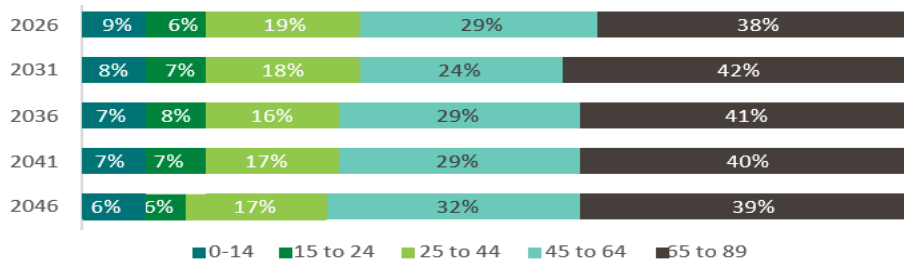


Figure 6 - District of Sicamous Population Pyramid (2021 Census)



15 made up 11% of the population, while working-age adults (15 to 64) accounted for 58%

Over the coming decades, Sicamous is expected to remain a community with a strong senior population. According to BC Stats estimates, the share of residents aged 65 and above is projected to grow to more than 40% by 2031 before gradually declining, while still remaining a significant part of the community.



Source: BC Stats

At the same time, smaller households and fewer young families will continue to shape the community’s population profile. These trends highlight both opportunities and needs. An aging population creates demand for housing and services that support aging in place, ensuring residents can remain in the community as they grow. At the same time, diversifying housing and providing amenities for younger households and seasonal workers can help balance the population. Together, these shifts point toward the importance of planning for a community that supports residents of all ages and aging in place while building on Sicamous’s role as a place where people can live, retire, and age comfortably.

Households

In 2021, Sicamous had just over 1,900 private households, slightly fewer than in 2016. Of these, approximately 1,250 were occupied year-round, reflecting a modest increase in permanent residency. Household sizes remain small, averaging 2.1 persons per household compared to the provincial average of 2.4.

Most households in Sicamous consist of one or two people, and this group has grown in recent years. Larger households are less common, representing only about one in five homes. This household composition reflects an aging population, smaller family sizes, and a notable share of seasonal and non-permanent residents.

The prevalence of smaller households highlights the importance of ensuring that housing options align with current and future demographic needs, particularly for singles, couples, seniors, and seasonal or short-term workers.



LOCAL ECONOMY

Economic Overview

Sicamous' labour force is shaped by a mix of industries that provide both seasonal and year-round employment. Construction, manufacturing, retail, and healthcare together account for nearly half of local jobs, while forestry and agriculture continue to play an important role in connection with the surrounding rural areas of CSRD Electoral Area E. Tourism has historically been considered a key sector, with Sicamous recognized as a hub for outdoor recreation; however, this sector is sensitive to seasonal demand and broader travel trends. Small businesses and entrepreneurs also contribute significantly to the local economy, often operating at a smaller scale or with seasonal activity.

The workforce includes commuters, remote workers, and local entrepreneurs, supported by Sicamous' lifestyle appeal. While community members have noted an increase in remote work since 2020, there is limited data on the scale or permanence of this trend, making it difficult to assess long-term impacts.

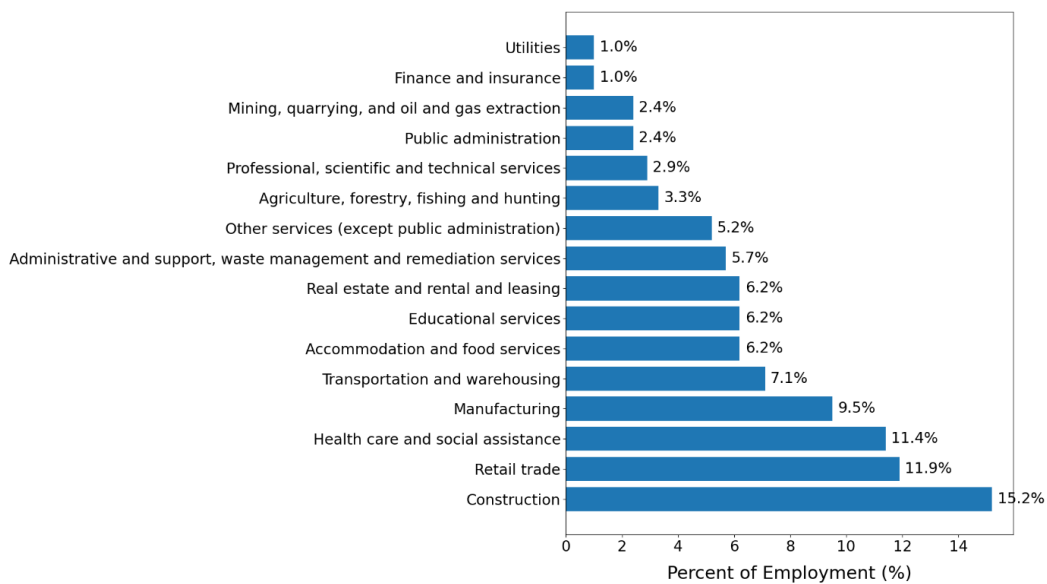


Figure 7 - District of Sicamous Occupation by Sector (Source: 2021 Census)

Census data provides further insight into occupations and employment conditions. In 2021, the labour force was concentrated in trades, transport, and equipment operation (32.1%) and sales and service occupations (27.8%), with smaller shares in business, administration, education, and community services (10.1% each). Between 2016 and 2021, most industries



remained stable, though health care and social assistance grew significantly, rising from 4.2% to 11.4% of the workforce.

Employment Trends

In 2021, just over half of Sicamous residents aged 15 and older (51%) were participating in the labour force. Of the 1,185 people active in the labour market, 1,050 were employed and 135 were unemployed. This resulted in an unemployment rate of 11.4%, which marked an improvement from 13.3% recorded in 2016.

Looking across the full reference year, about 1,230 people, or 53% of residents, reported having worked at some point. This includes individuals who may not have been working during the specific Census week but were employed earlier or later in the year, reflecting the seasonal nature of work in the community.

Among those who worked, nearly four in ten (39%) were employed full-time year-round, while a larger share (61%) worked part-time or for only part of the year. On average, residents who worked reported 38.8 weeks of employment over the course of the year.

The type and stability of employment also varied. Around 60% of employees held permanent jobs, while 40% worked in temporary, fixed-term, or seasonal positions.

| Category | Number of People | Share of Population |
|---|------------------|---------------------|
| Labour Force Status | | |
| In the labour force (working or looking for work) | 1,185 | 51% |
| - Employed | 1,050 | — |
| - Unemployed | 135 | — |
| Not in the labour force (students, retirees, etc.) | 1,150 | 49% |
| Participation rate | — | 51% |
| Employment rate | — | 45% |
| Unemployment rate | — | 11% |
| Work Activity in 2020 | | |
| Worked at some point in 2020 | 1,230 | 53% |
| - Full-time, all year | 480 | 39% of workers |
| - Part-time or part-year | 755 | 61% of workers |
| Did not work in 2020 | 1,095 | 47% |
| Average weeks worked | — | 37 weeks |
| Type of Work | | |
| Employees (worked for an employer) | 895 | 76% |
| - Permanent jobs | 710 | 60% |
| - Temporary/seasonal jobs | 185 | 16% |
| Self-employed (own business/farm/practice) | 270 | 23% |
| Source: Statistics Canada, 2021 Census of Population | | |



Self-employment played a significant role as well, with nearly one-quarter of the labour force (23%) reporting that they worked for themselves.

Together, these figures highlight the importance of non-permanent and seasonal work to Sicamous's local economy. Seasonal population fluxes impact the local economy and employment, including seasonal employment.

Income

Household incomes in Sicamous have grown over recent years. In 2020, the median after-tax household income was \$60,400, representing a 13.5% increase from 2015, when the median was \$53,200 (adjusted and given in constant 2020 dollars). This steady rise reflects moderate income growth in the community over the five-year period.

3. HOUSING

3.1 KEY CONDITIONS AND TRENDS

Sicamous has a significant number of dwellings used as second homes or vacation properties. In 2021, 37% of all private dwellings were not occupied by usual residents, affecting year-round housing availability, affordability, and community stability.

The permanently occupied housing stock is relatively aged. Nearly half of all occupied dwellings (46%, or approximately 440 units) were built between 1961 and 1980, with an additional 55 homes constructed prior to 1960. Since 1980, about 460 new homes have been added, although 65 dwellings are currently in need of major repairs.

Housing tenure in Sicamous is characterized by high levels of homeownership. Approximately 79% of households are owner-occupied (about 760 households), while renters account for 21% (about 200 households). Despite this, housing affordability remains a concern, with 30% of households spending at least 30% of their income on housing costs.

The housing stock is dominated by single-detached dwellings, which account for nearly two-thirds of all occupied homes. Other housing forms, including semi-detached homes, row houses, and low-rise apartments, make up a smaller share but have experienced modest growth. Notably, the number of semi-detached, low-rise apartment, and row house units increased by 32% between 2016 and 2021.

Despite recent diversification, Sicamous's housing supply remains oriented toward larger, family-sized units. Fifteen percent of dwellings have four or more bedrooms, 36% have three bedrooms, and 39% have two bedrooms, while only 9% are one-bedroom units. This mismatch between housing supply and the predominance of smaller households suggests a need for a broader range of smaller, more adaptable housing options.



Overall, while new housing forms are emerging, the diversity of housing options in Sicamous remains limited. Addressing future needs will likely require expanding the range of attainable, flexible, and appropriately sized housing to support year-round residents, seniors, singles, couples, and the local workforce.

HOUSING NEEDS ASSESSMENT REPORT (2022)

In 2022, the District of Sicamous completed a Housing Needs Assessment Report (HNR) to better understand current and future housing challenges in the community. The study highlighted several key matters, including limited rental availability for seniors and seasonal workers, a lack of housing diversity, and pressure from short-term rentals reducing the supply of year-round housing.

The HNR identified priority groups most affected by these challenges:

- Seniors
- Young adults (singles and couples)
- Low-income households
- Families
- Seasonal work

It also identified major housing gaps, including:

- Affordable housing
- Rental housing
- Senior housing
- Family housing
- Special needs housing

Some of the main findings included:

- Many seniors would benefit from smaller, more accessible housing options so they can stay in the community as they age.
- Local businesses struggle to attract and keep workers, particularly seasonal team members, due to limited affordable rentals.
- Long-term rentals are in short supply, with many homes used as short-term rentals during tourism season, making renting more difficult and costly.
- Housing choices are limited, with most homes being single-detached and few smaller units available.
- Some residents rely on temporary or less secure housing, such as motels, RVs, or short-term rentals, especially in summer.
- Given population changes, the report recommended adding housing gradually to avoid oversupply.

These findings shaped the District's Housing Strategy (2022) that continues to guide local housing decisions and policy through the current OCP update.



INTERIM NEEDS HOUSING REPORT (2024)

As part of Bill 44: Housing Statutes (Residential Development) Amendment Act, 2023, the Province introduced new requirements to help increase the supply and diversity of housing across B.C. Under this legislation, all local governments, including Sicamous, were required to prepare an Interim Housing Needs Report (IHNR) in 2024.

The IHNR serves as a bridge between full Housing Needs Assessments, keeping housing planning up to date between major studies. Its purpose is to ensure housing policies remain responsive, that identified gaps can be addressed in a timely way, and that communities are planning for the right mix of housing to meet current and future needs.

In line with the *Local Government Act*, the 2024 IHNR included three new elements:

- An estimate of the number of housing units needed over the next five and twenty years.
- A statement about the need for housing close to transportation options, such as walking and biking connections.
- A summary of actions taken by the District since its last HNR in 2022 to reduce housing need.

The IHNR followed provincially mandated methods to estimate how many housing units Sicamous will need to meet current and future demand over the next 5 and 20 years. The HART Housing Needs Assessment is a census-based tool that measures core housing need and affordable shelter costs by income category, household size, and priority populations. Using the HART tool, the analysis showed that Sicamous will require 227 new housing units within the next five years, and a total of 680 new units over the next twenty years, across a range of housing types. The table below provides a breakdown of the types and number of housing units needed.

| HNR Component | 5 Year Need (2021-2026) | 20 Year Need (2021-2042) |
|-----------------------------------|----------------------------|-----------------------------|
| Extreme Core Housing Need | 5 | 22 |
| People Experiencing Homelessness | 4 | 8 |
| Suppressed Household Formation | 38 | 153 |
| Anticipated Growth | 136 | 326 |
| Rental Vacancy Rate Adjustment | 1 | 4 |
| Additional Local Demand | 42 | 167 |
| Total New Units – 5 years | 227 | |
| Total New Units – 20 Years | | 680 |





in the **next 5 years**,

Sicamous will need

227 new housing units



in the **next 20 years**,

Sicamous will need

680 new housing units

HOUSING AND TRANSPORTATION CONNECTIONS

The IHNR asks communities to consider how housing connects to transportation. While Sicamous does not have a public transit system, its compact town centre, flat terrain, and scenic setting make it well-suited for walking, biking, and other active ways of getting around.

By improving connections between homes, trails, parks, and community spaces, Sicamous can make it easier for people of all ages to get around, reduce reliance on cars, and support healthier lifestyles. Future opportunities include:

- Updating road classifications to reflect current needs.
- Checking in with the community on trail priorities.
- Adding or expanding parks.
- Improving public beach access.
- Designing age-friendly walking and biking routes.
- Linking trails, parks, beaches, and local landmarks.

HOUSING ACTIONS TAKEN SINCE 2022

The IHNR also asks communities to describe steps taken since the last HNR to help reduce housing challenges. Since 2022, Sicamous has:

- Introduced a bylaw to allow small-scale multi-unit housing (2024).
- Created a Pre-Reviewed Plan Library to speed up approvals.
- Approved several housing projects with agreements to secure housing (e.g., 316 Gordon Munro Lane, 425 Main Street).
- Launched a Revitalization Tax Exemption Program (2023).
- Provided property tax exemptions for seniors' housing (2023).
- Adopted and continue to revise Council's Strategic Plan to guide growth and investment.



Together, these actions show Sicamous’s commitment to making more housing available while ensuring it is supported by services, trails, parks, and amenities that make the community a livable and inclusive place.

3.2 ACHIEVING THE HOUSING NEEDS

As per the *Local Government Act*, OCPs must include policies that address the current and anticipated housing needs for the following classes of housing:

1. Affordable housing
2. Rental housing
3. Special needs housing
4. Seniors’ housing
5. Family housing
6. Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness
7. Housing near transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation

The District’s Housing Needs Report (2022) and Interim Housing Needs Report (2024) identify the current and anticipated housing needs for these classes as described through broader “Key Areas of Local Need” included in the report. The Table below summarizes the District’s 2024 HNR Key Areas of Local Needs and the related class of housing needs and OCP policy sections.

| Class of Housing Need | Key Supportive OCP Sections |
|--|--|
| Affordable Housing | <ul style="list-style-type: none"> • Section 3.2 (Achieving the Housing Needs) • Section 5 (Future Land Use) |
| Rental Housing | <ul style="list-style-type: none"> • Section 3.2 (Achieving the Housing Needs) • Section 5 (Future Land Use) |
| Special Needs Housing | <ul style="list-style-type: none"> • Section 3.2 (Achieving the Housing Needs) • Section 5 (Future Land Use) |
| Seniors’ Housing | <ul style="list-style-type: none"> • Section 3.2 (Achieving the Housing Needs) • Section 5 (Future Land Use) |
| Housing Need Projections (5 & 20-year) | <ul style="list-style-type: none"> • Section 5 (Future Land Use) |

Table 3 - Housing Policy Sections Summary



As the District's HNR is updated, in accordance with the *Local Government Act*, this OCP may require amendments to ensure that policies are established to address each local need and class of housing.

GENERAL HOUSING POLICIES

3.2.1 Objectives

1. Meet the community's housing needs as identified in the latest HNR, specifically the IHNR 2024, including:
 - a) Meeting short and long-term housing needs projections.
 - b) Developing housing close to transportation infrastructure.
 - c) Developing a diversity of housing types, tenures, and price points needed for the diverse needs of Sicamous residents.

3.2.2 Policies

1. Collaboration:

- a) Collaborate with neighbouring communities, including First Nations and Regional District(s), recognizing that housing challenges require regional solutions.
- b) Continue supporting non-profit organizations (e.g., Eagle Valley Senior Citizens Housing Society) that contribute to housing and rental affordability.
- c) Provide more engagement and information sessions for diverse audiences, including seniors and youth.

2. Protecting Vulnerable Populations:

- a) Raise awareness about hidden homelessness and its various forms. Housing challenges are not solely caused by financial hardship but also by factors such as mental health, substance use, and domestic violence.
- b) In cases of redevelopment, support projects that include comprehensive plans to address the needs of vulnerable tenants, such as relocation strategies, assistance programs, or opportunities to return.
- c) Continue updating and developing policies that incentivize developments offering long-term, below-market, or lower-end housing within residential zones.

3. Strategic approaches:

- a) Improve infrastructure capacity (water/sewer) to support developments with adequate servicing and amenities.



- b) Prioritize infill development within existing residential areas rather than supporting projects in environmentally sensitive or hazardous areas, or where infrastructure extension is challenging.
- c) Increase the diversity of housing types and ensure decisions are informed by data, reports, and studies.
- d) Increase diversity of housing types and make decisions reflective of relevant statistics, reports, and studies.
- e) Support and prioritize the development of workforce and year-round housing needed to accommodate workers and residents in the community.

4. Flexibility:

- a) Consider incorporating attainable units and/or employee accommodations within municipal buildings during development or redevelopment.
- b) Support commercial and industrial properties that include employee dwelling units on-site.
- c) Explore the use of municipally owned land for attainable housing projects that complement the community’s needs, while not placing a financial burden on existing taxpayers.

ATTAINABLE HOUSING POLICIES

Attainable housing refers to housing that is affordable, available in a range of types and tenures, and removes barriers that prevent people from accessing safe and secure homes. It includes emergency shelters, social and supportive housing, affordable housing, and a diversity of market housing forms. The District supports a complete housing continuum, with the goal of ensuring attainable housing for all residents. By working with senior governments, non-profits, and community partners, the District is committed to creating and maintaining a range of housing options that serve residents of all ages, abilities, and income levels.

3.2.3 Objectives

1. Support the inclusion of secondary suites or other forms of infill development to increase housing supply and provide more attainable options.
2. Encourage the private market to increase the supply of attainable housing, including through development incentives and more permissive controls.



3. Promote complete neighbourhoods that enable people to remain in their neighbourhood and community through all life stages, even as their housing needs or economic circumstances shift, such as seniors housing that supports “aging in place”.

3.2.4 Policies

1. Explore new opportunities to partner with various government and non-governmental organizations to supply emergency shelters, social housing, affordable housing, including the pursuit of innovative funding and financing mechanisms.
2. Consider incentives such as reduced fees, Development Cost Charges and variances to support development that meets the objectives of attainable housing within the community.
3. Complete an updated Housing Needs Assessment every 5 years in accordance with the *Local Government Act* and Housing Needs Report Regulation to identify housing formats, ownership arrangements, partnerships, and gaps and opportunities that would result in attainable housing at all levels within the community.
4. Incentives and partnerships provided by the District in the pursuit of Attainable Housing within a development may be secured by a Section 219 Covenant to ensure dwelling units remain for their built purpose.
5. Identify opportunities for appropriate housing options for seniors, including within the Town Centre, and opportunities to age in place throughout residential neighbourhoods and commercial areas in the community. Housing for seniors should be designed with due consideration for adjacent uses and the streetscape and current and future accessibility needs.
6. Pursue opportunities to expedite infill development that increases housing diversity and supply, consistent with the policies of this OCP. This may include supporting higher-density housing forms in alignment with the provincial Small-Scale Multi-Unit Housing regulation.
7. The District recognizes the importance of supporting the community’s development as a dementia-friendly and inclusive destination for aging in place. The District will support seniors housing and related facilities that are compatible with the policies and land use designations outlined in this OCP, the Sicamous Zoning Bylaw, and other relevant documents. The District may also incentivize the development and educational opportunities that may help in the pursuit of this goal.



4. GROWTH MANAGEMENT STRATEGY



4.1 GROWTH MANAGEMENT OVERVIEW

In 2006, the District of Sicamous initiated a Growth Management Strategy (GMS) in response to a sharp increase in development applications. At that time, residential proposals alone represented more than double the community's existing housing supply, while commercial development tied to tourism and the houseboating industry was also expanding. Recognizing the need for strategic growth management, the District undertook a comprehensive analysis through the GMS. This strategy provided critical background information for the 2009 update of the Official Community Plan (OCP), serving as a technical reference with land use inventories and growth projections required under the *Local Government Act*.

The 2016 OCP update formally incorporated the GMS directions. Key actions included:

- Establishing a Growth Management Boundary (GMB) to protect farmland and direct growth to urban areas.
- Managing buffer areas along the boundary.
- Planning for future hillside expansion south of Sicamous.



- Coordinating with the ALC regarding ALR lands within the urban side of the boundary.
- Advancing an affordable housing strategy.
- Applying Smart Growth policies to encourage infill and compact development.

The 2026 OCP update reaffirms the existing GMB (Figure 7) with minor boundary adjustments to reflect land use, development, and infrastructure changes since 2016. The emphasis remains on directing growth within the existing community footprint and areas with existing or short-term viable servicing, while avoiding ALR lands.

GROWTH MANAGEMENT BOUNDARY

The District established a GMB through the 2016 OCP. A GMB is a planning tool that guides where development should and should not occur. In simple terms, it draws a line on the map separating areas intended for urban growth, such as housing, businesses, and community services, from areas that should remain rural, including farmland, forests, resource lands, and natural spaces.

While the GMB includes portions of the District’s ALR and lands designated as rural, its primary purpose is to support smart planning principles by encouraging compact, efficient, and sustainable development within the boundary. Lands on the urban side of the GMB that are also within the ALR remain subject to the Agricultural Land Commission Act (ALCA) and any conditions established by the ALC.

4.1.1 Objectives

1. Protect agricultural lands and manage growth by establishing and maintaining a Growth Management Boundary (GMB) to safeguard core agricultural areas, manage buffer zones, and minimize growth impacts on farmland.
2. Achieve sustainable development by focusing growth within the GMB and applying “Smart Growth” principles including prioritizing infill, compact forms, and efficient servicing and considering municipal boundary extensions only where they support sustainable development.
3. Coordinate with Agricultural Land Commission (ALC) by ensuring development on ALR lands within aligns with provincial regulations and community objectives.

4.1.2 Policies

1. Growth Management Boundary (GMB) Principles

- a) Core agricultural lands shall remain on the “rural” side of the GMB while urban development shall be directed to the “urban” side.



- b) Lands within the ALR are subject to the Agricultural Land Commission Act (ALCA) and ALC conditions.
- c) The District does not generally support ALR exclusion applications on the rural side of the GMB. ALR exclusion applications within the GMB should be considered for District support on a case-by-case basis.

2. Development Direction and Restrictions

- a) Support compact, infill development within the GMB and discourage peripheral expansion requiring costly infrastructure extensions unless cost-recovery mechanisms are in place.
- b) Restrict development in hazard areas unless hazards can be mitigated to ensure safety of development.
- c) Discourage the development of larger single use developments where access to the existing footprint of the community and related amenities are limited, such as a gated residential neighbourhood.

3. ALC Coordination

- a) Non-farm use or ALR exclusion applications require a Council resolution before advancing to the ALC process; applicants may need to provide feasibility studies, environmental assessments, and/or agrologist reports as a condition of Council consideration.
- b) Council support does not guarantee ALC approval, and subsequent development applications cannot proceed concurrently with ALC applications.

4. Highway Commercial Development

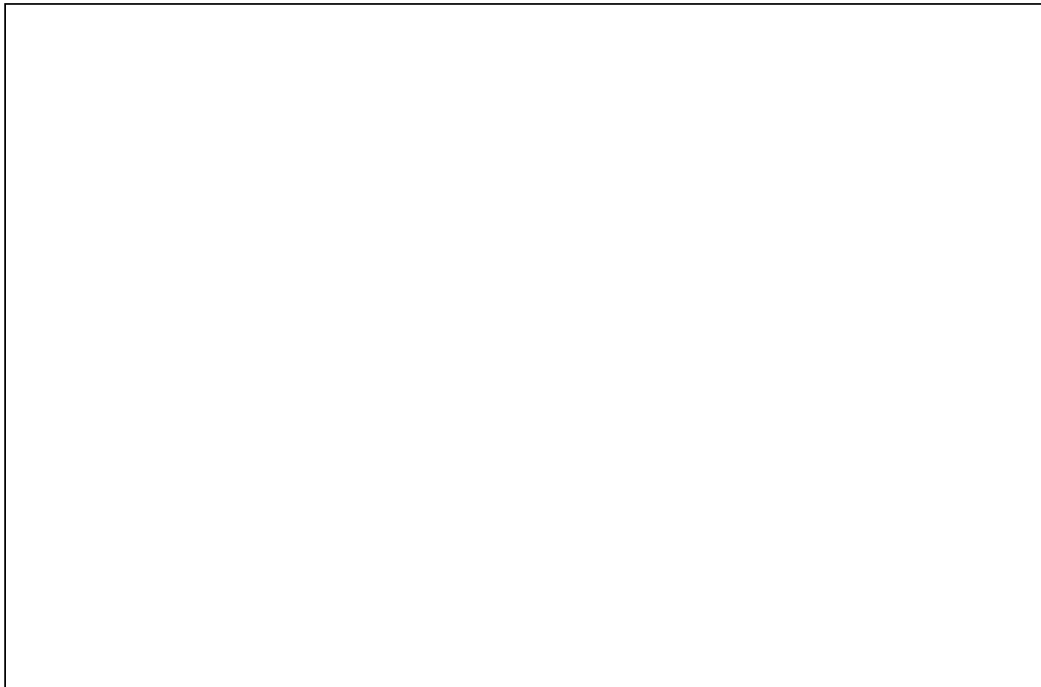
- a) Explore highway commercial potential of ALR lands within the GMB with the ALC confirmation where development contributes to the local economy and has minimal or no impacts on local agricultural production, such as:
 - i. Substantial development of vacant commercial land near the Town Centre.
 - ii. Use of a minimum 0.4 ha for a local farmers' market with covered retail space and washrooms.



5. Conflict Minimization and Land Use Compatibility

Reduce conflicts between agricultural and other land uses through access controls, minimum setbacks for intensive agriculture, fencing and landscape buffers, and ongoing liaison with provincial ministries and Crown agencies.

5. FUTURE LAND USE



5.1 LAND USE DESIGNATIONS

Land Use designations establish broader and future-oriented parameters for different land use classifications. They are designed to support and implement the OCP vision and plan foundations, while remaining flexible and adaptable to evolving development needs, pressures, and trends.

Each designation identifies a range of supported land uses, building forms, and other elements to guide future decision making. The District's Zoning Bylaw provides proscriptive site-specific regulations that must align with the broader direction and intent of the OCP and related designations. Applications to change the use of a property (e.g. rezone) must be consistent with the land use designation and other relevant policy directions included in the

OCP. The following land use designations are intended to guide future development in the District of Sicamous. Full descriptions of the designations are provided in the following sections and include direction for the following areas:

Purpose

Describe the broader intent or purpose of each designation.

Supported Uses

Broader use categories are included as “supported uses” in each designation that describe the future envisioned use for a specific property. Supported uses for different parcels under a specific designation may vary based on the applicable policy within that respective designation.

Supported Forms and Densities

Describes the broader building types that are generally permitted in each designation. Supported forms and densities for a designation may vary based on designation-specific policies and are further defined through the District’s Zoning Bylaw. General building forms are described below:

- Ground-Oriented – up to 3 storeys that typically have individual unit entrances at ground level
- Low-Rise – up to 3 storeys with individual and shared entrances
- Mid-Rise – up to 4 to 6 storeys with shared entrances, that may be required to include upper storey setbacks
- High-Rise – up to 6 to 7 storeys or higher with shared entrances, that may be required to include upper storey setbacks

General supported densities are included for applicable land use designations that describe residential density ranges for development expressed through units per hectare.

Objectives and Policies

Supplementary objectives that express intended outcomes of the application of such designations and the related policies that apply to all properties in the District under that specific designation.

LAND USE DESIGNATION SUMMARY TABLE

| Designation | Purpose |
|---|--|
| Residential Designations | |
| Low-Density Residential (LDR) | Lower density and traditional single-detached residential neighbourhoods where a range of low-density and small-scale multi-unit residential uses are supported. |
| Medium-Density Residential (MDR) | Residential areas that support moderate density through ground-oriented and low-rise multi-family developments that are compatible with existing neighbourhood character, including the potential integration of neighbourhood-scaled commercial uses. |
| Commercial and Industrial Designations | |
| Town Centre (TC) | Establishing a Town Centre where higher-density commercial, retail, and mixed-use development is permitted that creates active street fronts and promotes the area as a vibrant and key destination within the community and for visitors. |
| Waterfront Commercial (WC) | Supports a range of mixed-uses, pedestrian-scaled commercial, residential development and other commercial uses that support tourism, recreation, and activation of the waterfront. |
| Highway Commercial (HC) | Supports a mix of larger and more auto-oriented commercial uses to areas that are adjacent and have access to Highway 1 and 97A. This includes services for tourists and the traveling public, such as tourist accommodation, restaurants, and service stations. |
| Industrial (IND) | Establishes areas that accommodate a mix of commercial service, light industrial, and agri-industrial uses, including storage, goods distribution, warehousing, and light manufacturing and processing. |
| Community – Public Use Designations | |
| Civic | Areas that offer a diverse array of services and amenities to cater to the community's needs, including lands and facilities required for the operation of District services and utilities. |
| Parks and Recreation (PR) | Areas that provide opportunities for active and passive (non-motorized) recreation, including indoor and outdoor recreational facilities, trails, and natural spaces with important environmental values. |

| Rural – Open Space Designations | |
|---------------------------------|--|
| Rural | Areas outside of the Growth Management Boundary (GMB) where limited land uses and development maintain existing rural character, while protecting and supporting agricultural uses for lands within the ALR by limiting development and infrastructure investments on rural lands. Applies to large tracts of undeveloped Crown land whose use and development are the jurisdiction of the provincial government. As such they are envisioned to remain in a natural state or support resource management, recreation, environmental conservation, in alignment with applicable legislation. |

DESIGNATION AREAS

| Designation Class | Designation | Area | Percentage |
|-----------------------|-------------|------|---------------|
| Residential | LDR | ??ha | ??% |
| | MDR | ??ha | ??% |
| Commercial/Industrial | TC | ??ha | ??% |
| | WC | ??ha | ??% |
| | HC | ??ha | ??% |
| | IND | ??ha | ??% |
| Community | CU | ??ha | ??% |
| | PR | ??ha | ??% |
| Rural | R | ??ha | ??% (in ALR) |
| | R (in ALR) | ??ha | ??% (non-ALR) |

5.2 GENERAL LAND USE POLICIES

5.2.1 Objectives

1. Ensure sustainable growth and development through proper growth management strategies and approaches.
2. Direct growth to supportive areas where conditions support infill and densification.
3. Ensure District planning bylaws and regulations support sustainable growth.

5.2.2 Policies

1. Direct Growth and Development

- a) Focus infill and intensification in the Town Centre, Waterfront, and surrounding core areas where servicing and transportation capacity exists or can be readily provided.



- b) Manage growth consistent with land use designations and the Land Use Map (Schedule A).
- c) Ensure proper sequencing of development, using transitional land uses to buffer higher-intensity areas from lower-density neighbourhoods.

2. Protect Sensitive Lands

- a) Through the issuance of Development Permits, carefully manage development on steep slopes, hazardous lands, environmentally sensitive areas, and riparian zones to ensure safe and sustainable development.
- b) The expansion or creation of new gravel or sand extraction sites within the District shall only be considered where the expansion results in minimal conflicts with neighbouring properties.

3. Support Compatible Land Uses

- a) Permit parks, linear parks, recreation spaces, and gathering areas in all rural, residential, commercial, and community designations.
- b) Allow community infrastructure and related facilities in all designations.
- c) Support home-based businesses and occupations in rural and residential areas.

4. Maintain Land Supply and Regulatory Alignment

- a) Monitor residential, commercial, and industrial land demand and supply to ensure adequate provision within the Urban Growth Boundary.
- b) Regularly review Zoning and Subdivision Servicing and Development Bylaws to ensure regulations align with land use designations.
- c) Consider pre-zoning targeted infill and intensification areas to facilitate and incentivize development.

5. Promote Sustainable Resource Management

- a) Work with relevant government agencies to support sustainable resource management practices.



5.3 RESIDENTIAL DESIGNATIONS

Over the next 20 years, Sicamous is expected to experience demand for a broader range of housing options to meet the needs of residents of different ages, incomes, and household types. Based on the District's housing needs projections, Sicamous has an estimated five-year housing need of 227 new dwelling units and a 20-year need of approximately 680 units. With limited undeveloped land within municipal boundaries, much of this growth is expected to occur through infill, redevelopment, and gentle intensification within existing neighbourhoods.

The Residential Land Use Designations establish an overarching framework for where and how housing will grow in Sicamous. These designations support a compact, affordable, connected, and complete community by directing housing development to serviced areas, encouraging efficient use of land and infrastructure, and enabling a diversity of housing forms.

The policies in this section apply to lands designated Residential on Schedule X, including:

- Low-Density Residential; and
- Medium-Density Residential.

5.3.1 General Objectives

1. Maintain compliance with provincial legislation for small-scale multi-unit housing.
2. Encourage compact and efficient residential development through infill, intensification, and redevelopment in areas with existing services and infrastructure.
3. Enable a range of housing options that support attainability, accessibility and changing household needs.
4. Promote complete and connected neighbourhoods by integrating housing with parks, active transportation networks, and community services.

5.3.2 General Policies

1. Update the Zoning Bylaw over time to align with provincial and federal housing policies and to support a range of residential forms, including small-scale multi-unit housing.
2. Generally direct the highest densities of residential development towards the Town Centre, Waterfront, and along key corridors within the District, where walkable access to key services and amenities exists.



3. Support single-detached or two-unit dwellings providing supportive or specialized housing (e.g., group homes, assisted living, co-living) in all residential areas, provided development is compatible with neighbourhood character, minimizes traffic and parking impacts, and incorporates universal design principles.
4. New subdivisions should provide park space through land dedication, cash-in-lieu, or a combination of both. Parkland dedication and cash-in-lieu may be applied separately or used in combination with one another.
5. Subdivision and infill development should incorporate designs that promote diversity, walkability, and a strong sense of place.
6. Manufactured (mobile) home parks are recognized as an important form of attainable housing:
 - a) The District supports and encourages the redevelopment of existing mobile home parks that include measures to reduce displacement, such as tenant relocation plans and/or providing existing tenants with a right of first refusal to purchase new units, where feasible.
 - b) The District supports redevelopment proposals that include the voluntary replacement of existing attainable units on a one-for-one basis, where appropriate and viable.
 - c) Encourage large-scale redevelopment proposals to consider phased development approaches, where feasible, to minimize displacement and provide opportunities for tenants to relocate into new units as they become available.

LOW-DENSITY RESIDENTIAL (LDR)

Purpose

The Low-Density Residential designation is intended to accommodate established residential neighbourhoods characterized by lower-density housing forms. These areas support a range of low-density and small-scale multi-unit residential uses and are generally serviced by community water and sewer systems.

| Supported Uses |
|--|
| <ul style="list-style-type: none">• Single-unit dwelling with accessory dwelling unit (e.g., secondary suite, garden suite, coach house)• Multi-unit housing |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Buildings up to three storeys• General densities up to 15-50 units per hectare• Up to four dwelling units per lot, in accordance with the zoning bylaw |

5.3.3 LDR Objectives

1. Maintain and enhance the established residential character of low-density neighbourhoods while accommodating gradual change.
2. Ensure new development is compatible with the scale, form, and function of surrounding homes.
3. Support incremental residential intensification that is sensitive to lot size, access, servicing capacity, and neighbourhood context.
4. Promote high-quality site and building design that contributes positively to streetscapes and adjacent properties.

5.3.4 LDR Policies

1. Infill development through the development of accessory dwelling units is encouraged in LDR areas to make efficient use of land and infrastructure.
2. Support compatible small-scale uses, such as home-based businesses, licensed childcare facilities, and supportive or specialized housing, within LDR areas, provided they maintain a residential appearance and do not conflict with surrounding land uses.



3. Support and encourage the development of accessory dwelling units, including carriage homes, garden suites, and secondary suites in areas with adequate infrastructure, access, and amenities. Accessory dwelling units should comply with the Zoning Bylaw and be designed to minimize impacts on neighbouring properties, with preference for rear-yard locations and forms that reduce overlook.
4. Residential buildings consisting of two to four units may be considered on suitable lots with sufficient access and where the following design elements are integrated into the building and site design:
 - a) Where there is a double fronting lot, access should be provided from the lesser classified street.
 - b) Off-street parking is encouraged to be concealed from the street through parking structures, vegetation and landscaping, and orienting parking spaces internally and to the rear of the parcel.
 - c) Off-street surface parking within the front setback area between the street and residential building should only be considered where physical, environmental, and other site constraints restrict the ability for other parking strategies to be used.
 - d) Preservation of existing trees and vegetation in the site's design to maintain them post construction.
 - e) Integration of landscaping and trees in front yard setbacks and side yard setbacks to promote street trees and an urban canopy.

MEDIUM-DENSITY RESIDENTIAL (MDR)

Purpose

The Medium-Density Residential designation is intended to accommodate multi-unit housing in locations suitable for moderate increases in density. These areas support efficient land use, a mix of housing forms, and, where appropriate, neighbourhood-scale commercial uses. MDR areas are generally located where servicing capacity, access, and proximity to amenities can support more intensive development.

| Supported Uses |
|--|
| <ul style="list-style-type: none">• Multi-unit housing• Apartments• Townhouses• Mixed-use with ground-floor commercial |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented buildings• Low to mid-rise buildings• General densities up to 70 units per hectare |

5.3.5 MDR Objectives

1. Encourage diverse housing forms that support compact, connected communities.
2. Allow moderate increases in density in areas with adequate infrastructure, access, and amenities.
3. Promote a mix of housing types and small-scale commercial or community uses that create walkable, vibrant neighbourhoods.
4. Foster a greater mix and intensity of uses, including residential and compatible commercial, to create lively, pedestrian-oriented areas.
5. Support adaptable and flexible building forms that can evolve to meet changing housing and community needs over time.

5.3.6 MDR Policies

1. Require MDR development to be fully serviced with water, storm drainage, and sanitary sewer prior to development, and prioritize infill within existing urban areas.
2. Direct medium-density housing on local roads toward row houses, townhouses, or similar ground-oriented forms.



3. Locate apartment buildings on larger sites, corner lots, or properties with collector or highway access, particularly near shops and community amenities.
4. Require developments containing more than five dwelling units to provide on-site amenity space, with consideration given to parkland dedication, improvements, or cash-in-lieu where projects are adjacent to parks or trails.
5. Encourage lot consolidation to support comprehensive medium-density development.
6. Support ground-floor commercial uses in mixed-use buildings located on collector or highway corridors, with an emphasis on smaller-scale retail that contributes to active streets.
7. Support higher-density residential and mixed-use development where it provides public value, such as contributing to downtown vitality, economic sustainability, or the provision of needed housing types. In cases where proposed density exceeds the ranges identified in this designation, council may consider endorsement based on:
 - a) Demonstrated socio-economic benefits.
 - b) High-quality architectural and urban design.
 - c) Provision of community benefits such as long-term rental or below-market housing, parks, trails, or public waterfront access.
 - d) Design responses that address adjacent context, including building massing, setbacks, landscaping, and shadow impacts.
8. Support medium and higher-density development in locations with compatible surrounding form and scale, adequate servicing and access, safe multi-modal connections, and proximity to amenities.
9. Commercial, retail, and office uses permitted in mixed-use buildings should:
 - a) Be scaled to fit the surrounding context.
 - b) Provide neighbourhood-serving uses that support complete and walkable neighbourhoods.
 - c) Contribute to Council's Strategic Plan priorities.

5.4 COMMERCIAL AND INDUSTRIAL DESIGNATIONS

The District's commercial land use policies focus new commercial development within the Town Centre, Waterfront Commercial, and Highway Commercial areas. Mixed-use development is encouraged, particularly downtown and along the waterfront, to create well-connected, vibrant areas that integrate commercial, public, and residential uses for both residents and visitors. The District is committed to supporting small businesses as well as existing and emerging industries and economic activity.

Policies direct smaller-scale, pedestrian-oriented commercial uses toward the Town Centre, Waterfront Commercial area, and nearby residential neighbourhoods where appropriate, while accommodating larger-format retail and auto-oriented uses along the highway corridor and in locations further from the core. This approach helps avoid land use conflicts, supports a cohesive transition between commercial areas, and contributes to well-designed, active, and accessible commercial districts.

5.4.1 General Objectives

1. Ensure that commercial and industrial lands are planned and managed to provide opportunities for local jobs and sustainable economic growth.
2. Direct various commercial and industrial uses to appropriate areas within the District.

5.4.2 General Policies

1. Concentrate commercial development in areas designated within the Town Centre and Highway Commercial areas.
2. Ensure that new commercial and industrial development has full District servicing.
3. Encourage lot consolidation to support comprehensive commercial and industrial development.
4. Apply Development Permit Guidelines to commercial development to encourage a high quality of site design and to direct form and character as outlined in the relevant Development Permit Area criteria.

TOWN CENTRE (TC)

Purpose

Establish a vibrant and active Town Centre by supporting and directing higher-density commercial, retail, and mixed-use development that creates active street fronts and promotes the area as a vibrant and key destination within the community and for visitors.

| Supported Uses |
|---|
| <ul style="list-style-type: none">• Small-format commercial and retail• Exhibition and convention facilities• Cultural facilities• Offices• Mixed-use• Tourism accommodations• Civic uses |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented buildings• Low to mid-rise buildings• General densities of 50-70 units per hectare (for residential components of mixed-use buildings)• Pedestrian-friendly and ground oriented commercial and retail space design |

5.4.3 Town Centre Objectives

1. Support a mix of housing, shops, services, and community spaces that create a lively and welcoming central hub.
2. Promote mixed-use development in a way that fits the character of the area and makes efficient use of existing services and amenities.
3. Provide opportunities for year-round activity, events, and community life that strengthen the Town Centre as a destination.

5.4.4 Town Centre Policies

1. Develop the Town Centre is to be a compact, intense, interesting, accessible and pedestrian-oriented commercial area within the area designated as the Town Centre Development Permit Area.
2. Recognize and supports efforts to reinforce strong connections between the waterfront walkway area and Town Centre core to ensure that both visitors and residents can enjoy a more diversified experience.



3. Consider support for MDR or mixed-use within or adjacent to the Town Centre to encourage vitality, safety, after-hours use, and to increase pedestrian activity. Such development should not erode the supply of commercial land available in the Town Centre.
4. Ensure development in the Town Centre, both District and developer-initiated, integrates universal design to promote accessibility for all ages and abilities.
5. Support vibrant, civic, and community uses in the Town Centre and encourage the concentration of these uses into Main Street and Finlayson Street. The Town Centre will feature demonstration areas and projects that will highlight the community endeavours and natural beauty.
6. Encourage the development of buildings that are oriented to the street with unique character and building entrances. Amenity spaces should be provided in the front yard area of any development.
7. New on-site parking shall be located behind buildings fronting on Main Street and Finlayson Street.
8. Undertake efforts through education and bylaws to ensure community beautification and attractive development.
9. Consider parking minimum reductions and density bonusing for the Town Centre to encourage development that provides a public amenity, such as purpose-built rental housing or seniors housing.
10. In a case where the proposed development density exceeds the density stipulated under this section, the District may consider providing support based on:
 - a) Project's considerable socio-economic contribution to the community;
 - b) Architectural quality of the proposal: blend of functional, aesthetic, and sustainable development principles that can serve as a model development/landmark.
 - c) Project's contribution/provision of factors that community needs (e.g., long-term rental, below-market rental, affordable housing, park, trail, waterfront walkway).

- d) Design approach considering neighbour contexts (e.g., building massing considering shadow impact analysis, provision of sufficient setback/landscape buffer).
- e) Alignment with a Density Bonus Bylaw adopted by the District as required by Provincial legislation.

WATERFRONT COMMERCIAL (WC)

Purpose

The Waterfront Commercial designation supports a range of mixed-uses, pedestrian-scaled commercial, residential development and other commercial uses that support tourism, recreation, and activation of the District’s waterfront, while managing growth and development in important transition areas between the waterfront and other parts of the community.

| Supported Uses |
|--|
| <ul style="list-style-type: none">• Small to medium format commercial and retail• Cultural facilities• Offices• Tourism Accommodations• Entertainment and hospitality• Mixed-use• Civic uses• Apartments• Marine supportive uses (recreation, retail, service and transportation uses) |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented buildings• Low to mid-rise buildings• General densities of 50-70 units per hectare (for residential buildings and residential components of mixed-use buildings) |

5.4.5 Waterfront Commercial Objectives

1. Support a compatible mix of uses that create an active, year-round waterfront destination for residents and visitors.
2. Promote high-quality, pedestrian-oriented waterfront development that enhances public access, strengthens the connection to the water, and contributes to a vibrant public realm.

5.4.6 Waterfront Commercial Policies

1. Development within the Waterfront Commercial area shall support public access to the waterfront and walkways and serve as a transition between the Town Centre and the MDR area to the east. As such, the following composition of uses is generally preferred for the Waterfront and Transition areas as seen in Figure 9:
 - a) Waterfront Commercial Area – including a mix of commercial, retail, tourism accommodations, entertainment, mixed-use residential, and other uses that maximize and support the development of a vibrant waterfront.



- b) Transition Area – including a mix of commercial, retail, marine supportive, standalone residential and lower-intensity uses that support the waterfront.
- 2. Support small-scale commercial uses related to marine and waterfront activities in this area.
- 3. Mixed-use development may be supported where ground-floor commercial uses contribute to a pedestrian-friendly, active street frontage. Commercial storage should be accommodated at the rear of properties, provided a commercial or office use fronts the street.
- 4. Promote community pride by enhancing waterfront areas with coordinated landscaping, signage, and design features that reflect the character and identity of the community.
- 5. Encourage property owners and developers to incorporate high-quality design, screening, and maintenance practices in areas entering and exiting the community to support an attractive, year-round appearance.
- 6. Resort developments should be comprehensively planned and constructed to a high standard appropriate to their prominent location within a major waterfront amenity area. Proposals for medium/higher-density development shall be subject to the applicable Waterfront Character Area Guidelines for the respective character area and/or the Multi-Family Residential Development Permit Guidelines.
- 7. This area is recognized as a focal point in the community with high amenity value and business opportunities. The Town Centre Development Permit Area and relevant character areas apply to these lands to ensure a high standard of development.
- 8. Support the integration of sections of the road dedication (e.g. Sicamous Beach Park to Kappel Street) into the overall waterfront walkway corridor to provide a continuous walkway corridor. These road sections will have limited vehicular use but will continue to support existing boat launches.





Figure 8 - Waterfront Commercial and Transition Areas Map

HIGHWAY COMMERCIAL (HC)

Purpose

The Highway Commercial designation supports larger-format commercial uses that rely on highway exposure and vehicle access, including service, retail, and accommodation uses for residents and travellers in areas that are adjacent and have access to Highway 1 and 97A.

| Supported Uses |
|---|
| <ul style="list-style-type: none">• Auto-oriented commercial uses• Medium to large format retail and service commercial uses• Tourist accommodations• Entertainment and hospitality• Office |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented building• Low to mid-rise buildings |

5.4.7 Highway Commercial Objectives

1. Promote safe, efficient, and attractive development along the highway corridor through coordinated site design, access management, and landscaping.
2. Direct auto-oriented and larger commercial and retail uses to highway commercial areas with appropriate access and visibility.

5.4.8 Highway Commercial Policies

1. Support commercial uses that require highway exposure, larger sites, and convenient vehicular access, including service, retail, and accommodation uses.
2. Direct more intensive service commercial uses to Highway Commercial areas away from the Town Centre and to areas east of the Highway 97A junction, where such uses have limited impact on Town Centre aesthetics and urban design.
3. Encourage site layouts that provide safe and efficient access, minimize traffic conflicts, and support coordinated access management along the highway corridor.
4. Encourage high-quality building and site design, including landscaping, screening, and signage, to reinforce the highway corridor as an attractive gateway and positive first impression of the community.



5. Support opportunities for redevelopment or intensification of existing highway commercial sites where compatible with surrounding uses and infrastructure capacity.
6. Encourage the provision of pedestrian connections within and between highway commercial sites where feasible to improve overall accessibility and safety.
7. Support commercial developments that are compatible in form and scale with the Town Centre and adjacent residential areas, such as shopping plazas and multi-tenant commercial centres, while directing large-format and big-box commercial uses to the highway corridor to avoid land use conflicts.

INDUSTRIAL (IND)

Purpose

Establish areas to support employment, tax base diversification, and employment by supporting a mix of service commercial, light industrial, and agri-industrial uses, including storage, distribution, warehousing, and light manufacturing or processing activities.

| Supported Uses |
|--|
| <ul style="list-style-type: none">• Light industrial manufacturing uses• Warehousing and logistics• Trade contractor facilities• Bulk storage• Natural resource processing• Service commercial uses |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented buildings |

5.4.9 Industrial Objectives

1. Maintain well-located industrial areas that support a resilient local economy and offer diverse employment opportunities for the community.
2. Ensure industrial development is planned and designed to minimize land use conflicts and maintain compatibility with surrounding residential and rural areas.

5.4.10 Industrial Policies

3. Encourage service commercial and appropriate light industrial development in industrial areas that interface with non-industrial uses, such as agricultural and residential uses.
4. Support a diversity of light industrial uses that provide living wage employment and contribute to the local economy.
5. Ensure buffering of industrial uses from adjacent rural and residential uses and the preservation of access and views from adjacent rural and residential uses.
6. Direct more intensive industrial uses to industrial lands with minimal or no interface with non-industrial uses where possible.
7. Consider support for live-work flex units in industrial areas that include accessory dwelling units integrated into individual industrial strata units.
8. Ensure industrial uses that generate significant heavy truck and other vehicular traffic are located on industrial lots with sufficient access to a highway, arterial, or collector road.



5.5 COMMUNITY – PUBLIC USE DESIGNATIONS

The District's land use designations and supporting policies within the Community – Public Use category support the provision of critical community facilities such as schools, parks, cultural spaces, civic and municipal buildings, and other essential public infrastructure to be well-located, accessible, and responsive to community needs. These uses play a critical role in supporting well-being, service delivery, and social connection, and are intended to remain adaptable to the community's evolving needs and landscape.

5.5.1 General Objectives

1. Ensure a sufficient supply of land is maintained, accessible, and available to support long-term civic use and recreation needs of the community.

5.5.2 General Policies

1. Ensure sufficient land is designated to accommodate long-term public recreation, facility, and service needs in Sicamous.
2. In accordance with the *Local Government Act*, require developers to dedicate 5% of their land as part of the subdivision approval process for parks or trails in areas where acquiring such land is judged suitable for recreation uses, or provide money, in lieu of parkland, that being 5% of the value of the land prior to subdivision.
3. Funds acquired in lieu of parkland dedication may be used to acquire land for designated parks (including open spaces and trails).
4. Encourage property owners and/or developers to dedicate land for parks and trails in excess of the 5% minimum using density-bonus incentives.
5. Support and encourage the development of public-private partnerships to create new community landmarks, parks and trails and/or enhance existing ones.
6. Partner with local and regional community groups to design and develop parks and recreational spaces that accommodate all ages and abilities, including a regional trails network that connects with the District's municipal trails and active transportation system.
7. Encourage sharing of fields, playgrounds and recreational facilities with School District 83 through the establishment of joint use agreements and the joint development of neighbourhood and community parks and schools.



CIVIC USE (CU)

Purpose

The Civic Use designation supports areas that offer a diverse array of civic and public services and amenities to cater to the community's needs, including lands required for the operation of District services and utilities.

| Supported Uses |
|---|
| <ul style="list-style-type: none">• Civic facilities, libraries, schools, large medical facilities, emergency services, places of worship, and other similar uses• Cultural facilities• Community infrastructure and public utilities |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented building• Low to mid-rise buildings• Varied heights according to use |

5.5.2 Civic Use Objectives

1. Support the efficient and flexible use of civic lands and buildings so they can adapt to changing needs and continue providing essential public services over time.
2. Encourage civic uses to be located within centres and neighbourhoods to improve accessibility, fit well with nearby land uses, and help create complete, connected communities.

5.5.3 Civic Use Policies

1. Support integration of civic and institutional uses within centres and neighbourhoods.
2. Maintain and expand the civic use hub located within the Town Centre.
3. Support limited office, commercial, and residential uses that are associated with and accessory to civic uses.
4. Enable the flexible and appropriate adaptive use of civic lands to meet evolving community needs.
5. Direct civic uses with large transportation and parking demands primarily to locations adjacent to Highway, arterial or collector roads.



PARKS AND RECREATION (PR)

Purpose

The Parks and Recreation designation is intended to preserve and enhance greenspaces, parks, and recreational areas that support community well-being and provide accessible outdoor spaces for residents and visitors.

| Supported Uses |
|--|
| <ul style="list-style-type: none">• Outdoor parks and recreation areas• Indoor recreation facilities• Limited commercial uses to support park uses |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented to low-rise buildings• Varied heights according to use |

5.5.4 Parks and Recreation Objectives

1. Protect and enhance parks, natural areas, and recreational spaces that support community health, well-being, and year-round enjoyment.
2. Strive to ensure all residential areas are within 400 metres or 10-minute walk of a dedicated park space.
3. Ensure parks, green spaces, and other recreational opportunities are well-distributed, accessible, and connected to neighbourhoods, trail networks, and other community amenities.

5.5.5 Parks and Recreation Policies

1. Encourage the planting of street trees to increase the urban canopy in all areas.
2. The Parks and Recreation designation may include lands which are environmentally sensitive or hazardous in nature which make it unsuitable for urban development including passive recreation, or archaeological or historic importance.
3. Parks and recreational spaces shall be developed in accordance with the District's Zoning Bylaw, Parks and Trails Master Plan and the established parks classification system (see Table #) to ensure consistent standards, clear roles, and coordinated long-term development.



4. Use of park space by the public is the intended primary use. Easements and minor infrastructure must be secondary to park use and must not compromise sightlines into the park, have no significant negative visual impacts, and be located underground, if possible.
5. Sufficient road frontage for dedicated parkland should be required to ensure clear sightlines into the park and enhance actual and perceived safety of and by park users. Panhandle park sites are discouraged.
6. Dedicated parkland within or adjacent to steeply sloping areas shall be designed with consideration to rockfall and material slides, and ensure adequate access to service vehicles.
7. Establish a park and recreation specific zone in the District’s Zoning Bylaw to apply to parkland and recreation areas that is separate from public utility and institutional uses.

| Park Class | Size and Radius of Service | Description | Parks |
|--|--|---|---|
| Community Recreation Park | 2 to 10 Ha Typically larger in size (can go greater than 10 Ha) | These are destination parks (often with an athletic component) that serve the needs of the local community as well as visitors. Offer a diverse range of athletic and intensive recreational opportunities for people of all ages and abilities. May include sports fields, playgrounds, arenas, etc. where public travel to “spend time in the park” and draw participants from nearby areas. These parks can host tournaments and other events. | <ul style="list-style-type: none"> • M.J. Finlayson Centennial Park • Dog Park |
| Waterfront Parks & Walkways | Various | They provide views and access to the shores of Shuswap Lake, Mara Lake, and Eagle River. Provide opportunities for activities like swimming, picnicking, kayaking/canoeing, and boat launching where appropriate. | <ul style="list-style-type: none"> • Beach Park and boat launch • Channel Walkway • Rail Trail |



| | | | |
|---|--|---|--|
| Road Dedication – Walkway / Beach Access | Various | They provide views and access to the water, providing opportunities for swimming, and launching a canoe/kayak where appropriate. | <ul style="list-style-type: none"> • Main Street Landing • Cartier Rd, Silver Sands, and Flockey's Beach Accesses • Bruhn Rd Dedication (as Park) |
| Natural Parks | Variable (no minimum area requirement) | Intended to protect and preserve significant natural and/or cultural features. Additional studies required to assess the level of park development in these areas without compromising the sensitive nature. Provides opportunities for nature appreciation and wilderness hiking where appropriate and contributes to the health of the community and environment. | <ul style="list-style-type: none"> • Riverfront Nature Park • Hillier Rd Park • Old Town Park |
| Neighbourhood Parks | Min 0.2 Ha | They provide leisure opportunities for local area – located within walkable distance of 400m radius of a local home. They tend to service residents of the immediate neighbourhood and tend to accommodate shorter stays. Receive a moderate level of maintenance. May include passive open grass area, tables/benches, trash cans, shade, public art, and secondary pedestrian access. | <ul style="list-style-type: none"> • Lions Park • Kappel St Park • Oak Ave Park |

| | | | |
|---------------------|--------------|--|--|
| Pocket Parks | 0.1 – 0.5 Ha | <p>These parks take up less space but play a key role in the social and physical health of the community. Focus on passive uses and may include picnic areas/seating areas with shade, historical signage, public art, landscaping, etc. Usually located closer to active social spaces with access to pedestrian priority streets or connected to the greenway trail system. They require a high level of maintenance to keep them active and safe, depending on the features (fountain / pruned shady trees / benches & tables, etc.).</p> | <ul style="list-style-type: none"> • Memorial Park (in front of the school) |
|---------------------|--------------|--|--|

Table 4 - District of Sicamous Parks Classification

5.6 RURAL DESIGNATION

The Rural designation is intended to protect Sicamous's rural identity, agricultural lands, and natural landscapes by limiting development to low-intensity uses. These areas include farmland, environmentally sensitive lands, rural residential areas with limited servicing, and Crown lands managed by provincial authorities. Appropriate uses generally focus on agriculture, agri-tourism, outdoor recreation, conservation, and resource stewardship.

Lands within the Agricultural Land Reserve (ALR) remain subject to the Agricultural Land Commission Act and associated regulations, which prioritize agriculture as the primary land use. Crown lands within the District are regulated by provincial agencies, with opportunities for coordination, partnerships, and shared management where consistent with provincial direction and community objectives.

5.6.1 General Objectives

1. Manage growth in rural areas in a manner that supports the District's long-term growth management strategy and protects rural land resources.
2. Maintain the rural character and landscape of Sicamous by directing urban development to serviced areas within the Growth Management Boundary.
3. Support the long-term protection of agricultural lands, natural features, and environmentally sensitive areas.

5.6.2 General Policies

1. Discourage the extension of municipal services beyond the Growth Management Boundary or into lands designated Rural. Any requests for service extensions must be justified by the applicant, at their expense, and are subject to Council consideration through a comprehensive planning process.
2. Work with provincial, regional, and First Nations governments to explore land disposition, tenure, or partnership opportunities that support recreation, conservation, economic development, and other community priorities on Crown lands.
3. Support the protection and stewardship of environmentally sensitive areas, wildlife habitat, and natural features when considering future rural or Crown land use decisions.

RURAL USE (RU)

Purpose

The Rural Use designation applies to lands intended to maintain the rural character of Sicamous through low-intensity land use. These areas include agricultural lands, natural and open spaces, rural residential lands outside the Agricultural Land Reserve, and Crown lands managed by the Province. Development is expected to occur at a scale and intensity that supports agriculture, resource use, recreation, and conservation, while recognizing limited servicing capacity.

| Supported Uses |
|---|
| <ul style="list-style-type: none">• Agriculture and Agri-Tourism (permitted and non-permitted farm uses)• Rural residential and farm housing• Low-impact accessory uses• Private outdoor recreation• Accessory dwelling units• Trails, parks, and open space• Resource management and conservation activities• Public infrastructure, utilities, and access routes where appropriate• Low-impact community, cultural, or tourism-related uses subject to applicable approvals |
| Supported Forms and Densities |
| <ul style="list-style-type: none">• Ground-oriented buildings• Agricultural and farm supported structures• Natural or undeveloped land with limited built form• Small-scale, low-impact structures supporting access, recreation, or stewardship activities |

5.6.3 Rural Use Objectives

1. Retain agricultural lands for farming and local food production.
2. Support land uses that reinforce and enhance the existing rural character of Sicamous.
3. Encourage agricultural activity, agri-tourism, and value-added uses that contribute to the local economy.
4. Ensure rural residential development occurs at low densities compatible with agricultural and resource uses.



5. Support community recreation, conservation, and economic opportunities on Crown lands through coordination and partnerships, where appropriate.

5.6.4 Rural Use Policies

1. Support the Agricultural Land Commission in protecting and enhancing agricultural lands. Where land is in the ALR, subdivision and minimum parcel size requirements shall be determined in accordance with the Agricultural Land Commission Act, associated regulations, and Commission decisions.
2. Support subdivision within the ALR only where it enhances or does not diminish agricultural viability, subject to approval by the ALC.
3. Require development adjacent to ALR parcels to provide appropriate buffering consistent with ALC policies and referral responses.
4. Support agri-tourism activities where they are secondary to and compatible with farm operations and consistent with ALC policies.
 - a) Agri-tourism uses are supported where agriculture remains the primary land use.
 - b) Non-farm uses within the ALR should not be supported unless they:
 - i. Provide direct benefits to agriculture;
 - ii. Do not interfere with adjacent farm operations; and
 - iii. Do not preclude future agricultural use of the land.
5. Support rural residential development and subdivision of lands outside of the ALR.
6. Ensure all use and development of Crown lands complies with applicable provincial and federal legislation, policies, and land tenure agreements.
7. Support Crown land uses that align with local planning objectives through collaboration with the Province and other agencies, where opportunities arise.

6. COMMUNITY DEVELOPMENT

6.1 AGRICULTURE AND FOOD SECURITY

Strengthening local agriculture and food security is an increasing priority as rising living and food costs place added pressure on households, especially those with low or fixed incomes. The District is committed to building a resilient local food system by advancing initiatives that improve access to affordable, healthy food and reinforce the importance of agriculture within Sicamous and the surrounding area. Supporting small-scale agriculture, such as community gardens, berry farms, and edible landscapes, also helps strengthen community connections, expand local food access, and create economic and educational opportunities.

6.1.1 Objectives

1. Protect agricultural land and support a resilient local food system that contributes to long-term food security for the community.

6.1.2 Policies

1. Encourage economic development initiatives that support agriculture as a viable economic activity and identify strategies to bring new agricultural developments and businesses to Sicamous.
2. Encourage sustainable agricultural practices, local food production, and value-added opportunities that strengthen the local economy and support the long-term viability of farming.
3. Partner with the Ministry of Agriculture and Food to research and promote new agricultural opportunities such as grapes, specialty berries and fruits, market gardens and food processing facilities.
4. Support economic development initiatives that attract new and young farmers, create opportunities to purchase existing agricultural operations, and encourage new agricultural businesses, including agri-tourism and initiatives.
5. Recognizes the importance of local food production and supports efforts to improve the local agricultural economy. Efforts may include:
 - a) strategically locating the farmers market;
 - b) initiatives to increase agricultural awareness;
 - c) farm gate sales;
 - d) support for shop locally or regionally campaign; and
 - e) development of community gardens.



6.2 COMMUNITY RECREATION

Sicamous supports accessible, inclusive, and year-round recreation opportunities that promote community health, social connection, and enjoyment. Recreation spaces, trails, and facilities should serve residents and visitors of all ages and abilities and contribute to a vibrant and active community.

6.2.1 Objectives

1. Provide a balanced range of active and nature based recreation opportunities that support community well-being.
2. Ensure parks, trails, and recreation facilities are accessible, well-distributed, and connected to neighbourhoods and key destinations

6.2.2 Policies

1. Use the Parks and Trails Map (Schedule B) to guide the development and enhancement of trail networks, parks, and recreation spaces. Development cost Charges may be used to help fund identified trail and pathway connections.
2. Encourage and support community events, such as festivals, markets, and parades, and collaborate with community groups to plan or facilitate events that strengthen social and economic vitality.
3. Improve connectivity within the trail network, particularly in the Town Centre and core residential areas, and create trail nodes that integrate with existing amenities (e.g., pump track, recreation centre, waterfront walkway, public parks).
4. Maintain an up-to-date inventory of parks and trails to help assess system adequacy and inform future parkland acquisition.
5. Design parks and trails for all seasons, ages, and abilities, incorporating principles of accessibility and universal design.
6. Ensure trails within or near Wildfire Hazard Areas are designed and constructed to reduce wildfire risk, including using alignments and materials that can function as fire breaks where appropriate.
7. Continue improving public access to the waterfront, including securing public rights-of-way through redevelopment where feasible.



6.3 COMMUNITY HERITAGE

Sicamous values its unique cultural and historical assets and seeks to protect, share, and celebrate its heritage. By supporting heritage conservation and interpretation, the community strengthens its identity, deepens resident and visitor connection, and enriches the local cultural landscape.

6.3.1 Objectives

1. Support a resilient, four-season economy by promoting heritage as a community asset.
2. Protect and celebrate heritage sites, artifacts, and stories that contribute to Sicamous's identity.
3. Preserve the cultural and historical significance of community heritage resources for future generations.

6.3.2 Policies

1. Use the Community Heritage Registry as a reference tool and continue developing policies and incentives that encourage heritage protection and retention.
2. Improve the visibility and accessibility of heritage information through signage, interpretation, digital resources, and other public education tools.
3. Where full preservation of a registered site or artifact is not feasible, encourage alternative documentation and conservation methods, such as a) Archiving building details; b) Photographic or video documentation; c) Preparing architectural drawings before demolition; d) Salvaging and reusing materials; and e) Repurposing structures when possible.
4. Recognize the cultural and economic value of heritage sites and encourage property owners to designate eligible sites under the Heritage Designation Bylaw.



6.4 ECONOMIC DEVELOPMENT

To encourage economic development and diversification, land use directions should be paired with broader strategic policies that help attract new investment and support long-term growth. Strengthening the Town Centre and waterfront, key hubs for community life and local commerce, remains a priority for bolstering the community's economic foundation. Building a resilient and varied economy will require ongoing collaboration with businesses, residents, and community partners to foster a vibrant, year-round place to live, work, and play.

6.4.1 Objectives

1. Strengthen and grow a resilient, four-season economy that attracts residents, visitors, and investment throughout the year.
2. Revitalize the Town Centre and Waterfront Commercial areas as vibrant year-round hubs that enhance local businesses, community life, and the visitor experience.
3. Diversify the community's economic base by encouraging new and emerging sectors while continuing to support and enhance existing industries.

6.4.2 Policies

1. Recognize the critical importance of the Channel Area and the Town Centre in the economic diversity and resilience of the community and will pursue these efforts in partnership with federal, provincial, and First Nation governments, local business owners and regional partners to ensure that the Guiding Principles and community objectives are met in the in realization of these key projects.
2. Wherever possible, the support and encourage efforts that make the community welcoming, accessible, and supportive for people of all ages as age diversity, including families, youth, adults, and seniors, is essential to long-term community vitality.
3. Support, in principle, the development of tourist-related agricultural businesses that are complimentary to the principal agricultural use, such as vacation farms, farm bed and breakfast operations, farm-gate marketing, winery, etc. The District may also explore opportunities related to encouraging a retirement community, including a senior care industry.
4. Ensure that land use policies, other regulatory conditions and municipal infrastructure will support economic development without compromising social or environmental goals or placing any financial burden on the taxpayers.



5. Support, collaborate and cooperate with the business community to continue to develop and implement economic strategies for the benefit of all residents.
6. Support the promotion and development of four season outdoor and back country recreation, including the buildout of trails, off-road vehicle designated routes, and access points to recreation areas.
7. Recognize the contributions of the local arts, festival, and creative communities on the District's local economy and support access to the spaces needed to enable such activities.
8. Implement highway signage improvements that help direct highway traffic to the Town Centre.

6.5 MARINE AND CHANNEL DEVELOPMENT

Sicamous is uniquely shaped by its waterfront, sitting where Shuswap Lake, Mara Lake, and the Eagle River meet, with the Sicamous Channel connecting these key waterways. While Transport Canada oversees navigation and shipping routes, the channel and marine areas are central to Sicamous' identity, recreation, and community pride. The District is committed to protecting the health of these watercourses, preserving views and access for residents and visitors, and supporting responsible development that balances environmental stewardship with economic opportunities.

6.5.1 Objectives

1. Protect marine and channel environments by collaborating with federal, provincial, and First Nation governments, the CSRD, and other partners to identify and implement strategies that support long-term environmental health.
2. Explore responsible waterfront economic opportunities in partnership with federal, provincial, and First Nation governments, the CSRD, and other partners to support sustainable community and tourism development.
3. Maintain and improve public access to the waterfront by ensuring marine and channel areas remain welcoming, safe, and accessible for residents and visitors.

6.5.2 Policies

1. Maintain the existing motorized and non-motorized water access points as shown on Schedule B (Active Transportation).
2. Undertake a site-by-site analysis of the existing water access points. The analysis should also address the standards required for a variety of water access points.
3. Address zoning regulations to permit recreation uses and uses associated with the houseboat and marine industry as permitted uses in the marine and channel areas. Other commercial (e.g. floating retail or restaurant), residential (e.g. marine house), or industrial uses (wood storage) are not permitted in the channel or marine areas. Uses handling dangerous chemicals (e.g. floating gas bar) are discouraged but can be approved subject to a detailed technical assessment as part of the development review process.
4. Support development and use of the foreshore that contributes to the enhancement of the environmental, economic, and social values of the foreshore, including development that includes mitigation measures to reduce potential impacts.



6.6 PARTNERSHIPS AND COLLABORATIONS

Growth and community life in Sicamous are strengthened through partnerships, volunteerism, and the work of local social, cultural, and economic groups that foster belonging and resilience. The District will continue to collaborate with local groups, regional and local governments, First Nations, and other key partners to support wellbeing, accessibility, and sustainable growth. Civic pride will also be promoted through beautification initiatives and investments in parks, streetscapes, and public spaces. Together, these efforts will enhance the character of Sicamous and reinforce a shared sense of pride and identity for both residents and visitors.

6.6.1 Objectives

1. Support volunteerism and community involvement that strengthen local connections and civic pride.
2. Foster partnerships with First Nations and other community and regional partners that enhance social well-being, cultural connections, and shared initiatives contributing to Sicamous's long-term sustainability and livability.

6.6.2 Policies

1. Recognize the importance of the many community groups and social agencies operating within the community.
2. Support and encourage relationships and endeavor to build relationships in the community designed for the betterment of Sicamous and its growth.
3. Work collaboratively with First Nations to discuss and prioritize common goals. These endeavours may include the implementation of a Community Forest Initiative, development of regionally important community recreation site, artwork installation, and other shared priorities.
4. Support partnerships focused on addressing senior's affordability and enhancing aging in place in the community.



7. ENVIRONMENT

7.1 CLIMATE AND NATURAL ENVIRONMENT

Sicamous' strong connection to nature is central to its identity, and the community is surrounded by rich natural assets. The District is committed to working with partners and stakeholders to support environmentally sustainable growth, strengthen climate resilience, and guide practical, achievable local climate goals and actions.

Sicamous envisions a future where residents enjoy a connected, healthy, and economically resilient community while taking meaningful action on climate change and adapting to its impacts. Land use policies that support this vision must be paired with strategic actions that create the conditions for community-wide progress. Everyday choices, how people travel, where and how they live, and how food and yard waste are managed, play an important role in reducing emissions. Lowering energy use and greenhouse gas emissions is a shared responsibility, supported by the District's commitment to using its municipal tools to help residents, businesses, and visitors save energy, reduce emissions, and lower costs.

7.1.1 Objectives

1. Protect natural ecosystems by preserving sensitive habitats, wildlife corridors, and ecologically important areas while minimizing disturbance and reducing wildlife-human conflicts.
2. Safeguard water resources by protecting surface water, groundwater, aquifers, and areas identified for source water protection.
3. Mitigate development impacts by requiring effective measures where disturbance to sensitive areas or natural features cannot be avoided.

7.1.2 Policies

Source Water Protection

1. The District has identified water intake areas in Mara Lake which service the community. It is a priority of the District to ensure that these areas are protected and development on adjacent lands will not result in the degradation of the community's water supply.
2. Support education programs that promote water conservation and protect against invasive mussel species.
3. Development on lands adjacent to areas identified as Source Water Protection Areas may require further assessment by a Qualified Environmental Professional (QEP).



Environmental Stewardship

4. Reduce environmental risks by restricting development in hazardous areas and preventing activities that contribute to flooding, erosion, slope instability, or increased runoff.
5. Promote responsible resource use through waste reduction, recycling, and sustainable material management.
6. Seek participation in senior government programs and initiatives that address climate change impacts and energy management that will help Sicamous plan for local-scale impacts of climate change.
7. Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; green boulevards; storm water detention; green roofs, etc.).
8. Consider potential opportunities for working with the CSRD to develop an invasive species management, removal, and education plan within the Regional District or Municipal boundaries.
9. Raise awareness amongst individual homeowners and residents regarding beneficial landscaping, gardening and mowing practices that have the potential for considerable water savings and for minimizing chemical pollutants in the environment.

Community Energy and Greenhouse Gas Emissions

1. The District, as a signatory to the BC Climate Action Charter, will take steps to address and support the goals of the charter. The following greenhouse gas emissions reduction targets aim to provide guidance, facilitate planning, and inspire District residents, businesses, agencies, and government:
 - a) 80% below 2007 levels by 2050, in alignment with Provincial *Climate Change Accountability Act*.
2. Implement a community-wide approach to energy and emissions planning as included in the District's Community Energy and Emissions Plan (2024).
3. Support the Community Bio-Heat Facility as a reliable, cost-effective, and sustainable energy source for industrial development.
4. Support an overarching land use strategy that encourages infill and compact development patterns to promote sustainable development and reduction of greenhouse gas emissions.



7.2 HAZARDS AND COMMUNITY SAFETY

Sicamous faces a range of natural hazards, including steep, unstable slopes, areas susceptible to flooding, and increasing wildfire risk, that pose potential threats to residents and property. Proactive planning and development practices that recognize and steer growth away from these higher-risk areas can help reduce community vulnerability and limit potential liabilities for the District.

7.2.1 Objectives

1. Protect and mitigate risk of community hazards from development and the broader community, including wildfires, flooding, and other hazards or emergencies.

7.2.2 Policies

Wildfire Interface Areas

1. The District will collaborate with Federal and Provincial governments, as well as relevant agencies, to develop and implement strategies and procedures aimed at preventing interface fires. This includes adopting the recommendations outlined in the District of Sicamous Community Wildfire Resiliency Plan.
2. The Wildfire Hazard Area includes locations identified on Schedule B: Supplementary Maps. These areas are considered high risk and are subject to specific policies outlined in the OCP. All other properties within the District of Sicamous are designated as the Buffer Area, which is also recognized as being at risk due to the potential for airborne embers and is governed by a separate set of policies.
3. To mitigate wildfire hazards, lands within High-Risk Areas are required, as a condition of rezoning or subdivision approval, to register a restrictive covenant under Section 219 of the Land Title Act. This covenant shall:
 - a) Notify landowners that the property is in a High-Risk Area and may be subject to wildfire hazards;
 - b) Advise landowners to implement fire resistant rating requirements as per the British Columbia Building Code (BCBC);
 - c) Advise landowners to implement appropriate precautions consistent with FireSmart BC principles; and
 - d) Include a clause indemnifying and saving the District harmless in the event of wildfire damage or loss.
4. To reduce wildfire risk within the Buffer Area, the following guidelines apply:



- a) Prior to any construction or alteration of a building within the Buffer Area, applicable wildfire risk measures should be considered;
- b) All roofing materials and installation must meet the fire-resistance rating requirements specified in the BC Building Code (BCBC); and
- c) Landowners are strongly encouraged to implement measures consistent with FireSmart BC principles to further reduce wildfire risk.

Unstable Soils and Slopes

- 5. Carefully manage development in areas affected by slopes steeper than 30% as shown in Schedule D: Development Permit Area Maps (Steep Slopes) and where soil instability, subsidence, erosion, rock fall or land slope hazards exist, unless it a Hazard Development Permit is obtained by the applicant where it is demonstrated that development may occur on steep slopes. The District may require restrictive covenants, and development must proceed in strict compliance with the recommendations of the geotechnical report and other technical reports required by the District.

8. TRANSPORTATION AND INFRASTRUCTURE

8.1 TRANSPORTATION AND MOBILITY

Transportation in Sicamous focuses on safe, accessible, and year-round connections for all modes of travel. The community's flat terrain makes it well-suited for walking and cycling, and the District is committed to enhancing trails and pathways to active transportation and connectivity. At the same time, long-term planning for roads, transit and other infrastructure will ensure an integrated and resilient system that supports daily travel, local businesses, sustainable growth, and access to Sicamous's recreational assets in every season.

8.1.1 Objectives

1. Provide an efficient, safe, reliable, sustainable, and connected multi-modal municipal road system for residents, visitors, and businesses.
2. Integrate community land use and accessibility elements to ensure users have access to healthy, safe, and alternative mobility options that are convenient and connected.
3. Integrate transportation and land use planning to ensure future growth and development in Sicamous includes supportive transportation infrastructure.

8.1.2 Policies

1. Schedule B: Community Connectivity identifies the connections, routes, linkages and trails that are a priority for development and enhancement.
2. Encourage and enhance community landmarks and accessibility by ensuring that every community landmark has two access points.
3. The District's road classification system is based on the following hierarchy:
 - a) Major roads/provincial highway
 - b) Collectors
 - c) Special function roads, including Town Centre
 - d) Local streets/pathway and trail linkages
 - e) Other local roads
4. Consider the dedication of land for trails networked with roadways, watercourses and parks as part of the development process.



5. Work with the Ministry of Transportation and Transit to complete and implement a joint active transportation plan to improve accessibility within Sicamous, especially at highway intersections. Key projects requiring discussion between the Ministry of Transportation and Transit and the District of Sicamous include:
 - a) Trans Canada Highway Bruhn Bridge replacement;
 - b) Trans Canada Highway/Highway 97A intersection; and
 - c) Development and improvements along the Trans Canada Highway corridor.
6. Before approving any major road-related expenditures, complete a comprehensive asset management assessment to determine the optimal lifecycle, maintenance needs, rehabilitation requirements, and associated Development Cost Charges.
7. Before proceeding with significant investments in roads, pathways, trails, or parks, conduct a full cost and lifecycle analysis consistent with the District's Asset Management Plan.
8. Consider establishing a Waterfront and Town Centre Parking Area Designation to support the development of municipal parking facilities. Within this designation, a funding mechanism may be created to ensure adequate parking capacity for increased traffic and seasonal demand.
9. Continued improvements to connectivity and multimodal travel shall be guided by the Active Transportation Network Plan (2023), including enhancements to pedestrian access and related infrastructure.

8.2 UTILITIES AND INFRASTRUCTURE

Municipal infrastructure is critical to the health, safety, and quality of life in Sicamous. The District is committed to planning, designing, and maintaining infrastructure that is cost-effective, efficient, and sustainable over the long term. Prioritizing development within areas already serviced maximizes investment, supports compact growth, and reduces the cost of extending infrastructure. Limiting expansion into rural or unserved areas helps protect agricultural lands and natural environments while ensuring systems remain resilient and adaptable to future needs.

8.2.1 Objectives

1. Provide a high level of service in a cost-effective, efficient manner and encourage universal accessibility throughout the community.
2. Ensure new development includes adequate infrastructure services, including water, sewer, and storm drainage.

8.2.2 Policies

General

1. Support infill development within the Growth Management Boundary and prioritize strategies that maximize existing systems before expansion. Infrastructure improvements will focus on the Town Centre and areas inside the Growth Management Boundary.
2. Promote compact development, higher densities, energy conservation, environmental sustainability, and fiscal responsibility.
3. Maintain a Development Cost Charge (DCC) Bylaw as a cost-recovery tool for infrastructure projects. Additional mechanisms, such as user fees, service charges, latecomer agreements, phased development agreements, and partnerships, may be considered when consistent with Master Servicing Plans and the OCP.
4. Encourage expansion of telecommunications, high-speed fibre internet, and other servicing infrastructure to support growth.
5. Evaluate and implement conservation and waste-reduction initiatives as part of sustainability efforts.
6. Require servicing plans for new development that account for necessary upgrades and maintenance to existing infrastructure.



7. Undertake and maintain a comprehensive Asset Management Plan, guided by Master Servicing Plans and the OCP, to inform long-term financial planning.
8. Encourage and advocate for improved telecommunications services and network coverage in the District and surrounding areas.

Sanitary Sewer Services

1. Support infill development within the sanitary sewer service area to maximize efficiency. Planned improvements to the treatment facility will meet projected demand beyond 2027 (see Schedule B: Supplementary Maps).
2. Meter all new developments within the sanitary sewer service area.
3. Require risk assessments for well water and other sources before permitting additional on-site septic systems outside the service area.

Water Services

1. The existing water system is shown in Schedule J: Water Infrastructure. All new developments within the service area will be metered.
2. When considering water service expansions, evaluate strategies for agricultural servicing, while noting that treated community water is not supported for agricultural irrigation.
3. Engage in capital planning and facility assessments to ensure drinking water meets regulatory standards.

Stormwater Management

1. Existing stormwater infrastructure is shown in Schedule I: Storm Water Drainage Infrastructure.
2. Require grease, oil and sand separators in storm drains for commercial and industrial parking lots to prevent contamination.
3. Develop cost-effective, environmentally sustainable stormwater solutions, such as detention ponds, limiting impervious surfaces, and using permeable materials (e.g., gravel, brick, grass sidewalks).
4. Require measures to limit runoff and prevent harmful substances entering storm systems and rivers, including erosion and sediment control plans or storm interceptors.



5. Coordinate with neighbouring jurisdictions and agencies to improve stormwater management and reduce pollution and erosion.

Solid Waste Management

1. Continue using the CSRD landfill as the primary site, consistent with the Columbia Shuswap Regional District Solid Waste Management Plan (SWMP).
2. Work with CSRD to reduce waste through local initiatives for recycling and re-use, including education programs and user fee reviews to incentivize waste reduction.
3. Locate recycling and waste facilities in convenient areas without compromising community aesthetics.
4. Support regional and provincial goals for waste reduction and recycling.
5. Encourage implementation of curbside garbage and recycling collection as outlined in the CSRD SWMP.

9. IMPLEMENTATION

9.1 IMPLEMENTATION PLAN

The District's Official Community Plan establishes the community's long-term vision to grow, develop, and evolve over the Plan's twenty-year planning horizon (2026 - 2046). In addition to the policy and related direction included for in this OCP, several projects and actions have been identified throughout the Plan for Council's consideration. These items reflect new plans, policies, investments, and other District initiatives to help continue advancing the overall vision and priorities.

| Action Item | Description | Timing |
|-----------------------------|--|-------------|
| Plans and Strategies | | |
| Active Transportation Plan | Complete development of District's Active Transportation Plan and initiate implementation of ATP recommendations. | 2026 |
| Complete Communities Study | Complete development of Complete Communities Study and utilize as information source in land use, development, and infrastructure decision-making. | 2026 |
| Wastewater Management Plan | Complete a study to determine potential options for the provisions and sewer servicing to the Old Town area. | 2027 |
| Asset Management Plan | Complete an Asset Management Plan and related Council policy for the renewal and replacement of District assets. | 2027 |
| Park Planning | Develop park development plans and costing for Finlayson Park and the 200 Main Street Greenspace. | 2026 - 2030 |
| Town Centre Plan | Develop a neighbourhood plan and strategy for the future development and revitalization of the Town Centre neighbourhood. | 2027-2028 |
| Waterfront Plan | Develop a neighbourhood plan and strategy for the future development of the District's waterfront area. | 2028-2029 |



| Bylaw Reviews | | |
|--|--|-------------|
| Zoning Bylaw Review | Complete a comprehensive review and update of the Zoning Bylaw to modernize and align with updated OCP. | 2026 - 2027 |
| Short-Term Rental Review | Refine District bylaws regarding the legal operation of Short-Term Rentals. | 2026 |
| Building Regulations Bylaw Review | Complete a review and update of the Building Regulations Bylaw to ensure Step Code compliance. | Complete |
| Subdivision and Development Servicing Bylaw Review | Complete a review and update of the Subdivision and Development Servicing Bylaw to modernize and align with other District land use and building bylaws. | 2029 |
| Development Procedures Review | Complete a review of District development procedures to identify bylaw amendments and other actions to streamline approval processes, including: <ul style="list-style-type: none"> • Officer and approvals delegation • Terms of Reference for professional reports • Other bylaws to support streamlined approval processes • Public notification requirements to align with housing initiative • Servicing officer establishment | 2027-2028 |
| Temporary Use Bylaw Review | Complete bylaw review for updates and modernization. | 2027 |
| Tree Removal and Soil Desposition Bylaw | Introduce a tree removal and soil deposition bylaw. | 2027 |
| Traffic Bylaw Review | Complete a review and update of the Traffic Bylaw to update and modernize bylaw. | 2030 |
| Services | | |
| Next Generation 9-1-1 | Complete the Next Generation 9-1-1 to update infromation systems and infrastructure for emergency response. | 2026 |



9.2 DEVELOPMENT APPROVAL INFORMATION

The whole District Boundary has been designated a development approval information area. In accordance with the District's Development Application Procedures Bylaw and the *Local Government Act*, the District may require information on the anticipated impact of a proposed activity or development on the community, including, without limiting this, information regarding impact on such matters as the following:

1. Transportation patterns including traffic flow
2. Local infrastructure
3. Public facilities including schools and parks
4. Community services
5. The natural environment of the area affected

The District or an officer or employee authorized by the bylaw may require an applicant for any of the following to provide development approval information to the local government:

- An amendment to a zoning bylaw
- Development permit
- A temporary use permit

Development approval information must be provided at the applicant's expense and in accordance with the procedures outlined in the Development Application Procedures Bylaw.

9.3 TEMPORARY USE PERMITS

Temporary Use Permits (TUP), enabled under the *Local Government Act*, provide flexibility to allow temporary land use and development activities that are not otherwise permitted in the zoning bylaw. The District may issue a TUP to support temporary opportunities that align with OCP objectives or otherwise contribute to the community, such as diversifying the local economy, promoting employment growth, testing innovative uses or services, or accommodating transitional uses where long-term land use decisions are premature.

TUPs are not a substitute for rezoning and cannot be used to authorize an activity indefinitely. If the applicant wishes to continue the use beyond the permit term, a rezoning or re-designation application is required.

A TUP permits temporary uses that are otherwise not permitted through Zoning on a specific property for a period of time set by Council for no more than a three year period. The proposed temporary use should be defined in the Zoning Bylaw and permitted in other zones, but a Temporary Use Permit may be considered for a use not defined, or not clearly defined in the Zoning Bylaw. Despite the zoning of a property, Temporary Commercial or Industrial Use Permits for temporary uses may be supported in the TUP Area, subject to approval by Council.



All lands within the District's municipal boundary are designated as the TUP Area.

9.3.1 Temporary Use Permit Guidelines

1. A TUP may be issued for up to three years in any land use designation, at Council's discretion.
2. The proposed use must:
 - a) Be compatible in hours, size, and scale with adjacent land uses.
 - b) Minimize conflict with surrounding properties.
 - c) Avoid creating a significant increase in demand for community services.
 - d) Not permanently alter the site and avoid proximity to environmentally sensitive or hazardous areas.
 - e) Demonstrate value to the community.
3. Infrastructure must be adequate to support the temporary use (including septic and water systems, if applicable).
4. The use must comply with all relevant legislation, including but not limited to:
 - a) *Agricultural Land Commission Act (ALCA)*
 - b) *Environmental Management Act*
 - c) *Riparian Areas Protection Regulation*
 - d) *Transportation Act*
5. The proposed use must be clearly temporary or seasonal and must not involve permanent structures, foundations, or other lasting physical changes.
6. The proposed use must not result in undesirable impacts such as excessive noise, odours, dust, pollution, lighting, or visual blight affecting nearby residents or businesses.
7. The District may require an Irrevocable Line of Credit as a condition of issuing a TUP to guarantee compliance with permit terms.
8. Short-Term Rentals shall not be considered as an eligible temporary use.
9. Submission requirements for TUPs include (but are not limited to):
 - a) Proposed duration of the temporary use.
 - b) Access details and availability of parking/loading.
 - c) Proposed hours of operation.
 - d) Size and scale of the use.
 - e) Site servicing plans, site plans, building elevations, and floor plans (if applicable).

- f) Description of potential impacts (noise, odours, dust, pollution, lighting, aesthetics, parking, traffic).
 - g) Safety and site control plans approved by RCMP and/or Fire Department.
 - h) Approvals from relevant agencies (ALC, Ministry of Environment, Ministry of Water, Land and Resource Stewardship, Ministry of Transportation and Transit) as required.
 - i) Remediation or reclamation plan with cost estimates.
 - j) Measures to mitigate environmental impacts.
10. Upon expiration of a TUP, the uses of the property shall revert to those outlined in the current Zoning Bylaw. The applicant may, prior to the expiration of the TUP, apply for a permit renewal of up to three years, approval of which will be at the discretion of Council.

10. DEVELOPMENT PERMIT AREAS

AUTHORIZATION

This OCP establishes two DPAs to help protect sensitive and hazardous areas and development in Sicamous and others to guide the form and character of new multi-family, commercial, industrial, and mixed-use development.

All development within the Development Permit Areas specified in this OCP shall be evaluated to ensure compliance with the relevant guidelines unless a property is exempt from requiring a permit. Where land is located in more than one Development Permit Area, all of the applicable Development Permit Area requirements must be met but may be combined into one permit and application at the discretion of the District.

APPLICABLE ACTIVITIES

A development permit is required for any development occurring on land within the development permit areas shown on the related development permit area maps that may be classified as one of the following activities, as per the *Local Government Act*:

- Subdivision of land;
- Construction of, addition to, or alteration of a building or structure;
- The removal, alteration, disruption or destruction of vegetation;
- Disturbance of soils;
- The creation of non-structural impervious or semi-pervious surfaces;
- The construction or establishment of flood protection works;
- The construction of roads, trails, and bridges;
- The provision and maintenance of sewer, water and/or drainage services;
- The development of utility corridors; or
- Alteration of land.

EXEMPTIONS

As per the *Local Government Act*, issuance of a Development Permit is not required for the following:

- Building repairs and/or maintenance including “like for like” replacement of roofing, siding, windows and/or doors.
- Internal renovations that do not affect a building’s exterior or increase the floor area.
- Building Code requirements.
- The development consists of the planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification.

Additional exemptions for specific DPAs are provided in their respective exemptions sections.



10.1 MULTI-FAMILY DEVELOPMENT PERMIT AREA

PURPOSE

The Multi-Family Development Permit Area is designated under Sections 488 and 489 of the *Local Government Act*, for the purpose of establishing objectives for the form and character of multi-family residential development.

APPLICABLE AREAS AND ACTIVITIES

The entire District of Sicamous is designated as a Development Permit Area for multi-family development. A Development Permit shall be required for multi-family residential development of five residential dwelling units or more prior to the issuance of a Building Permit. Where there is overlap with other Development Permit Areas and for mixed-use buildings (residential and commercial), the Multi-Family Development Permit Area Guidelines are secondary.

EXEMPTIONS

Applications for the following shall not be required to apply for Development Permits:

1. All interior renovations that do not affect the exterior of the building, the repair or replacement of roofing.
2. All exterior additions having a total building area of 50 m² (538 square feet) or less; or having a building permit value of less than \$50,000; and which are consistent with the OCP Development Permit Guidelines.
3. All exterior renovations less than \$25,000 in building permit value and which are consistent with OCP Development Permit Guidelines.
4. Replacement or repair of a building or buildings that have been destroyed or damaged by natural causes provided that the repairs or replacement building are identical to the original in siting, form, size, and character. This exemption does not apply to buildings destroyed or damaged by fire.
5. Residential developments consisting of four residential dwelling units or less.
6. Accessory dwelling unit buildings that are subordinate to the principal residential use.

The foregoing exemptions do not apply to residential or commercial development, alterations, or additions that are staged or phased over a period of three (3) years or less where the total completed building permit value, total building area or the number of residential dwelling units exceed the foregoing values within the three-year timeframe.



10.1.1 GUIDELINES

1. Development should respond to the natural site conditions and respect existing development on adjacent sites:
 - a) reflect, rather than obscure natural topography;
 - b) optimize views and vistas;
 - c) consider existing on-site trees;
 - d) minimize shadow impacts;
 - e) maximize solar exposure;
 - f) provide views onto the street to encourage street surveillance;
 - g) consider components of neighbouring residential form (e.g. roof pitch, porches, windows, etc.) without creating homogeneity; and
 - h) use natural building materials (glass, wood, stone) to the greatest extent possible.
2. On hillsides or in other prominent locations, developers may be required to provide a detailed visual or height impact assessment to illustrate the impact of the development on adjacent properties or view corridors from key areas of Sicamous, including views from the channel or lakes onto adjacent lands.
3. High-quality landscaping should enhance the development and the overall neighbourhood.
4. All areas of the site not covered by building, structures and parking should be landscaped, including street trees in the boulevard.
5. Site and building plans should have defined public and private spaces.
6. Utilities and services, such as garbage receptacles, are screened from public view and oriented away from pedestrian areas.
7. Supplement fencing to break up continuous fencing lines.
8. The development should incorporate signage.
9. Open space and amenity areas should have a form and character complementing the residential use.
10. Parking areas shall:
 - a) discourage large contiguous areas;
 - b) include landscaping to screen from streets and residential areas;
 - c) be located near main building entrances;



- d) accommodate snow storage; and
 - e) consider recreational vehicle storage, including secure off-site options.
11. Higher-density projects are encouraged to:
- a) provide underground or under-building parking that does not detract from the streetscape
 - b) provide for bicycle storage in a secure location
 - c) The District supports the use of Xeriscape (low water use) landscaping.
 - d) All development within the Town Centre Area must be consistent with the design guidelines within the District of Sicamous Official Community Plan

10.2 TOWN CENTRE DEVELOPMENT PERMIT AREA

PURPOSE

The Town Centre Development Permit Area is designated under Sections 488 and 489 of the *Local Government Act* to establish objectives and guidelines for the form and character of commercial and multi-family residential development.

In addition, waterfront walkways along Sicamous Beach Park, Mara Lake, Shuswap Lake, Sicamous Channel, and Eagle River are vital public amenities that promote active lifestyles, alternative transportation, and community connectivity. The District prioritizes completing a continuous walkway between Sicamous Beach Park and Kappel Street and supports these connections through the Town Centre Development Permit Guidelines.

APPLICABLE AREAS AND ACTIVITIES

This permit area applies to all lands shown on Schedule D: Development Permit Area Maps. A Development Permit is required for each Character Area: commercial, industrial, or multi-family residential development within this area. Guidelines for each Character Area are provided below.

MINOR AND MAJOR DEVELOPMENT PERMITS

1. The Minor Development Permit process provides an expedited, cost-effective option for small-scale improvements within the Town Centre. Applicable when:
 - a) Development complies with the OCP and Zoning Bylaw;
 - b) Exterior façade changes or modifications are to an approved landscape plan; and
 - c) Additions or renovations valued at \$50,000 or less, without changing site use
2. A Major Development Permit requires Council approval and public notification. This process applies to all development or redevelopment exceeding the thresholds outlined in this OCP.

10.2.1. GUIDELINES (TOWN CENTRE)

1. Development that meets or exceeds Town Centre guidelines is strongly encouraged. Projects consistent with Minor or Major Development Permit requirements may qualify for District incentives to promote economic development.
2. Where landscaping is proposed or required under the OCP or Zoning Bylaw:
 - a) Landscape plans must include a cost estimate.
 - b) The District will retain 125% security until completion and inspection.
 - c) Security may be partially or fully released following review.



- d) Any changes to an approved plan must be submitted in writing for District approval prior to implementation.
3. Building Siting & Design
 - a) Frame views of lakes, channel, mountains, and landmarks.
 - b) Provide accent features at intersections (e.g., corner cuts to expand sidewalk space).
 - c) Avoid long blank walls; where unavoidable, use landscaping or architectural detailing.
 - d) Create active frontages on Main and Finlayson Streets with articulation and multiple entrances.
 - e) Orient building entrances toward Main and Finlayson Streets with front yard setbacks of up to 0 meter. Where a 0 m setback is not feasible, align the building façade visually with adjacent properties or buildings.
 4. Building Height
 - a) Respect proportions relative to adjacent buildings and public spaces.
 - b) Taller buildings (4–6 storeys) are encouraged; use step-backs and balconies above the second storey.
 - c) For buildings over 6 storeys or significantly taller than surroundings, a Shadow Impact Study may be required.
 5. In a case where the proposed development density exceeds the density stipulated under this section, the District may consider providing endorsement based on:
 - a) Project's considerable socio-economic contribution to the community.
 - b) Architectural quality of the proposal: blend of functional, aesthetic, and sustainable development principles that can serve as a model development/landmark.
 - c) Project's contribution/provision of factors that community needs (e.g., long-term rental, below-market rental, attainable housing, park, trail, waterfront walkway).
 - d) A design approach that considers the form and scale of neighbouring properties (e.g., building massing considering shadow impact analysis, provision of sufficient setback/landscape buffer).
 6. Public Realm & Mobility
 - a) Incorporate outdoor seating, wide sidewalks, landscaping, and vibrant commercial spaces.
 - b) Design for multiple mobility options (walking, cycling, wheelchair, mobility scooter).
 - c) Screen parking accessed from rear lanes with buildings and landscaping.
 7. Landscaping
 - a) Screen parking areas visible from Main Street and Finlayson Street using continuous trees and landscaping, including a minimum 1.0 m-high planting or wall within a planter at least 1.5 m wide with irrigation. Incorporate public art, heritage artifacts, or floral features where appropriate, screen all service areas and utility equipment, and use

curbed, raised, or freestanding planters as needed, while avoiding screening elements at eye level or encroachment into sidewalks.

9. Building and site design is encouraged to contribute to a lively pedestrian scale with a minimum 70% glazing of the street facing ground floor as transparent (windows or fixed glass) designed to make the inside easily discernible to the passer-by and to create visual interest. Street furniture and patios should also be encouraged to add to the quality of the street.
10. Building materials discouraged in the Town Centre Character Area include vinyl, glossy vinyl fabric, mirrored glass, plastics, and asphalt shingles as siding materials.

10.2.3 GUIDELINES (RIVERSIDE TRANSITION AREA)

1. The Riverside Transition Area includes the east side of Riverside Avenue.
2. Encourage architecturally thoughtful design, proportion, materials, and massing should complement the environment and create a smooth transition between Waterfront and Town Centre/Multi-Family Residential areas.
3. Use bold, vibrant building colours to enhance the streetscape and provide visual interest from both the Town Centre and the channel.
4. Incorporate landscaping that:
 - a) Screens storage and rear-lot development.
 - b) Enhances pedestrian experience along the streetfront.
5. Integrate bold and vibrant building colours that will enhance the streetscape and provide interesting visual relief from the Town Centre Character Area and from the channel via water.
6. Integrate landscaping that minimizes the impact of storage and development at the rear of the lots and is maximized to enhance pedestrian experience at the streetfront.

10.2.4 GUIDELINES (WATERFRONT CHARACTER AREA)

1. Waterfront development guidelines apply to the west side of Riverside Avenue.
2. The Waterfront is a key community asset. Development must maintain high design standards and integrate landmark-quality architecture.

3. Continue development and expansion of the Waterfront Walkway through:
 - a. Pursuing public access through acquisitions, easements, and agreements.
 - b. Considering density bonusing for developments providing additional public amenities (e.g., seating, viewing platforms) through the development of a Density Bonus Bylaw in accordance with provincial legislation.
 - c. Using the Town Centre Development Permit Area (Waterfront Character Area Guidelines) to promote access and enhancement of the walkway.
4. Support integration of road dedication (e.g., Sicamous Beach Park, Main Street, Weddup Street, Martin Street, and Kappel Street) into a continuous waterfront walkway corridor, with limited vehicle use and amenities such as seating, landscaping, and public gathering spaces.
5. Apply green infrastructure principles for stormwater management and habitat preservation along the waterfront.
6. Multi-family developments on Riverside Avenue are encouraged to include commercial space of at least 50 m² that is accessible from both the Waterfront Walkway and Riverside Avenue, and designed to maintain strong street and waterfront relationships without intervening parking or fencing.
5. Require a minimum 3 metre walkway within a 5-metre right-of-way along the waterfront. The walkway shall be a continuous pedestrian corridor and developed to the guidelines outlined in the Waterfront Development Permit Area. Narrower walkways may be considered where site constraints exist that limit the 3-metre minimum width.
6. Developers must submit walkway designs for District approval prior to construction.
7. Walkways should be designed to accommodate both pedestrians and cyclists, be fully accessible for all abilities, and use durable, consistent materials to ensure long-term functionality and maintenance.
8. Landscaping should follow Xeriscape and FireSmart principles.

10.3 HIGHWAY COMMERCIAL DEVELOPMENT PERMIT AREA

PURPOSE

The Highway Commercial Development Permit Area is designated under Sections 488 and 489 of the *Local Government Act* to establish guidelines for the form and character of highway commercial development.

APPLICABLE AREAS AND ACTIVITIES

This permit area applies to all lands identified on Schedule D: Development Permit Area Maps. A Development Permit is required for any commercial or industrial development within this area.

MINOR AND MAJOR DEVELOPMENT PERMITS

2. The Minor Development Permit process provides an expedited, cost-effective option for small-scale improvements within the Highway Commercial Development Permit area. Applicable when:
 - a) Development complies with the OCP and Zoning Bylaw;
 - b) Exterior façade changes or modifications are to an approved landscape plan; and
 - c) Additions or renovations valued at \$50,000 or less, without changing site use
3. A Major Development Permit requires Council approval and public notification. This process applies to all development or redevelopment exceeding the thresholds outlined in this OCP.

10.3.1 GUIDELINES

1. Collaborate with the Ministry of Transportation and Infrastructure to prioritize safety, access, and corridor beautification along the Trans-Canada Highway.
2. Encourage design that:
 - a) Incorporates Crime Prevention Through Environmental Design principles for parking and loading areas.
 - b) Where adjacent to residential properties:
 - i. Locate delivery and refuse areas away from residences.
 - ii. Install lighting and signage to minimize light pollution.
 - iii. Provide landscaped buffers to reduce visual impacts.
 - c) Ensures safe access and circulation for vehicles, pedestrians, and cyclists.
3. Where appropriate, the District may consider accommodating light industrial uses within Highway Commercial areas.



4. Where Highway Commercial lands border the ALR install fencing on the urban side to discourage trespass.
5. Provide setbacks and landscape buffers as required by the Zoning Bylaw or recommended by the Agricultural Land Commission (ALC), referencing guidelines such as Guide to Edge Planning – Promoting Compatibility Along Agricultural–Urban Edges.
6. Buffers should not be used for active land use. The District will consult the ALC through inter-agency referrals to ensure compliance.
7. Landscaping requirements:
 - a) All landscape plans must include a cost estimate for completion.
 - b) The District will retain 125% security until works are completed and inspected.
 - c) Security may be partially or fully released following District review.
 - d) Any changes to an approved landscape plan must be submitted in writing and approved prior to implementation.

10.4 INDUSTRIAL DEVELOPMENT PERMIT AREA

PURPOSE

The Industrial Development Permit Area is designated under Sections 488 and 489 of the *Local Government Act* to provide guidelines for the form and character of industrial development.

APPLICABLE AREAS AND ACTIVITIES

This permit area applies to all lands designated and zoned for industrial use. A Development Permit is required for any commercial or industrial development within this area.

The permit area includes industrial lands visible from the Trans-Canada Highway and adjacent to residential or rural uses. Guidelines aim to ensure high architectural standards that create a positive first impression of Sicamous and maintain compatibility with neighbouring properties.

MINOR AND MAJOR DEVELOPMENT PERMITS

1. The Minor Development Permit process provides an expedited, cost-effective option for small-scale improvements within the industrial area. Applicable when:
 - a) Development complies with the OCP and Zoning Bylaw;
 - b) Exterior façade changes or modifications are to an approved landscape plan; and
 - c) Additions or renovations valued at \$50,000 or less, without changing site use.
2. A Major Development Permit requires Council approval and public notification. This process applies to all development or redevelopment exceeding the thresholds outlined in this OCP.

EXEMPTIONS

1. Interior renovations that do not alter the building exterior, and repair or replacement of roofing.
2. Repair or replacement of buildings damaged or destroyed by natural causes, provided the new structure is identical in siting, form, size, and character. This exemption does not apply to buildings damaged by fire.
3. Exemptions do not apply to residential or commercial development, alterations, or additions staged or phased within three (3) years where the total building permit value, building area, or number of dwelling units exceeds the above thresholds.



10.4.1 GUIDELINES

1. Promote efficient use of industrial lands to retain and accommodate future industrial growth.
2. Given the limited supply of industrial parcels, redevelopment should maintain or enhance industrial use and intensity.
3. Design considerations:
 - a) Parking and loading areas should incorporate Crime Prevention Through Environmental Design principles.
 - b) Where adjacent to residential properties:
 - i. Locate delivery and refuse areas away from residences.
 - ii. Install lighting and signage to minimize light pollution.
 - iii. Provide landscaped buffers to reduce visual impacts.
 - c) Ensure safe access and circulation for vehicles, pedestrians, and cyclists.
4. Front yard setbacks and boulevards should include continuous perimeter landscaping integrated into the overall landscape plan.
5. Landscaping should feature native tree species and stabilize graded areas where possible.
6. Site plans must demonstrate safe, efficient movement of vehicles, machinery, and people between properties without negatively impacting municipal infrastructure.

10.5 RIPARIAN AREA DEVELOPMENT PERMIT AREA

PURPOSE

The District of Sicamous contains several natural environmental features that are highly valued by the community. The Riparian Development Permit Area (DPA) provides a tool for protecting the natural environment, its ecosystems, and biological diversity. The Riparian DPA is intended to safeguard these features and ensure that development is consistent with applicable federal and provincial legislation and regulations.

The District may issue a Riparian Development Permit (Minor) or Riparian Development Permit (Major) for proposed development within any Riparian Assessment Area (RAA) as defined in the Riparian Areas Protection Regulation (RAPR).

APPLICABLE AREAS AND ACTIVITIES

The Riparian Development Permit Area applies to all development that:

- Is within any Riparian Assessment Area (RAA) as defined in the Riparian Areas Protection Regulation (RAPR).
- Are designated on the Riparian DPA Map as sensitive terrestrial, wetland or riparian areas; or
- Are otherwise determined by a QEP to contain environmentally sensitive features.

Parcels located within the Riparian DPA, or otherwise identified by a QEP as containing environmentally sensitive features, are subject to the requirement for a development permit prior to undertaking activities associated with, or resulting from, residential, commercial, industrial, or related uses. This requirement includes but is not limited to the following types of activities, consistent with the authority granted to local governments under the *Local Government Act*:

- removal, alteration, disruption or destruction of vegetation;
- disturbance of soils;
- construction or erection of buildings and structures;
- creation of non-structural impervious or semi-impervious surfaces;
- flood protection works;
- construction of roads, trails, docks, wharves and bridges;
- provision and maintenance of sewer and water services;
- development of drainage systems;
- development of utility corridors; or
- subdivision as defined in the *Land Title Act* and *Strata Property Act*, and including the division of land into 2 or more parcels.



Riparian Assessment Area (RAA)

1. Projects must meet or exceed the requirements of the provincial *Riparian Areas Protection Regulation* under the *Riparian Areas Protection Act*. At a minimum, projects must comply with Riparian Assessment Areas outlined in the Act, unless other provisions apply.
2. Measure the RAA 30 metre setback width from natural boundary of the watercourse, as established in the Riparian Areas Protection Regulation, of the watercourse for the following:
 - a) Mara Lake
 - b) Shuswap Lake
 - c) Channel
 - d) Eagle River
 - e) Sicamous Creek
 - f) Wiseman Creek
3. If a stream is in a ravine, the RAA for the stream consists of the following areas, as applicable:
 - a) if the ravine is less than 60 m wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 30 m beyond the top of the ravine bank;
 - b) if the ravine is 60 or more metres wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 10 m beyond the top of the ravine bank.
4. Any watercourse not included in this list is subject to applicable provincial acts and regulations.
5. Measurements are taken perpendicularly inland from the top of the bank, top of ravine, or natural boundary, as applicable. RAA widths apply to both sides of the stream.
6. Minimum RAA widths are intended to achieve “no net loss” when considering individual site conditions.



Figure 9 - Riparian Assessment Area

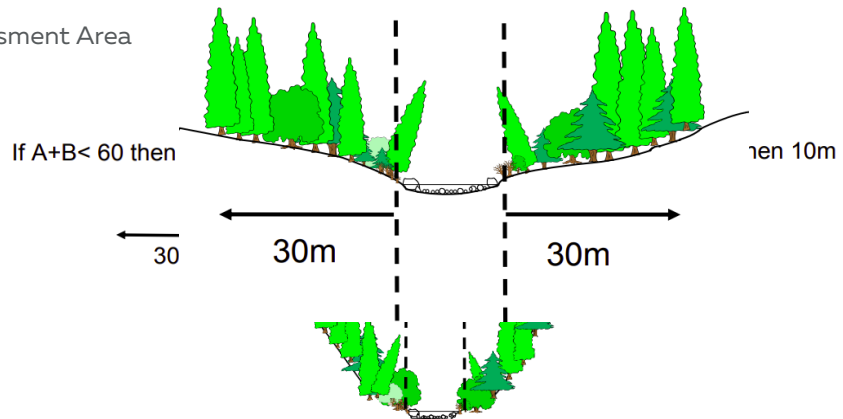


Figure 10 - Riparian Assessment Area for Ravines

EXEMPTIONS

The Riparian Development Permit is not required for the following activities:

1. Construction, alteration, addition, repair, demolition and maintenance of farm buildings;
2. Farming practices on agricultural land that is in the ALR and cleared and used for agricultural purposes;
3. Institutional and municipal development containing no residential, commercial or industrial aspect;
4. Reconstruction, renovation or repair of a permanent structure if the structure remains on its existing foundation in accordance with provisions of Sections 528 and 529 of the *Local Government Act*;
5. An area where the applicant can demonstrate that the conditions of the Riparian DPA have already been satisfied, or a development permit for the same area has already been issued in the past and the conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected; or
6. A letter is provided by a QEP confirming that there is no watercourse or stream.

MINOR AND MAJOR DEVELOPMENT PERMITS

1. The Riparian Development Permit (Minor) process applies to proposed development within the Riparian Assessment Area (30 m from the High Water Mark (HWM)) that does not require a building permit, or that requires a building permit the the development of a

single detached dwelling, or other development application through the District of Sicamous . Development proposals within the Riparian Assessment Area require a Riparian Area Regulation Report prepared by a QEP.

2. Where the issuance of a Riparian Development Permit (Minor) is refused, the applicant may appeal to Council for consideration of a Riparian Development Permit (Major).
3. The Riparian Development Permit (Major) process applies to development proposals that require a Riparian Area Regulation Assessment Report prepared by a QEP and submitted with a development permit application. The Riparian Development Permit (Major) process applies to all proposed development that requires:
 - a) Issuance of a building permit (excluding single detached dwellings);
 - b) Issuance of a development variance permit; and/or
 - c) Issuance of any other development permit.

10.5.1. REPORT REQUIREMENTS

A Development Permit may be issued once the following requirements have been met:

1. An environmental assessment by a QEP as defined in the *Riparian Areas Regulation* and must be submitted with a development permit application and recommend mitigation measures as appropriate. The District may make any recommended mitigation measures conditions of development permit issuance.
2. The report should include:
 - a) A map indicating site disturbance areas and proposed development;
 - b) Identification and mapping of sensitive ecosystems, habitats, and features, including any provincially or federally listed Species at Risk;
 - c) Identification of invasive species and recommendations for removal;
 - d) Assessment of trees with significant environmental value and protection measures;
 - e) Recommendations for buffers, fencing, and protective measures during and after construction;
 - f) Protection of bird nests and wildlife habitat;
 - g) Maintenance of hydrological functions of water features;
 - h) On-site drainage, erosion, and slope stability measures;
 - i) A restoration plan, including re-establishment of disturbed areas and removal of invasive species;
 - j) Confirmation that environmental assessments older than five years are reviewed and updated by a QEP as needed;

- k) Site Plan showing all existing and proposed development, grading, environmental features, buffers, and watercourses;
 - l) Landscape plan prepared by a registered landscape architect, identifying retained vegetation, proposed landscaping, and a full planting list; and
 - m) Environmental Monitoring Plan prepared and implemented by a QEP, outlining monitoring during construction and for at least one-year post-completion, including a final monitoring report.
3. A RAPR Assessment Report by a QEP as defined in the *Riparian Areas Regulation*, and must be submitted with a development permit application, and environmental assessment report.
 4. Written confirmation from the QEP is required to verify that the *Riparian Areas Regulation*, as implemented through the Riparian DPA, does not supersede other federal, provincial, or local government requirements. This includes compliance with other development permit areas, building permits, flood covenants, and any applicable federal or provincial authorizations.
 5. Where applicable, the assessment and design of lakeshore stabilization works must be prepared by a QEP. Where engineered hard armoring is required due to high wave action, a technical rationale and design proposal must be submitted to the District by a QEP.

10.5.2. GUIDELINES (ALL DEVELOPMENT)

1. All development within a Riparian DPA shall be per the following guidelines:
 - a) Establish buffers to protect the ecological integrity of the riparian management area;
 - b) Protect buffers on private land with a Section 219 covenant, when required;
 - c) Install fencing along the buffer, where appropriate;
 - d) Maintain ecosystems in an undisturbed state during and after the development process (e.g., avoid disturbance to sites where rare plants are growing and where rare natural plant communities occur);
 - e) Conserve trees and protect their root systems from disturbance;
 - f) Conserve trees in communities (groups of trees along with their associated understory) rather than isolating individual specimens;
 - g) Restore ecosystems by planting species that are:

- i. Indigenous to the Shuswap;
 - ii. Pest-resistant; and
 - iii. Adapted to the specific site conditions today (soil type, sun, shade, and moisture) and for a changing climate.
- h) Remove invasive species (manually where feasible) and take measures to prevent their spread;
- i) Protect moderate and high value wildlife trees, as assessed by a QEP, from removal where the hazard risk to humans is low; and
- j) Retain snags, leaf litter, fallen debris, and natural grasslands in a manner that balances FireSmart principles with ecosystem retention.

Soil Disturbance

1. Where appropriate, require that sediment and erosion control plans be developed and/or reviewed by a QEP.
2. Implement measures to minimize soil disturbance and removal of gravel, sand, soils, and peat.

Erosion Control

1. Take temporary and permanent measures to control contamination from sediment and pollutants, and to control erosion as outlined in the Subdivision and Development Servicing Bylaw.

Water and Drainage

1. Ensure development activities do not negatively impact the quality of surface water.
2. Ensure land development and associated activities do not impact base flows, natural drainage patterns, or natural stream channel geometry.
3. Preserve natural watercourses and manage them as open streams.
4. Maintain normal riparian processes such as flooding, seasonal drawdown, and groundwater recharge.

Lakeshore Stabilization

1. Complete an assessment and design of lakeshore stabilization works by a QEP.
2. Do not reclaim eroded land below the lake high water mark.



3. Use vegetative stabilization (bioengineering) techniques to prevent erosion, control sediment, and provide fish and wildlife habitat in low to moderate wave action areas.
4. For moderate to high wave action areas, use a combination of vegetation and natural hard structures such as large woody debris and/or rip rap. Where engineered hard armoring is required due to high wave action, a technical rationale and design proposal must be provided to the District by a QEP.
5. Avoid using broken concrete, tires, and other anthropogenic materials for stabilization.
6. Ensure lakeshore stabilization works maintain existing wildlife access to the lake foreshore.

10.5.3. GUIDELINES (URBAN DEVELOPMENT)

1. Require development to take place outside the riparian management area.
2. Avoid locating infrastructure corridors along, parallel to, or across riparian ecosystems. Where alternatives are not possible, design crossings that are narrow, perpendicular to sensitive areas, and elevated to maintain ecosystem connections.
3. Design infrastructure to maintain the hydrology of aquatic ecosystems.
4. Design infrastructure corridors and trails to be as narrow as possible, creating minimal disturbance and configuring them to accommodate wildlife crossings.
5. Construct accesses such as footpaths and stairways to minimize slope disturbance and changes to natural drainage patterns.
6. Consider removing existing structures and other obstructions from the riparian management area to allow for movement of wildlife.
7. Site all service lines outside of the riparian management area to:
 - a) Minimize slope disturbance;
 - b) Discourage invasive weed growth; and
 - c) Require minimal maintenance by heavy equipment.
8. Restore disturbed areas quickly (with consideration given to hydrologic and climatic variables) to minimize erosion, ensure sediment control, and prevent the spread of invasive weeds.

9. Require the toe of any fill to be located outside the riparian management area.
10. Require the face of the fill to be no steeper than a 3:1 slope unless retained by an approved structure.
11. Require the fill to be adequately protected against erosion from flooding, wave action, ice, or other debris.

10.6 HAZARDOUS DEVELOPMENT PERMIT AREA

PURPOSE

There are many portions of Sicamous that have slopes in excess of 30% that may be at risk or susceptible to erosion, landslides, stormwater run-off, and other hazards that could present risk to public safety, site specific hazards, and/or create environmental concerns. These areas should be protected from development and guidelines are necessary to control the extent and siting of buildings and structures to minimize the potential for damage that could be caused by flooding. This development permit area aims to reduce and mitigate risks to development and the public in areas where steep slopes exist and to protect hillsides from further erosion.

APPLICABLE AREAS AND ACTIVITIES

The Hazardous Development Permit Area applies to all parcels that:

1. Contain slopes in excess of 30% on a minimum of 20% of the parcel, or subject to erosion, landslip or rockfall as provided in Schedule D: Development Permit Area Maps or otherwise identified by the District.

EXEMPTIONS

Hazard Development Permit is not required for the following:

1. Repair, maintenance, minor alteration or reconstruction of existing legally or legally nonconforming sited buildings, structures or utilities provided there is no alteration of undisturbed land or vegetation.
2. Emergency repairs to existing structures and public walkways where a potential safety hazard exists.
3. Removal of trees deemed to be hazardous by a qualified arborist that threaten the immediate safety of life and buildings.

10.6.1 GUIDELINES

1. When multiple consultants or professionals are involved, all different reports provided must be aligned and coordinated with each other prior to submission to the District. Full completion of reports from professionals is required prior to security deposits being refunded to the applicant.
2. Applications for a Hazard Development Permit may, at the District's discretion, include an assessment report prepared by a Professional Engineer or Geoscientist registered in the



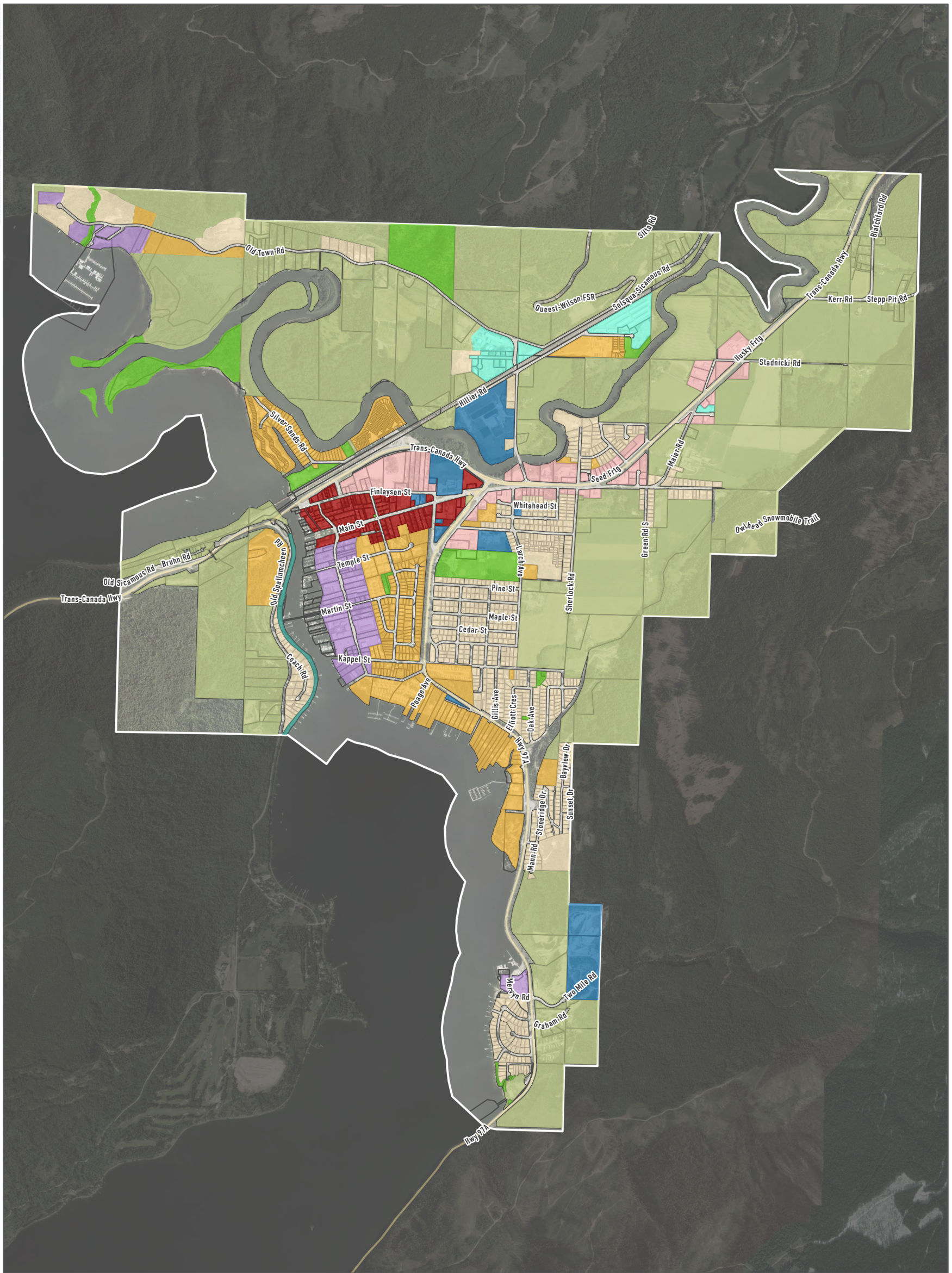
Province of British Columbia to assist in determining what conditions or requirements shall be included in the development permit so that the proposed development is protected from the hazard, and no increase in hazard is posed to existing development on or near the subject property. The assessment must adhere to the EGBC Professional Practice Guidelines and the report must include:

- a) Description of the nature and extent of the hazard;
 - b) Site plan identifying areas susceptible to the steep slope hazard and any areas that are to remain free from development, in addition to the site plan elements required in this section;
 - c) Recommendations outlining how the development may proceed safely for the proposed use;
 - d) Statement from the Professional Engineer or Geoscientist that, in their professional opinion, the property is safe for the proposed use; and
 - e) Completed Landslide Assessment Assurance Statement.
3. A site plan showing existing and proposed development, grading, watercourses, environmental features, roads, trails, driveways, yards and areas to remain free from development.
 4. Where ground disturbance or vegetation removal is proposed in areas with 30% slope or greater, applicants must submit a detailed landscaping plan showing existing landscaping and proposed plantings and landscape features, trees to be removed and retained, the location of any proposed barriers to protect trees to be retained, an itemized cost estimate including a planting list describing proposed species and associated pot sizes prepared by a professional landscape contractor.
 5. Development should avoid siting on steep slopes, defined as those slopes more than 30%, whenever possible. This includes site design that "fits the site" rather than requiring alteration to a site to fit a development.
 6. Where steep slopes cannot be avoided, development should seek to minimize alteration of existing topography and employ parcel layouts and building designs that reflect existing natural site contours and topography.

7. All development on or adjacent to steep slopes must be certified safe by a geotechnical engineer.
8. No development shall take place which is likely to result in erosion, sloughing, excessive run-off or siltation within or adjacent to the Development Permit Area. To mitigate potential erosion and sediment control problems, applicants may be required to provide erosion and sediment control plans and implement prescribed measures as directed by qualified professionals.
9. Buildings, structures and paved surfaces shall be located away from areas subject to erosion, sloughing or landslip or damage there from.
10. Tree and vegetation removal on steep slopes should be avoided, and any tree and vegetation removal required for site grading or other works should be replanted after the works are completed.
11. Replanting of trees and vegetation should include drought tolerant and native species.

SCHEDULE A:

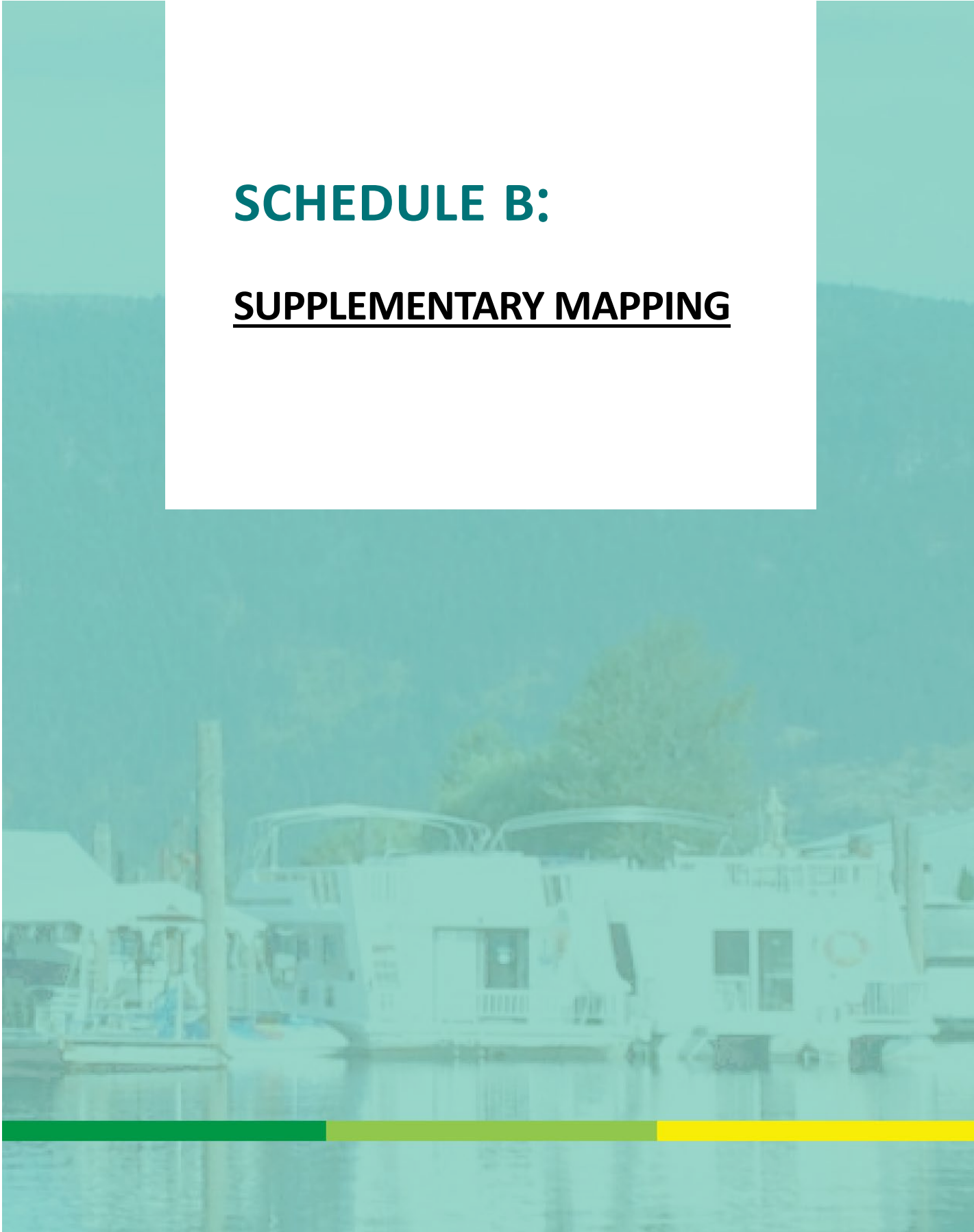
LAND USE MAP

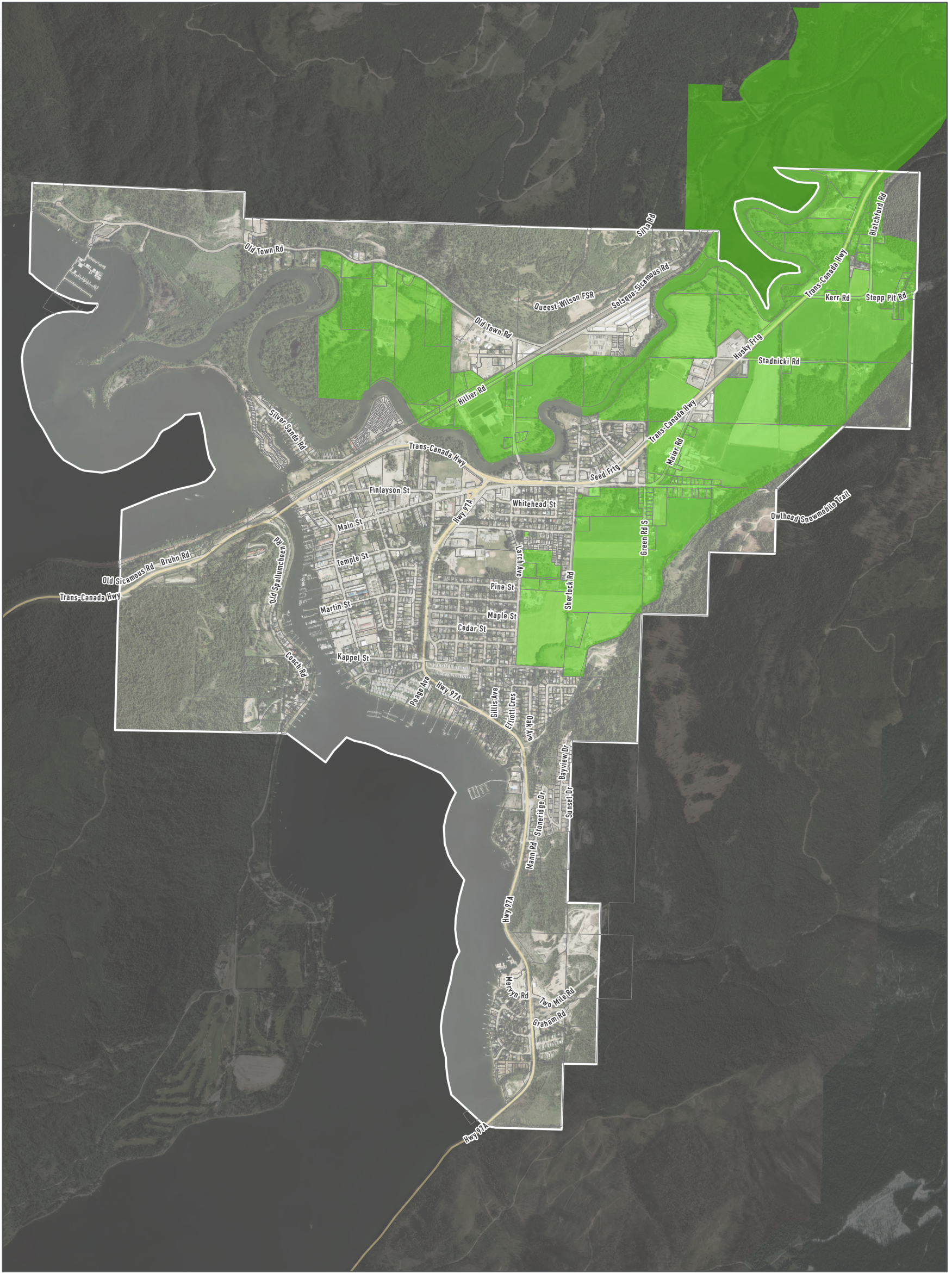


| | | | |
|--|---|---|---|
|  <p>District of Sicamous Official Community Plan</p> <p>Schedule B: Land Use Map</p> | <p>Legend</p> <p>Property (thin black line)</p> <p>District Boundary (thick grey line)</p> <p>Land Use Type</p> <p>Civic (blue)</p> <p>Highway Commercial (pink)</p> <p>Industrial (cyan)</p> <p>Low-Density Residential (orange)</p> | <p>Medium-Density Residential (yellow)</p> <p>Parks and Recreation (bright green)</p> <p>Rural (light green)</p> <p>Town Centre (red)</p> <p>Waterfront Commercial (purple)</p> <p>Transportation Corridor (teal)</p> | <p>0 500 1,000 Meters</p>  |
|--|---|---|---|

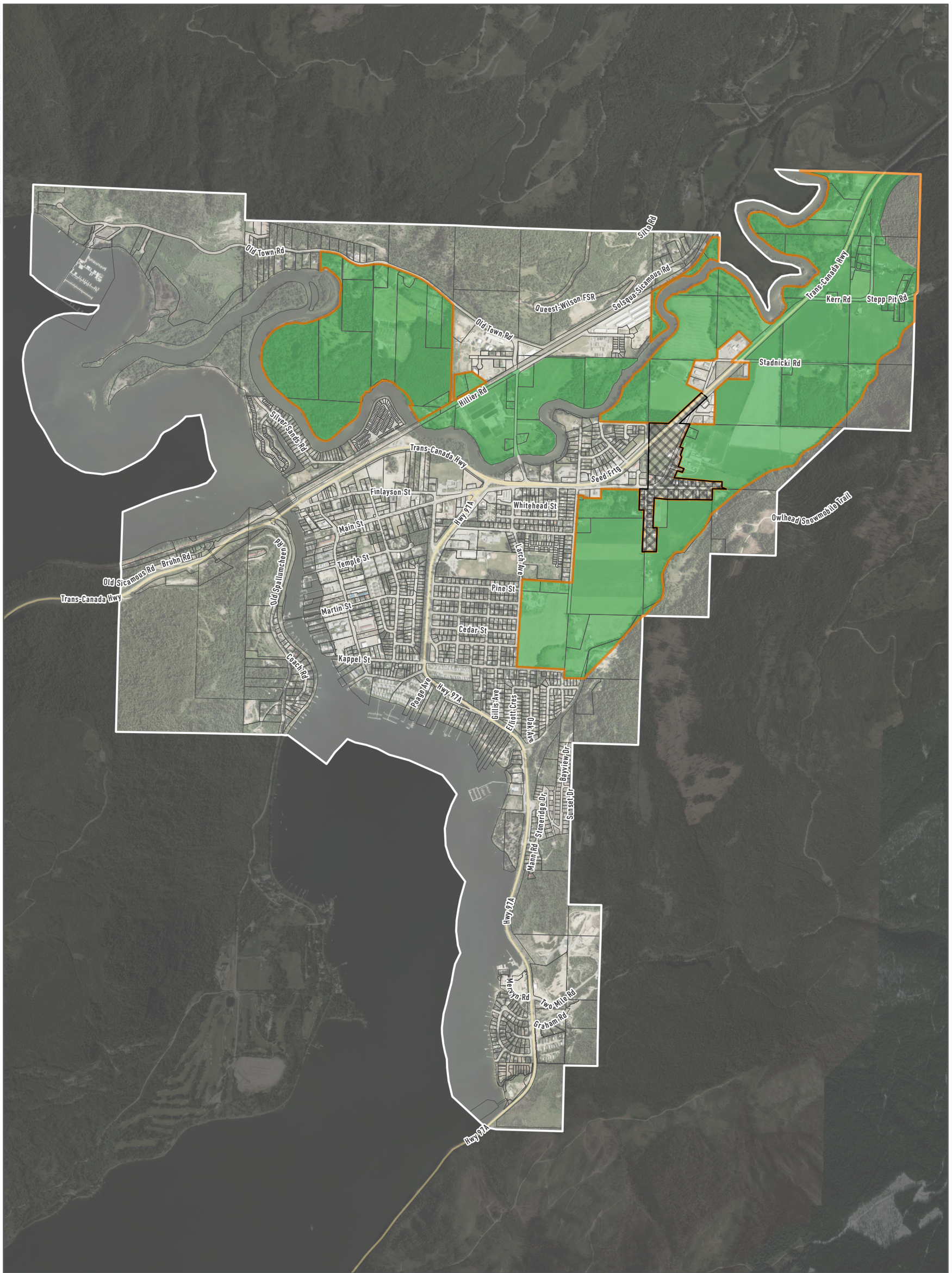
SCHEDULE B:

SUPPLEMENTARY MAPPING





| | | |
|--|---|---|
| | <p>Legend</p> <ul style="list-style-type: none"> Property District Boundary ALR | <p>0 500 1,000 Meters</p> |
| <p>District of Sicamous Official Community Plan</p> | | |
| <p>Agricultural Land Reserve</p> | | |



| | | | |
|---|-----------------------|--|--|
| | Legend | | |
| District of Sicamous Official Community Plan | Property | | |
| Growth Management Boundary | District Boundary | | |
| | ALR Rural Side of GMB | | |
| | ALR Urban Side of GMB | | |
| | GMB | | |

Last updated by pperina on Monday, May 12, 2025 at 10:17 AM. Last exported by pperina on Monday, May 12, 2025 at 10:17 AM. Last printed by pperina on Monday, September 25, 2017 1:46 AM.



URBAN SYSTEMS

Project #: 1141.0068.01
 Author: RP
 Checked: DR
 Status: **Final**
 Revision: A
 Date: 2025 / 5 / 12

0 270 540
 Meters

Coordinate System:
 WGS 1984 Web Mercator Auxiliary Sphere

Scale: 1:35,676
 (When plotted at 11"x17")

Data Sources:
 - Data provided by the District of Sicamous, GeoBC

The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

- Legend**
- Community Recreation Park
 - Conservation Park
 - Waterfront Park
 - District Boundary

Sicamous
 LIVE MORE

District of Sicamous
Official Community Plan
FIGURE XX
Parks

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Last updated by operations on Monday, May 12, 2025 at 9:09 AM. Last exported by operations on Monday, May 12, 2025 at 9:09 AM. Last printed by operations on Monday, September 22, 2025 at 11:46 AM.

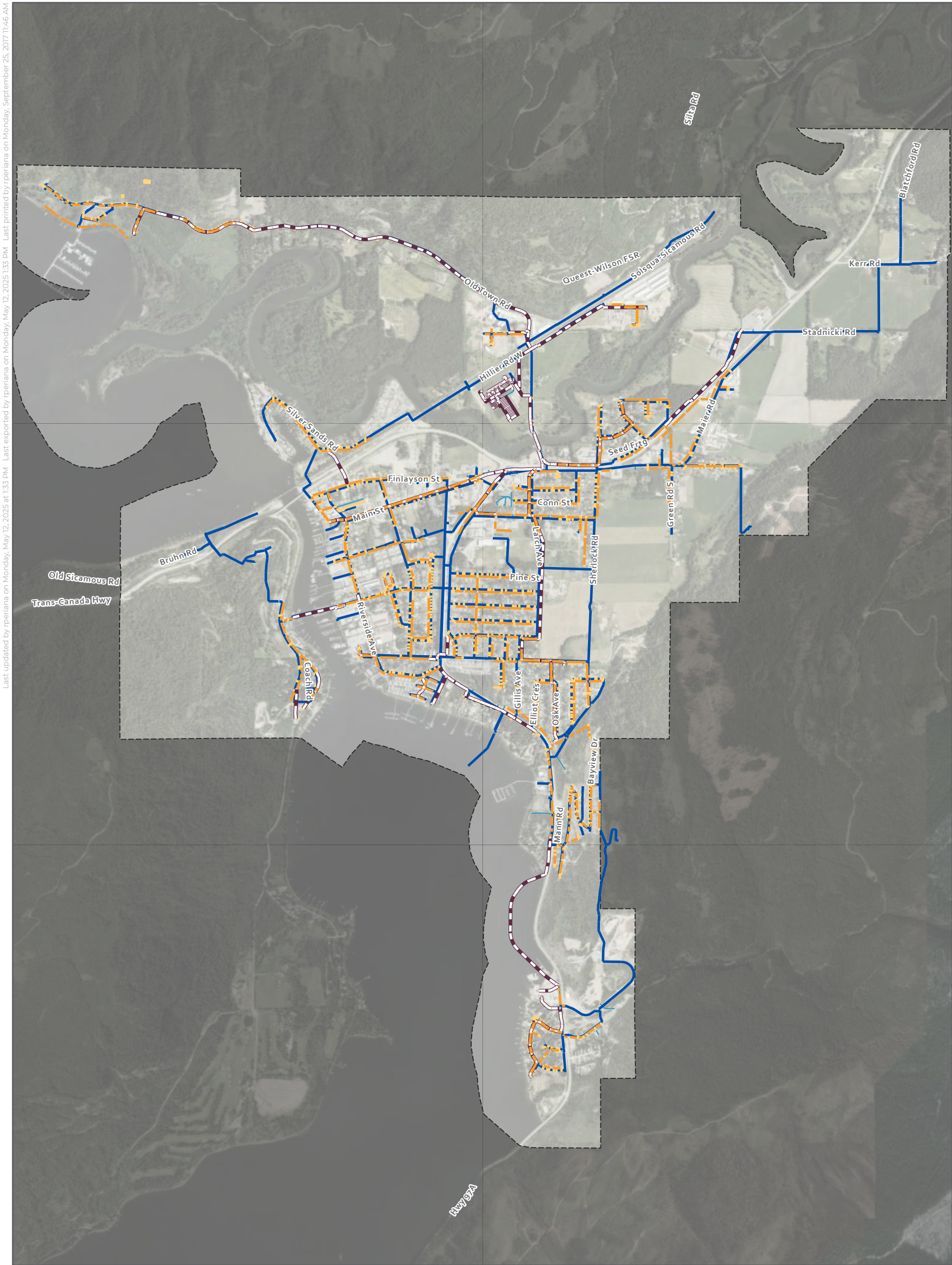
URBAN SYSTEMS
 Project #: 1141.0068.01
 Author: RP
 Checked: DR
 Status: **Final**
 Revision: A
 Date: 2025 / 5 / 12

0 270 540
 Meters
 Coordinate System:
 WGS 1984 Web Mercator Auxiliary Sphere
 Scale: 1:35,676
 (When plotted at 11"x17")
 Data Sources:
 - Data provided by the District of Sicamous, GeoBC
 The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

| Legend | |
|-----------------------------|-------------------------|
| District Boundary | Signalized Crosswalk |
| Boat Launch (motorized) | Gravel Trail |
| Boat Launch (non-motorized) | Paved Multi-Use Pathway |
| Crosswalk | Shoulder |
| Pedestrian Bridge Crossing | Sidewalk |

District of Sicamous
Official Community Plan
FIGURE XX
 Active Transportation

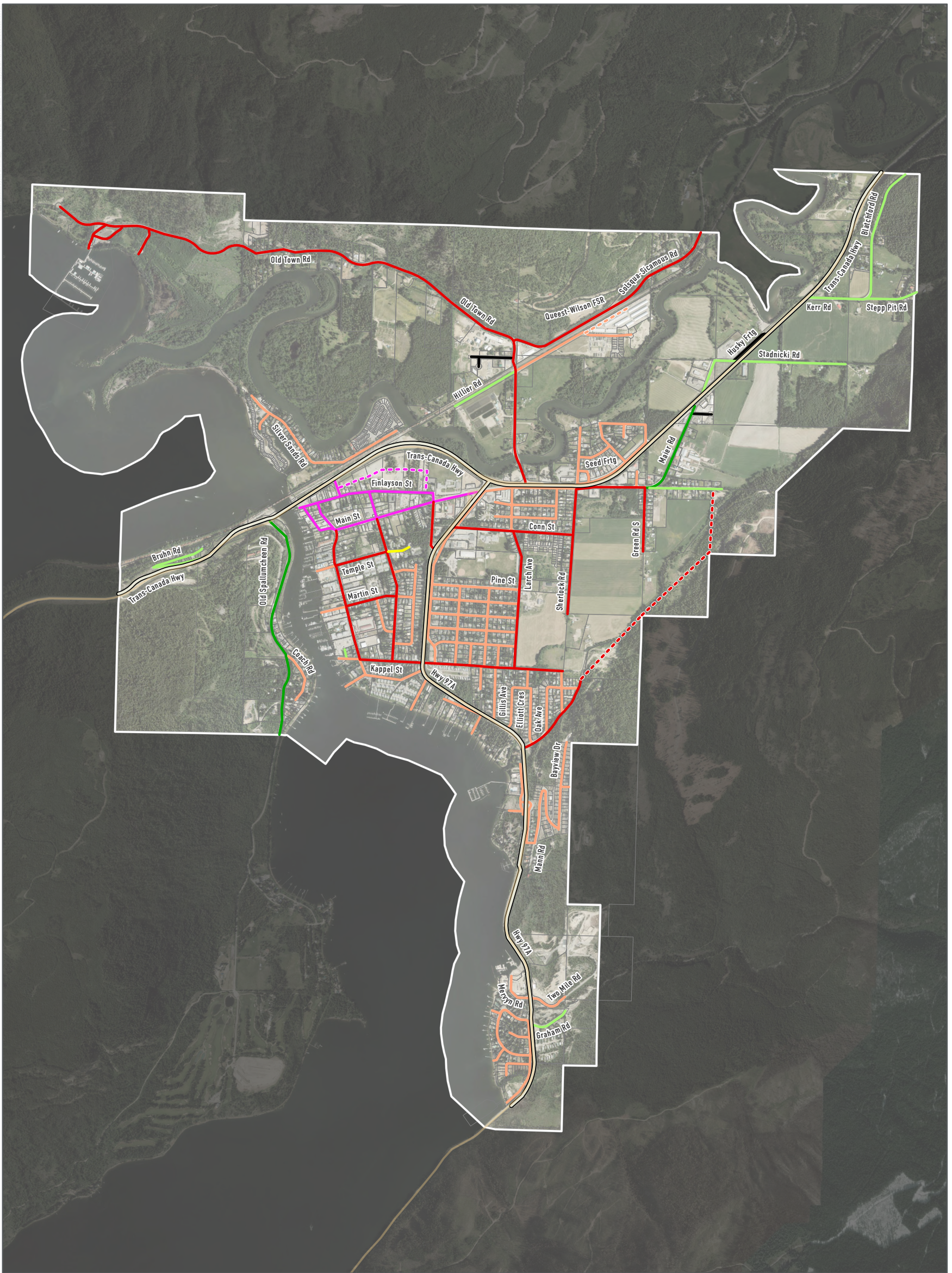
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| <p>URBAN SYSTEMS</p> <p>Project #: T141.0068.01 Author: RP Checked: DR Status: Final Revision: A Date: 2025 / 5 / 12</p> | <p>0 250 500 Meters</p> <p>Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere</p> <p>Scale: 1:32,894 (When plotted at 11"x17")</p> <p>Data Sources: - Data provided by the District of Sicamous, GeoBC</p> <p><small>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.</small></p> | <p>Legend</p> <ul style="list-style-type: none"> — Sanitary Gravity Main — Sanitary Pressure Main — Sanitary Lateral Line — Water Main — Water Lateral Line District Boundary | <p>Sicamous LIVE MORE</p> <p>District of Sicamous Official Community Plan FIGURE XX Servicing</p> |
|---|---|--|--|

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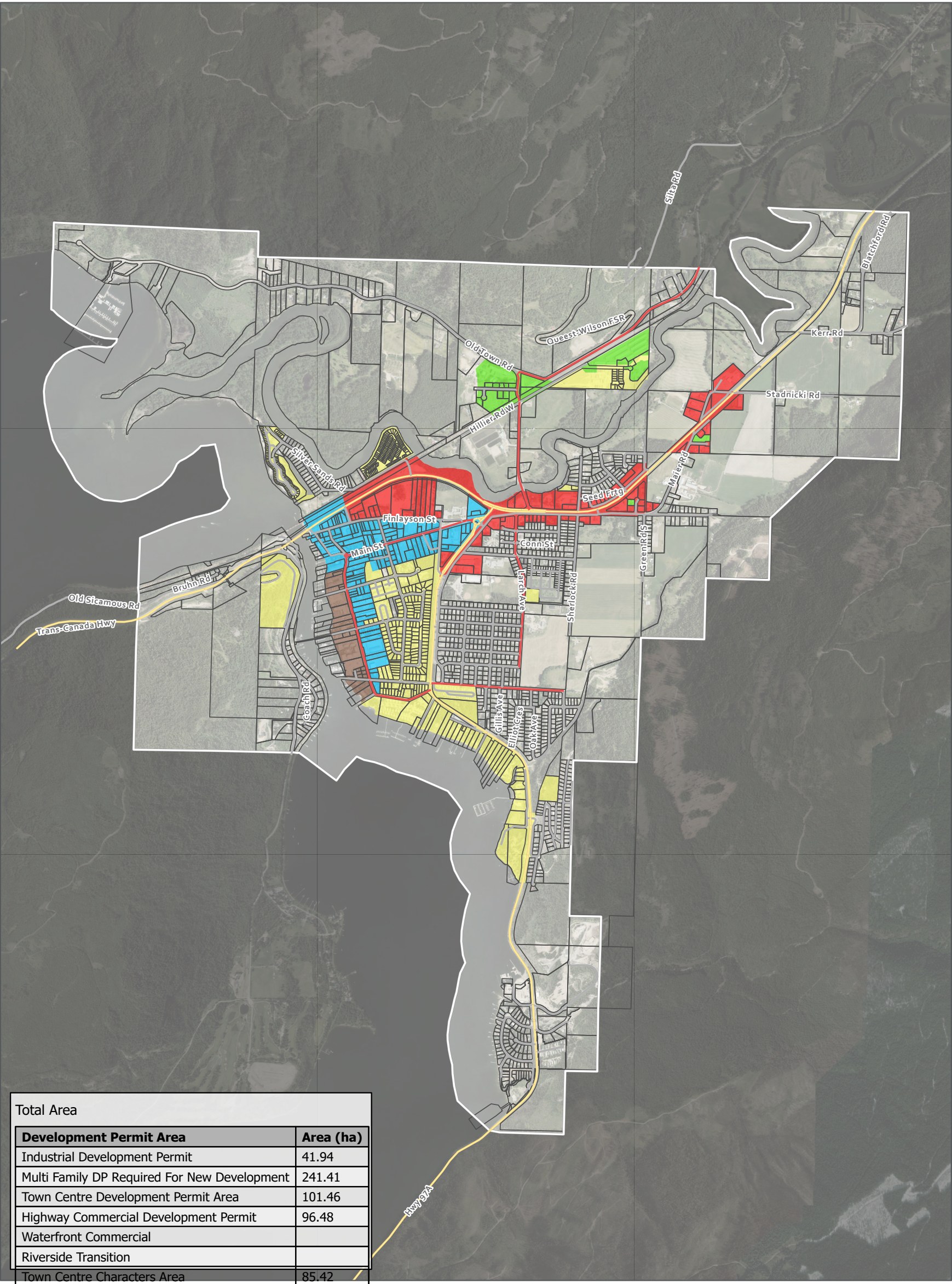


| | | | |
|---|--|---|--|
| <p>District of Sicamous Official Community Plan</p> <p>Road Network System</p> | <p>Legend</p> <ul style="list-style-type: none"> District Boundary Property <p>Major Roads</p> <p>Existing</p> <ul style="list-style-type: none"> Major Urban Collector 18m Urban Collector 20m Urban Collector 25m Town Centre Rural 20m Rural 25m Industrial | <p>Future</p> <ul style="list-style-type: none"> Urban Collector 18m Urban Collector 20m Urban Collector 25m Town Centre | <p>0 500 1,000</p> <p>Meters</p> |
|---|--|---|--|

SCHEDULE C:

DEVELOPMENT PERMIT AREA **MAPS**

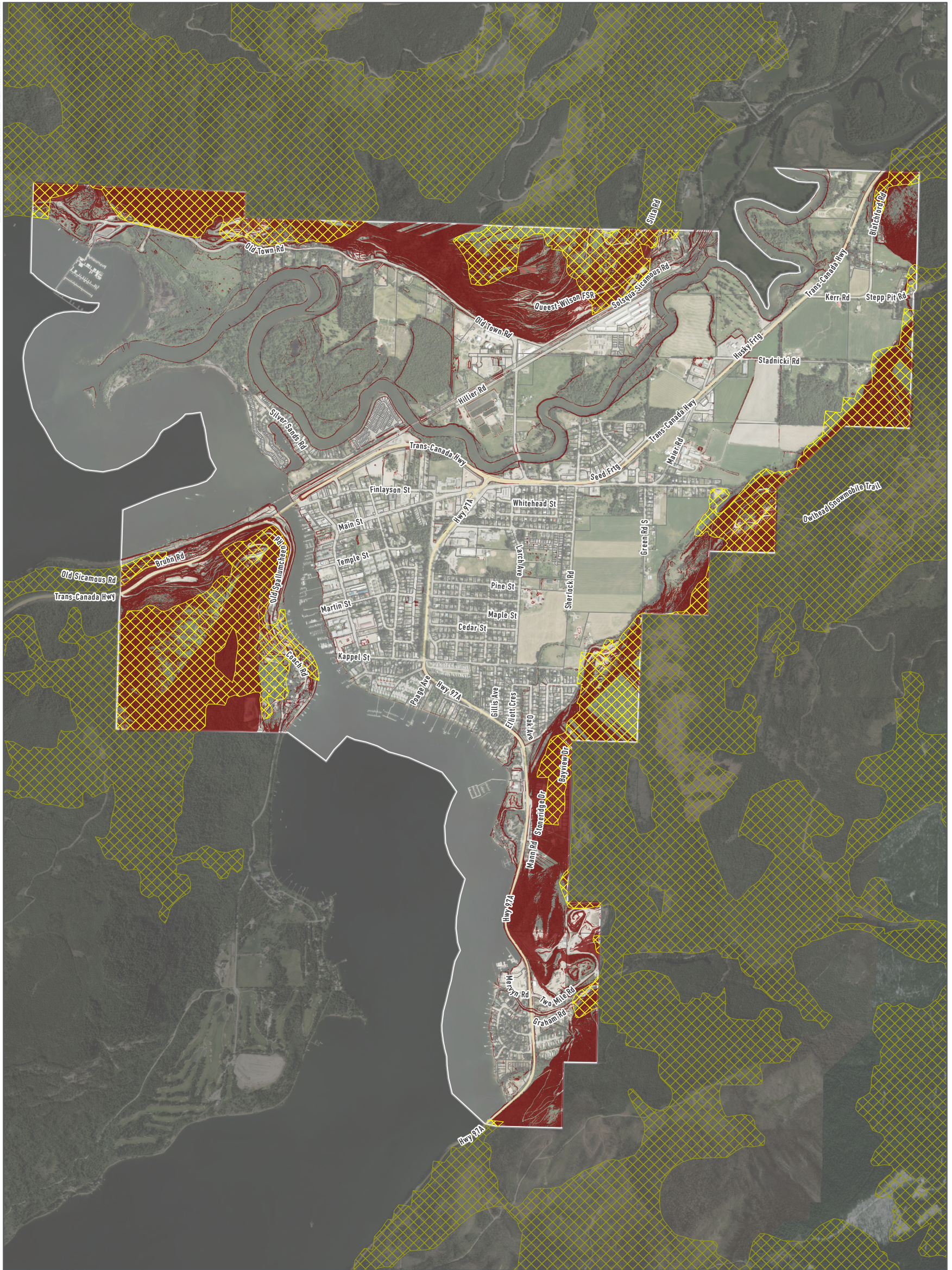
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| Total Area | |
|--|-----------|
| Development Permit Area | Area (ha) |
| Industrial Development Permit | 41.94 |
| Multi Family DP Required For New Development | 241.41 |
| Town Centre Development Permit Area | 101.46 |
| Highway Commercial Development Permit | 96.48 |
| Waterfront Commercial | |
| Riverside Transition | |
| Town Centre Characters Area | 85.42 |

| | | | |
|--|---|--|---|
| <p>Project #: 1141.0068.01 Author: RP, JL Checked: DR Status: Revision: A Date: 2026 / 4 / 22</p> | <p>Coordinate System: NAD 1983 UTM Zone 11N Scale: 1:23,000 (When plotted at 11"x17")</p> <p>Data Sources: - Data provided by the District of Sicamous</p> <p>The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.</p> | <p>Legend</p> <ul style="list-style-type: none"> Property Development Permit Area <ul style="list-style-type: none"> Highway Commercial Development Permit Industrial Development Permit Multi Family DP Required For New Development Riverside Transition Town Centre Characters Area Town Centre Development Permit Area Waterfront Commercial | <p>District of Sicamous</p> <p>Schedule C: Development Permit Map</p> |
| | | | |

U:\Projects_KEL\1141\0068\01\Design\GIS\Projects\Pro_Projects\Pro_Projects.aprx\FIG XXX Development Permit Areas



| | | | |
|---|--|-------------------------------|--|
| | <p>Legend</p> <ul style="list-style-type: none"> Property District Boundary Steep Slopes (>30%) Wildfire Hazard Area | <p>0 500 1,000 Meters</p> | |
| <p>Wildfire Interface Areas and Steep Slopes</p> | | | |



DISTRICT OF SICAMOUS Information Report

REPORT DATE: June 24, 2026
TO: Council
FROM: Shawna Koll, Director of Corporate Services
SUBJECT: 2025 District of Sicamous Annual Report
FILE NUMBER: alemire

RECOMMENDATION:

THAT the Committee receive the 2025 Annual Report for discussion and provide direction to staff, as appropriate.

PURPOSE:

To present the 2025 Annual Report to the Committee of the Whole for discussion prior to Council's formal consideration of the report at a Special Council Meeting on June 30, 2026.

BACKGROUND:

At the April 22, 2026 Regular Council Meeting, Council approved the District's 2025 Consolidated Financial Statements as presented by the District's auditor, BDO Canada LLP.

At the June 10, 2026 Regular Council Meeting, Council considered and approved the 2025 Statement of Financial Information (SOFI).

On June 16, 2026, the 2025 Annual Report, incorporating the approved 2025 Statement of Financial Information, was published on the District's website and made available for public inspection.

In accordance with the *Community Charter*, Council must consider the Annual Report at a meeting open to the public after it has been available for public inspection for a minimum of 14 days. To satisfy this requirement, the report will be brought forward for formal consideration at a Special Council Meeting on June 30, 2026, at 9:00 a.m.

DISCUSSION:

The draft 2025 Annual Report is presented for the Committee's review and discussion prior to its formal consideration by Council.

In accordance with the *Community Charter*, municipalities are required to prepare an annual report before June 30 each year and make it available for public inspection for at least 14 days before Council considers the report. Council must consider the report at a meeting open to the public and take into account any public submissions or questions received during the inspection period.

The Annual Report includes the information required under the *Community Charter*, including:

- A summary of the municipality's services and operations during 2025;
- An update on the progress made toward the objectives and performance measures established for 2025;
- A statement of the objectives and performance measures the municipality will use to assess progress during 2026 and beyond;
- Details of permissive tax exemptions granted under the *Community Charter*, including the

- estimated tax revenue foregone and the reasons for the exemptions;
- A report of any Council member disqualifications during 2025, including the name of the individual and the nature of the disqualification; and
 - Any additional information Council considers relevant.

Following discussion at Committee of the Whole, staff will incorporate any requested amendments prior to presenting the final report for Council's consideration at the June 30, 2026 meeting.

INTERNAL CIRCULATION:

The draft 2025 Annual Report was circulated to all departmental managers for review and feedback. Staff submissions were incorporated, where appropriate, prior to publication of the report.

LEGAL/STATUTORY PROCEDURAL REQUIREMENTS:

Section 98 of the *Community Charter* requires municipalities to prepare an annual report and make it available for public inspection.

Section 99 requires the report to be available for public inspection for at least 14 days before it is considered by Council at a meeting open to the public. At that meeting, which must occur no later than June 30, Council must provide an opportunity for the public to make submissions or ask questions regarding the report before considering its approval.

FINANCIAL/BUDGETARY IMPLICATIONS:

The preparation of the 2025 Annual Report required approximately 38 staff hours.

The 2026–2030 Financial Plan Bylaw and the 2025 Statement of Financial Information (SOFI) have been incorporated into the 2025 Annual Report.

EXTERNAL AGENCY/PUBLIC COMMENTS:

At the time of writing this report, no public submissions or questions have been received.

Any submissions received prior to the June 30, 2026 will be provided to Council for consideration.

COMMUNICATIONS COMMENTS:

The 2025 Annual Report was published on the District's website on June 16, 2026. As well, notice of Council's consideration of the Annual Report will be published in two consecutive editions of the *Salmon Arm Observer* on June 18 and June 25, 2026.

ALIGNMENT WITH STRATEGIC PLAN:

The District's Strategic Plan 2022-2026 is included within the 2025 Annual Report and outlines the objectives and performance measures that guide Council's priorities.

OPTIONS:

1. Receive the report and provide direction to staff, as appropriate.
2. Receive the report and provide direction to staff to incorporate amendments, as needed.
3. Provide alternate direction.

Respectfully submitted,



Shawna Koll

Director of Corporate Services

Approved By:

Bianca Colonna, Director of Finance
Dean Strachan, Chief Administrative Officer

Status:

Approved - 18 Jun 2026
Approved - 18 Jun 2026

2025 ANNUAL REPORT



District of Sicamous

PO BOX 219 | 446 Main Street

Sicamous, B.C. V0E 2V0

corporation@sicamous.ca

TABLE OF CONTENTS

| | |
|---|-------------|
| Message from the Mayor | 1 |
| District of Sicamous Council | 2 |
| Strategic Plan 2022 - 2026 | 3 |
| Meetings & Committees | 4 |
| Council Advocacy | 5 |
| Message from the CAO | 6 |
| Organizational Structure | 7-8 |
| Department Overviews | 9-17 |
| Financial Information | 18 |
| 2025-2029 Financial Plan | |
| Statement of Financial Information | |

District of Sicamous

PO BOX 219 | 446 Main Street
Sicamous, B.C. V0E 2V0
corporate@sicamous.ca



MESSAGE FROM THE MAYOR

Thank you to our amazing community, dedicated staff, first responders and the many volunteers who dedicate hours of selfless service to Sicamous.

This past year was filled with positive changes, solutions, opportunities and great teamwork. In February, we welcomed Dean Strachan to the team as our new CAO. Dean brings experience in planning and development to the District of Sicamous, which is essential to our community's growth. We are fortunate to have such a talented team at the District of Sicamous tasked with carrying out council's vision of a vibrant, healthy community that embraces strong social, economic and environmental values.

Many projects came to fruition in 2025. The Sicamous Health Centre opened to welcome both regular and new patients. We are fortunate to still have the ability to accommodate new patients, as access to primary care is a challenge in many communities. This project is key to keeping healthcare easily accessible, and we are proud of how this accomplishment will look after our residents.

The completion of the second phase of the watermain upgrade on Riverside Avenue was managed

well by our team with little disruption to businesses and visitors.

The first phase of the Owlhead Mountain Bike Park was completed, and now welcomes bike enthusiasts from all over Canada and internationally. Funding for the second phase of the park has been approved, which compliments the opening of the Shuswap North Okanagan Rail Trail. The District of Sicamous Development Corporation was an integral player in introducing the Sicamous Ferry Society; a brilliant solution that provides a ferry service across the channel to connect with the rail trail. The ferry shuttled approximately 11,000 bikers, hikers and walkers during its inaugural season. This unique, built-for-Sicamous solution is now an attraction for our businesses and community. This spring, the rail trail will open an additional 50 kilometers for residents and visitors to enjoy, bringing traffic to directly benefit the businesses in the District of Sicamous.

The R.W. Bruhn Bridge project continues to proceed successfully. The Ministry of Transportation and Transit has been very good at communicating with staff to ensure we are all informed and understand what is happening. The bridge will be open to traffic by November 2026, provided that everything continues according to schedule and plans.

Thank you to our community for taking the time to contribute to our new Official Community Plan. The draft is complete and will be reviewed by the planning and development committee and Council.

The Eagle Valley Senior Citizens Housing Society and BC Housing are starting to move residents in. Making the decision to donate the property for this project was a key council decision. It is so important that we try our best to have our seniors age in place.

The development of 55 units of long-term rental housing is well underway on Main Street, offering an option for those who are coming to the community for work or those who would like to downsize their home. These are great projects for our community that are conveniently located on Main Street. Continuing to stay on schedule, we hope to see renters move in during the fall of 2026.

The District of Sicamous Development Corporation (DOSDC) supports initiatives that enhance how we showcase Sicamous, including through its tourism arm. Explore Sicamous has done a great job showcasing our community. Our economic development division helps create new opportunities for investors and visitors. Overall, the DOSDC adds great value to how we market Sicamous. There is growing excitement about potential projects like a bike shop, hotel and additional rental services. These will bring great economic benefits to our community.

We will continue to work with the Columbia Shuswap Regional District (CSRD) to expand recreational opportunities at the Sicamous & District Recreation Centre. The facility is an asset for the community and surrounding area that should be utilized to the fullest. Council will continue to build a strong and collaborative relationship with the CSRD.

Council remains vocal in its efforts to prevent the spread of invasive quagga and zebra mussels. Following the "clean, drain, dry" methodology is key to keeping our waters healthy. We are advocating for provincial transparency in conversations regarding land titles, emphasizing the challenges to growth and economic stability in British Columbia if the uncertainty is not resolved. We are also advocating for backcountry use by demonstrating the importance of forestry roads for economic development, recreation and emergency response to wildfires.

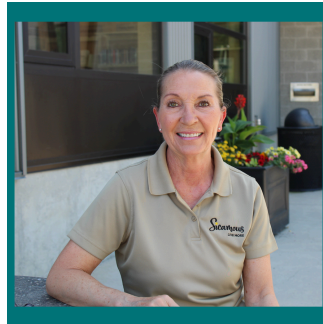
We encourage you to join council meetings in person or by Zoom. Our meetings are recorded, so if you miss them, you can catch up later. Please know that you are always welcome to contact staff or council about issues that matter to you. We want to hear from you!

We are truly fortunate to live in this beautiful space surrounded by mountains, waterfalls and lakes. Thank you all for being part of this great community we call home.

Mayor Colleen Anderson

DISTRICT OF SICAMOUS COUNCIL (2022-2026 Term)

MAYOR ANDERSON



- First-Term Mayor (Third-Term)
- Council Representative for the Columbia Shuswap Regional District and regional committees
 - Shuswap Emergency Program
 - Hospital District
 - Shuswap Regional Airport
 - Shuswap Emergency Program

COUN. BAILLIE



- First-Term Councillor
- Planning & Development Committee
- DOSDC Tourism Advisory Committee

COUN. EVANS



- Second-term councillor
- Council Representative for the Okanagan Regional Library Board of Directors

COUN. BEECH



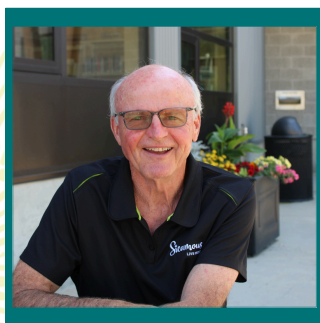
- First-Term Councillor
- Council Representative for the Shuswap Watershed Council

COUN. MAKAYEV



- Third-Term Councillor
- Housing Committee

COUN. BUSHELL



- Third-Term Councillor
- Acting Mayor
- CSRD Alternate
- Planning & Development Committee (Chair)

COUN. RICH



- First-Term Councillor
- Housing Committee
- Grant-In-Aid Adjudication Committee

STRATEGIC PLAN 2022–2026

OUR VISION

We strive to be a vibrant healthy community that embraces strong social, economic and environmental values.

OUR PRIORITIES



OUR VALUES

Collaboration: We work with the community and stakeholders to create successful outcomes for the betterment of the community.

Integrity: We practice the principles of honesty, transparency and administrative fairness in all the work that we do.

Leadership: As the governing body of the municipality, we lead by example and act in the best interest of the community.

Customer Service: We are committed to service excellence. We provide timely attention to issues and strive to be courteous and empathetic in all of our interactions.

Stewardship: We are fiscally responsible and make sound decisions about the public assets and natural resources of our community and surrounding area.

Accountability: We are accountable for our actions and decisions. We measure productivity and communicate our progress.

Municipal Assets

Assigned to all of Council

- Maintain and expand infrastructure at an optimal level.
- Complete District asset management plan.
- Explore municipal natural assets initiative.
- Retain, support and invest in staff resources.
- Continue to work with staff to achieve strategic priorities.

Recreation & Tourism

Assigned Council Members: Baillie/Bushell/Evans

- Support the DOSDC to market Sicamous as a tourism destination.
- Pursue active transportation bridge over the Sicamous Narrows connecting the Shuswap North Okanagan Rail Trail project.
- Pursue new management model with the CSRD for the Sicamous & District Recreation Centre.
- Invest in and develop outdoor recreational spaces (Owlhead bike park, Finlayson Park pump track, outdoor skating rink and a pavilion at Beach Park).
- Invest and develop a trail system as outlined in the Active Transportation Network Plan.

Housing

Assigned Council Members: Makayev/Rich

- Implement the District Housing Strategy utilizing the Housing Needs Assessment.
- Support the Eagle Valley Senior Citizens Housing Society affordable housing development.
- Provide land for the development of a rental housing project within the community.
- Collaborate with community partners to support aging in place.

Health & Wellness

Assigned Council Members: Beech/Evans/Makayev

- Develop the Sek'emaws (Sicamous) Health Centre.
- Continue to support the recruitment and retention of healthcare professionals.
- Implement the "Live More Live Well" strategy.
- Support local education and cultural safety opportunities.

Community Safety

Assigned Council Members: Beech/Rich

- Develop and strengthen relationships with strategic partners (RCMP, Interior Health Auth., BC Ambulance, Shuswap Emergency Program, non-profit groups, School District No. 83, Ministry of Transportation & Transit, etc.).
- Identify, communicate and mitigate significant community safety concerns.
- Enact bylaws that protect public safety.
- Continue to advocate for the protection of our waterways (aquatic invasive species enforcement and flood mitigation).
- Work with appropriate stakeholders to improve pedestrian and vehicular safety.
- Advocate for 24-hour policing in the community.

Economic Growth

Assigned Council Members: Baillie/Bushell

- Support the DOSDC with the implementation of the Economic Development plan.
- Promote existing development incentives.
- Recruit a lakeside hotel developer and campground developer.
- Attract year-round industry and support economic diversification.
- Continue to pursue a regional community forest with Selatin and Enderby.
- Pursue the feasibility of natural gas and renewable energy.

MEETINGS & COMMITTEES



Council Chambers located in District Hall - 446 Main Street.

Community engagement is essential to local government.

Council encourages residents to stay informed and get involved by attending meetings in person or via Zoom.

Those who are unable to attend can watch meeting recordings on the District's YouTube channel.

Following each meeting, Council Highlights are published to provide a clear summary of key topics, decisions and updates. Residents can subscribe via email or view them online.

REGULAR COUNCIL MEETINGS

Council convened for 20 regular meetings over the course of 2025. These meetings typically took place on the second and fourth Wednesdays of each month. Exceptions were made in January, August, September and December, when only one meeting was scheduled to accommodate the Union of BC Municipalities Convention, the Southern Interior Local Government Association Convention and the District's winter break.

COMMITTEES

Finance Committee

The select finance committee advises on the District's annual budget and five-year financial planning. In preparation for the 2026–2030 financial plan, committee sessions were held on November 27 and December 11, 2025, and continued into the new year with meetings on February 12 and 26, 2026.

Planning & Development Committee

Commonly referred to as the PDC, this committee reviews proposed developments and provides community-oriented feedback on planning initiatives. Its 2025 membership included Councillors Ian Baillie and Gord Bushell (Chair), along with public representatives John Braun and Deb Heap. Ms. Heap departed the PDC at the end of 2025. The committee convened eight times throughout the year.

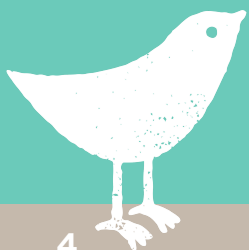
Housing Committee

The housing committee This committee considers perspectives on housing needs and provides input and recommendations to council. Council representation included Malcolm Makayev, Pam Beech and Siobhan Rich, with Brenda Dalzell (Chair), Tia Ciserella-Lemieux and Eileen Boyd contributing as community members. The committee met twice in 2025.

Did you know?

Council makes decisions by passing resolutions or adopting bylaws.

In 2025, council passed 347 resolutions and adopted 17 bylaws.



COUNCIL ADVOCACY

MEETINGS WITH THE PROVINCE

Each year, the Province entertains meeting requests from local governments. These meetings are held at the annual UBCM Convention. The following meetings were held with provincial representatives in 2025:

- Honourable Josie Osborne, Minister of Health;
- Honourable Mike Farnworth, Minister of Transportation & Transit;
- Honourable Christine Boyle, Minister of Housing and Municipal Affairs; and
- Honourable Niki Sharma, Attorney General.

RESOLUTIONS

In 2025, Council advocated for six resolutions on various topics impacting Sicamous. Of the six resolutions submitted, three were endorsed by SILGA, three were endorsed by UBCM, and two were submitted directly to UBCM.

Compensation for Road Rescue Services

Whereas the Ministry of Emergency Management and Climate Readiness does not compensate local governments for providing road rescue service in response to highway accidents within their jurisdiction;

And whereas provincial funding mechanisms fail to account for the full cost of road rescue, including training, equipment and operational costs;

And whereas ICBC, despite being the Province's primary auto insurer, does not contribute to road rescue response costs;
And whereas rural and remote municipalities provide road rescue services within and outside their jurisdictions, placing additional financial strain on local governments;

And whereas many non-profit road rescue societies in the province are experiencing reduced numbers of volunteers, resulting in pressure for more local governments to take on the service:

Therefore be it resolved that UBCM ask the Province to establish a sustainable funding model to fully compensate road rescue service providers for response, training, equipment and operational costs.

Endorsed by SILGA and UBCM.

Provincial Oversight of Water, Streams, Wetlands and Riparian Areas

Whereas the Province has oversight through applications, permitting and leases for works in and around water, streams, wetlands and riparian areas;

And whereas the timelines for the completion of these processes are now extended to the point of hardship for communities and property owners:

Therefore be it resolved that UBCM ask the Province to commit additional resources to oversight processes for works in and around water, streams, wetlands and riparian areas, to reduce timelines and increase responsiveness to communities' needs.

Endorsed with proposed amendment by SILGA and UBCM.

Did you know?

In 2025, council sent 10 letters of support for local organizations!



Municipal Infrastructure Plan Library

Whereas hiring firms to design common infrastructure buildings such as municipal halls, firehalls, water treatment plants and wastewater treatment plants requires substantial time, money, and resources;

And whereas "For Construction" drawings represent substantial public investment and technical expertise;

And whereas a centralized repository of these designs would allow local governments to efficiently reuse existing designs, thereby expediting infrastructure projects and saving public funds and resources:

Therefore be it resolved that UBCM request that the Province implement an infrastructure plan library that is accessible to local governments.

Endorsed by SILGA, no recommendation from UBCM.

Increased Defence Against Invasive Mussels

Whereas invasive zebra and quagga mussels pose a serious threat to watershed ecosystems, drinking water quality, infrastructure, tourism and the broader economy;

And whereas the estimated cost of managing infrastructure impacts from an established invasive mussel population in British Columbia exceeds \$129 million annually, including damage to pipes, docks, water intakes and watercraft;

And whereas British Columbia remains one of the few jurisdictions in North America without an established invasive mussel population, making prevention both critical and cost-effective;

And whereas existing watercraft inspection stations at provincial borders are limited by seasonality and staffing, leaving critical points of entry unmonitored and watersheds at continued risk:

Therefore be it resolved that UBCM ask the Province of British Columbia to take immediate and direct action to prevent the introduction of invasive mussels by implementing mandatory watercraft inspection protocols to ensure no key entry points are left unmonitored.

Submitted directly to UBCM and endorsed.

Provincial Reforms to Bail Administration

Whereas repeat and high-risk offenders are frequently released on bail and continue to commit offences while awaiting trial, undermining public safety and placing additional burden on local law enforcement;

And whereas the repeated catch and release of high-risk offenders erodes public confidence in the justice system, strains law enforcement resources, discourages front line officers and leaves communities vulnerable to further harm:

Therefore be it resolved that the Ministry of Public Safety and Solicitor General and the Attorney General work together to direct a more rigorous approach to bail hearings involving repeat and high-risk offenders, including recommending stricter conditions or detention in cases where there is a demonstrated risk to community safety.

Submitted directly to UBCM and referred to similar resolution.



MESSAGE FROM THE CAO



I had the privilege of joining the District of Sicamous team as chief administrative officer in 2025. Sicamous is an exciting and dynamic community that has so much to offer both residents and visitors. The community continues to grow, seeing more residents and visitors coming to enjoy all Sicamous has to offer.

The growth and development we saw in 2025 will continue into 2026, with ongoing construction on several projects and additional ventures beginning.

The District of Sicamous is supported by a strong team of professional staff that I am honoured to lead. Throughout 2025, staff demonstrated their dedication to the organization and the community through their hard

work. I am proud to be a part of the exceptional group of people that are our District of Sicamous staff.

In 2026, I look forward to contributing to the continued growth and development of Sicamous, working alongside our staff in delivering quality services and supporting mayor and council as they advance the goals and objectives of the community.

Sicamous is a great community, and I am so thankful for the opportunity to contribute to the district's forward progress.

Regards,

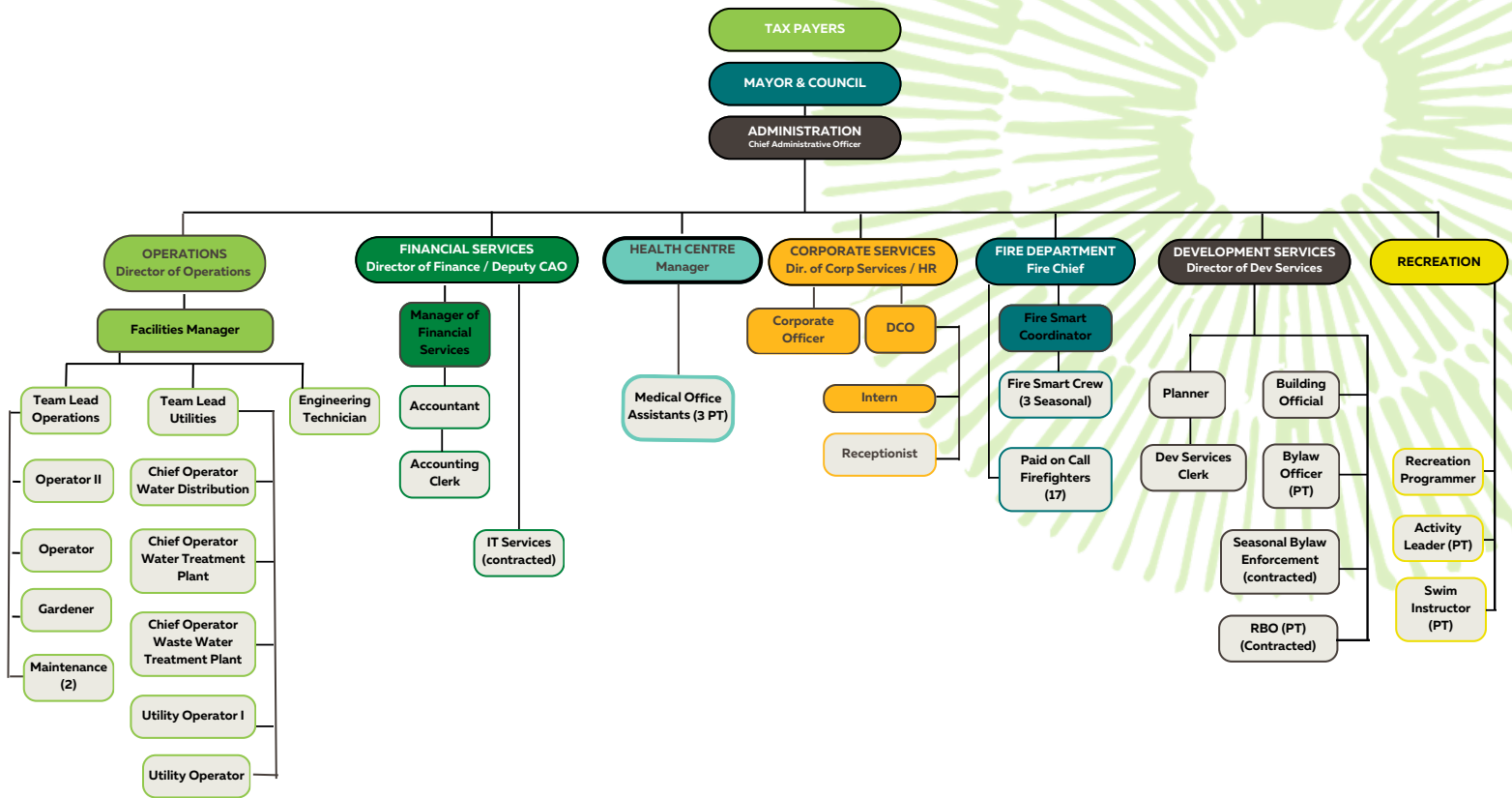
A handwritten signature in black ink, appearing to read 'Dean Strachan'.

Dean Strachan, MCIP, RPP

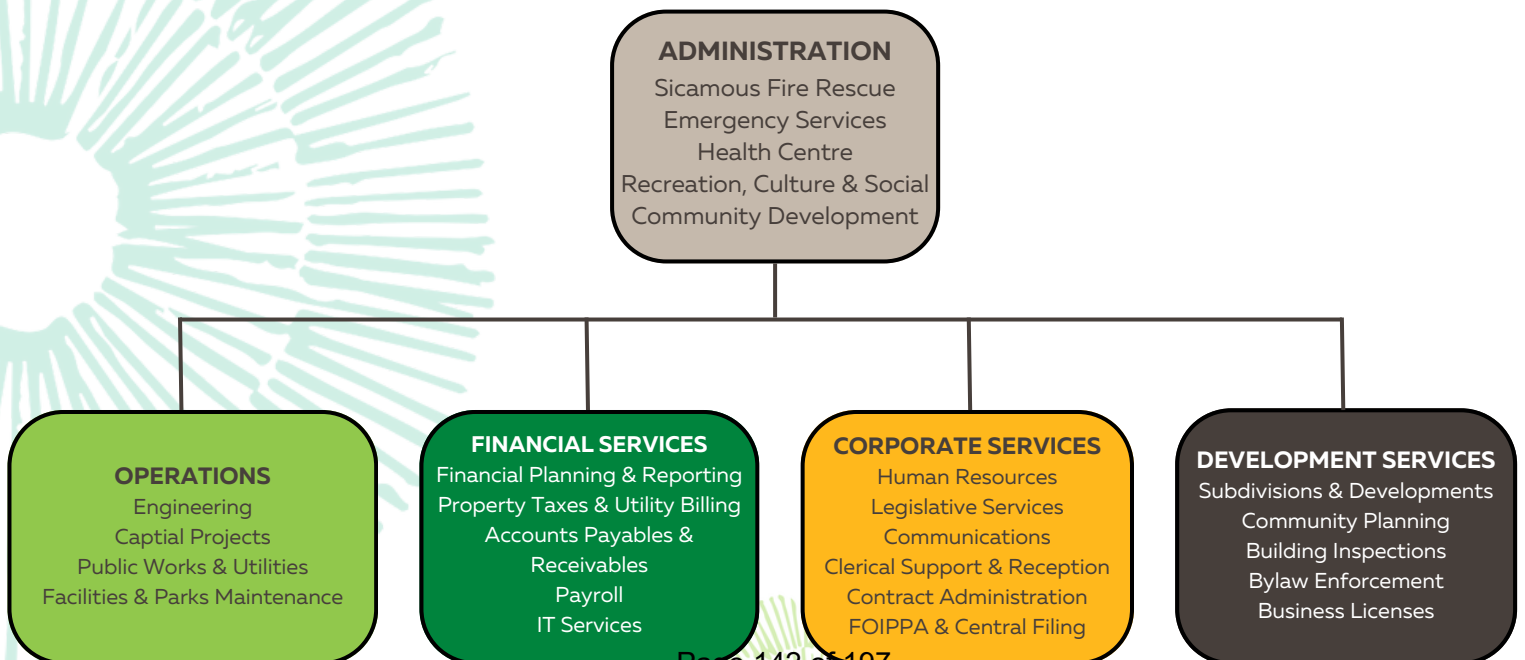


ORGANIZATIONAL STRUCTURE

ORGANIZATIONAL STRUCTURE



DEPARTMENTAL STRUCTURE



ORGANIZATIONAL STRUCTURE – CONT.

Staff Overview

| | # of Employees | Details |
|-------------------------------------|----------------|---|
| Exempt Staff (non-unionized) | 10 | <ul style="list-style-type: none"> • 9 permanent full-time employees including the CAO and 4 senior managers • 1 Local Government Intern, grant funded |
| Inside Workers (unionized) | 11 | <ul style="list-style-type: none"> • 8 permanent full-time • 1 permanent part-time • 2 seasonal part-time |
| Outside Workers (unionized) | 12 | <ul style="list-style-type: none"> • 12 permanent full-time |
| Health Centre | 4 | <ul style="list-style-type: none"> • 1 permanent full-time • 3 permanent part-time (unionized) |
| Sicamous Fire Rescue | 23 | <ul style="list-style-type: none"> • 1 permanent full-time • 1 full-time FireSmart, grant funded • 3 seasonal FireSmart, grant funded • 18 paid on-call members |



Did you know?

In accordance with the Local Government Act and Community Charter, all BC municipalities must appoint a Corporate Officer and Chief Financial Officer.

CORPORATE SERVICES



Corporate services provides legislative and administrative support to council, including the preparation of agendas, recording of decisions and policy development guidance. It also manages the District's front counter services, communications and records management functions. They oversee elections, ensure compliance with the Community Charter and the Freedom of Information and Protection of Privacy Act (FOIPPA), and work to maintain open and transparent government operations.

2025 Achievements

- Adopted the Public Notice Bylaw to provide alternative means of publication for statutory notices through the district website, an email subscription and community bulletin board.
- Amended the Council Procedure Bylaw for improved clarity and structure.
- Built up email subscribers for Council Highlights, the monthly e-newsletter, engagement initiatives and statutory notices.

2026 Projects & Goals

- Update the election workplan to facilitate an efficient local election year and successfully onboard elected officials following the election in October.
- Develop a reliable strategic communications plan for communications that occur on a yearly basis.
- Build an awareness campaign about invasive mussels to deliver education on the protection of our waterways.

COMMUNICATIONS UPDATE

We sent a total of 31 email campaigns in 2025.

- **Council Highlights**
 - Released after each council meeting.
 - 143 subscribers.
- **E-Newsletter**
 - Released the last Friday of every month.
 - 917 subscribers.
- **Council Newsletter**
 - Mailed out quarterly and shared online.
- **Social Media**
 - 273 unique pieces of content shared!



- 1,567 followers
- 149 new followers!



- 390 followers
- 88 new followers!



- 3,400 followers
- 542 new followers!

RECORDS REQUESTS & PRIVACY

The public has the right to access government information. Individuals also have the right to have their personal information protected.

The corporate services department oversees all freedom of information requests and leads the municipality's privacy management program. Taken together, these components help continually improve and maintain transparent government.

In 2025, the District of Sicamous processed five freedom of information requests.

Did you know?

The Traffic Circle Camera is consistently our top visited webpage, receiving 47,835 views in 2025!



FINANCIAL SERVICES



The finance department is central to ensuring the fiscal health of the District. Responsibilities include the development and oversight of the annual operating and capital budgets, long-term financial planning and the collection of property taxes and utility fees that fund essential municipal services. Through careful stewardship of public funds, the finance department supports informed decision making and the sustainable delivery of services to the community.

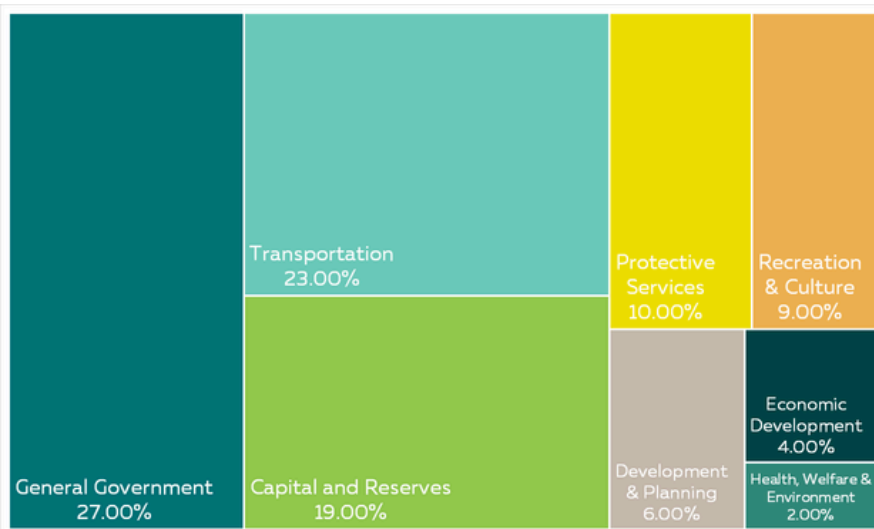
2025 Achievements

- Continued to focus on asset management and tangible capital asset listing improvements.
- Construction completed at the Sek'emaws (Sicamous) Health Centre.
- Preauthorized Debit Plan created for utility payments.

2026 Projects & Goals

- Complete a comprehensive review of utility rates and structures.
- Approach water and sewer with an asset management focus.
- Complete a full review of Fees and Charges Bylaw No. 740.

2025 Property Tax Allocation



With more than 2,840 property folios in the district, over 3,000 copies of property tax notices were sent out to owners.

Of the notices sent, 47.4% were mailed to Sicamous addresses and 36.6% were sent to Alberta! One notice went to Denmark.



Did you know?



The typical home value decreased from \$510,000 in 2024 to \$503,000 in 2025, an average decrease of 1%.

OPERATIONS & INFRASTRUCTURE



The operations department is responsible for the planning, maintenance and improvement of the District's core infrastructure including roads, stormwater systems, water treatment and distribution and wastewater collection and treatment, ensuring safe, reliable services through responsible asset management and efficient resource use. The department includes the operations manager, operations coordinator, engineering technician and dedicated operations and utilities crews who work together to meet the community's daily needs while balancing safety, environmental and operational priorities.

2025 Achievements

- Completed Phase 2 of the Riverside Avenue watermain replacement. The upgrade improves water flow, strengthens fire protection capacity and supports future growth in the area.
- Upgraded the Main Street Lift Station as part of ongoing work identified in the Infrastructure Master Plan to improve four of the District's older lift stations.
- Completed parking improvements to support increased public access and seasonal demand.
- Replaced salt storage area with a larger covered tent, improving winter operations and material storage capacity.

2026 Projects & Goals

- Continue to upgrade the capacity of the Water Treatment Plant by replacing and reusing membranes.
- Complete Phase 3 of the Riverside Avenue Watermain Replacement.
- Continue work on the Community Transportation Master Plan in partnership with the Ministry of Transportation & Transit and Parsons Engineering.
- Complete upgrades to the Wastewater Treatment Plant, including the establishment of a fourth rapid infiltration basin in the northwestern quadrant of the dog park.
- Upgrade the Parksville and Boutwell Lift Stations to improve system reliability.



Did you know?

The operations team maintains 75 kilometers of municipal roadways. For snow and ice removal in the winter, the team typically deploys five to seven blades!

DEVELOPMENT SERVICES



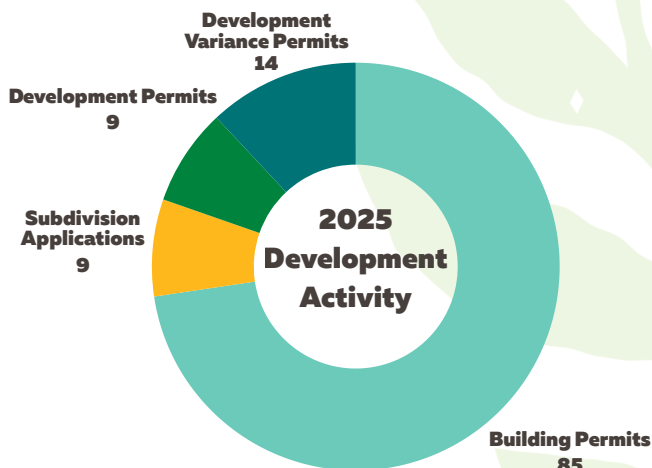
Development Services is responsible for land use planning, building inspection, bylaw enforcement, and business licensing. The team takes an integrated approach to managing community development by reviewing and processing applications, ensuring compliance with municipal regulations and supporting responsible growth. Staff provide planning advice to the Planning and Development Committee (PDC), which makes recommendations to council for final decisions. Building and plumbing permits are reviewed and issued in accordance with the BC Building Code and District bylaws. Bylaw enforcement helps uphold community standards through a balanced approach of education and enforcement.

2025 Achievements

- Adopted a new Building Bylaw to support clearer building regulations and updated administrative processes.
- Updated departmental application forms and processes to improve clarity, usability and internal efficiencies.
- Refined the online building application portal to better support applicants and internal review processes.
- Delivered community education on new lateral bracing requirements.

2026 Projects & Goals

- Complete the Official Community Plan review and update.
- Undertake a comprehensive update of the Zoning Bylaw.
- Host a workshop for local building contractors focused on training and education around building permit application requirements.
- Implement the Bylaw Offence Notice program.
- Develop and adopt a Wildlife Attractant Bylaw.
- Continue enhancing the Geographic Information System, with a focus on improving the usability of the public inquiry map.



Application Review Timelines

In 2025, the department continued to focus on timely application review while ensuring legislative requirements were met. Average turnaround times included:

- Development Permits: approximately 37 days
- Development Variance Permits: approximately 40 days

Development Variance Permits require additional steps, including public notification, advertising and letters to surrounding property owners.

Did you know?

In 2025, the total construction value of building permits issued was \$27.5M.



DEVELOPMENT SERVICES – CONT.

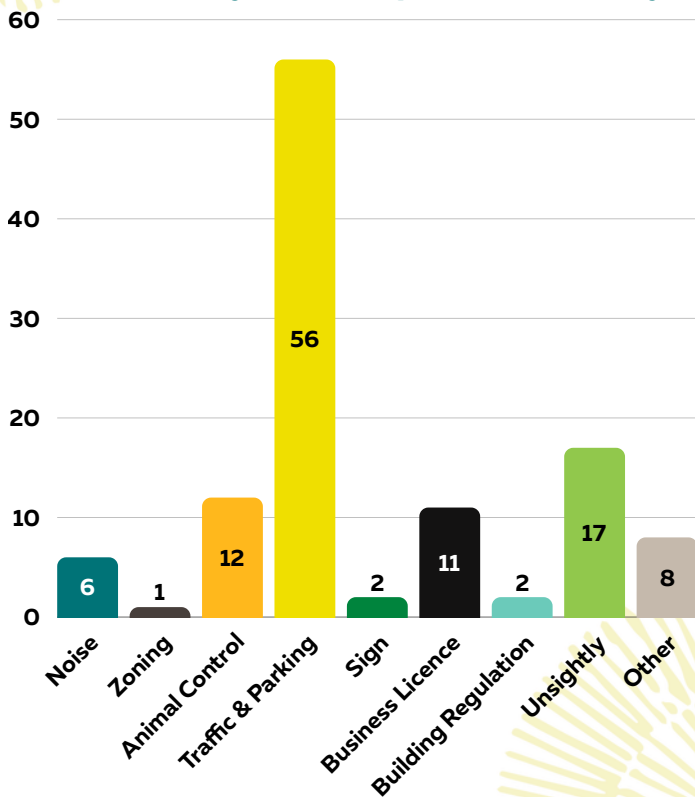
Department Statistics

| | 2024 | 2025 |
|-------------------------------|------|------|
| Bylaw Complaints | 215 | 189 |
| Bylaw Tickets Issued | 148 | 126 |
| Bylaw Written Warnings | 47 | 35 |

In 2025, bylaw enforcement collected \$15,600 in tickets.



2025 Bylaw Complaint Summary



| | 2024 | 2025 |
|---|----------------|----------------|
| Business Licenses | 479 | 393 |
| Development Permits | 18 | 9 |
| Building Permits | 81 | 85 |
| Building Permit Construction Value | \$40.7 million | \$27.5 million |



Did you know?

In 2025, the average turnaround time for a development permit was 37 days, and 40 days for a development variance permit!

COMMUNITY RECREATION



The District continues to support a healthy and connected community by offering a wide range of recreational opportunities. District-led programs include fitness and wellness classes, sport development and summer camps for children. Seasonal community events remain a highlight for residents of all ages. In addition, the District has invested in recreational infrastructure to enhance access to outdoor spaces and promote long-term community wellness.

2025 Achievements

- Completed public engagement for replacement of the Finlayson Park playground and put out a request for proposals.
- Adopted the Special Events Road Closure Policy to allow for temporary road closures for special events.
- Opened the rental community space at the Sek'emaws (Sicamous) Community Health Centre in July 2025 and implemented a policy to facilitate use.
- Shifted recreation programming to the community space in the health centre.
- Hosted the 2025 UCI Pump Track World Championships Canada Qualifier.
- Collaborated with Strongman Corporation Canada to host the first annual Shuswap Showdown event.
- The first phase of the Owlhead Mountain Bike Park was complete.



2026 Projects & Goals

- Complete survey to understand what recreation opportunities residents want and action results to help shape future programming.
- Create a Finlayson Park Master Plan to guide decision-making for the next decade and support all-season use.
- Support the completion of the second phase of the Owlhead Mountain Bike Park.
- Complete a recreation inventory to better understand the needs of residents and visitors, and strengthen relationships with community groups to support ongoing collaboration and recreational growth.



Did you know?

The Community Calendar on the District webpage lists all community events and recreation programs! It's a great resource to see what is happening in the community.



SICAMOUS FIRE RESCUE



Sicamous Fire Rescue remains committed to ensuring the safety of the community through fire suppression, emergency response, fire prevention, and public education. Led by the Fire Chief and supported by a dedicated team of paid-on-call (POC) firefighters, the department continues to prioritize training, interagency collaboration, and infrastructure readiness to meet the evolving needs of the community, while also promoting wildfire resilience through the FireSmart program and local mitigation initiatives.

2025 Achievements

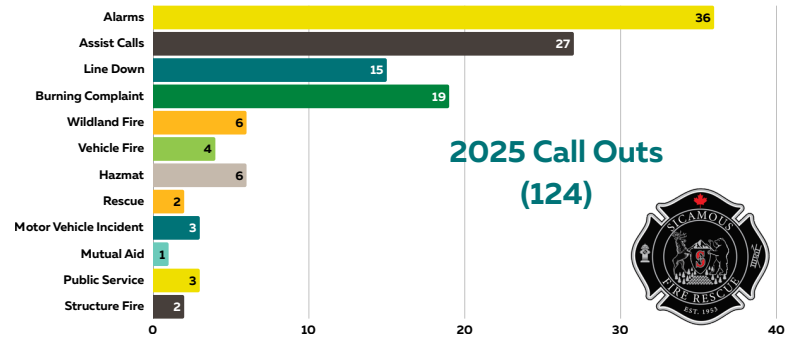
- Responded to 132 calls in 2025.
- Transitioned to the Ember Tracking platform to better track member competencies, apparatus maintenance and equipment lifecycles.
- 90% completion on our first Annual Recruit Program.
- Three new NFPA 1001 certified firefighters added to the ranks.
- Completed 282 fire inspections and reinspections.
- Increased officer core training.



Sicamous FireSmart Program

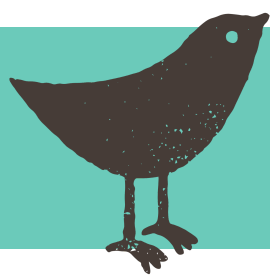
FireSmart is a grant funded community wildfire resiliency program that provides yard waste disposal and free property assessments to identify wildfire hazards and mitigation guidance.

In 2025, 32 FireSmart assessments were completed and a Community Wildfire Resiliency Plan was developed in collaboration with Fortis BC.

2026 Projects & Goals

- Train a dedicated Wildland crew to be deployed around the province on urban interface fires
- Increase ranks to 25 paid-on-call firefighters.
- Increase hazardous materials training to a technician level.



Did you know?

Sicamous Fire Rescue operates:

- 2 fire engines, 1 water tender, 1 aerial ladder truck
- 2 structural protection unit (SPU) trailers, 1 side-by-side utility terrain vehicle (UTV)
- 1 command vehicle and 1 FireSmart vehicle

SICAMOUS COMMUNITY HEALTH CENTRE



The Sicamous Community Health Centre provides team-based primary care tailored to meet the community's evolving health needs. Operating under the community health centre model, the District manages administrative functions, allowing physicians and care providers to focus on patient-centered services, including walk-in care. The centre is staffed by three primary care practitioners (two physicians and one nurse practitioner), supported by three medical office assistants and a health centre manager.

2025 Achievements

- Moved into new clinic space at the Sek'emaws (Sicamous) Health Centre on July 21.
- Relationship building with independent allied health providers in the Sek'emaws (Sicamous) Health Centre including Eagle Valley Massage, Shuswap Acupuncture and Health, Shuswap Hearing Clinic, Halo Perinatal and Lactation Services, Functional Physio and Wellness, Sherry Lucas Therapeutic Foot Nurse and the Eagle Valley Community Support Society to provide wrap around care.
- Nurse Practitioner Jen provides care at Eagle River Secondary School every second Wednesday, offering accessible primary care services directly to youth.
- 30% increase in total visits since last year.

2026 Projects & Goals

- Continued collaboration with Splat'sin leadership and local Indigenous community members to activate the Traditional Healing Room. This space represents an important step toward integrated care that honours Indigenous healing traditions alongside western medical practice.
- Increase patient panel.
- Support early diagnosis and prevention by procuring diagnostic tools.



2025 AT A GLANCE

- Patient Panel: 3,795
- Total Visits: 18,511 (2025 YTD)
- Walk-in Visits: 1,779 (42% increase)
- Telehealth Visits: 8,132

Did you know?

The Sicamous Community Health Centre accepts walk-in patients!



DEVELOPMENT CORPORATION



The District of Sicamous Development Corporation (DOSDC) continued to build momentum in 2025, delivering measurable results across tourism marketing, business development and investment attraction. From record MRDT revenue and exponential digital growth to expanded business support programs and new strategic partnerships, 2025 marked a year of strong execution and forward planning – positioning Sicamous for sustainable growth as a four-season destination and thriving economic community.



Economic Development Achievements

Business Development & Support

- 3rd Annual Business Walks: 12 volunteers (DOSDC, Chamber, Councillors), 22 businesses visited
- New business attraction focus: bike repair/retail, tech industry/digital nomads
- Industry Roundtables launched incl Optimizing Your Resilience Workshop (Female Entrepreneur Day): 25 attendees

Investment Attraction & Property

- Investment Attraction Package (Community Profile + Investment Strategy) updating. Re-print 2026

Strategic Initiatives

- Shoulder Season Event Attraction Strategy in development: concerts, MTB, mechanized sports
- Created Community Yard Sale Day
- Attended SIRES 2025 (Salmon Arm) with trade show display
- Salmon Arm Business Forum with 4 Directors
- DOSDC newsletter: 72 subscribers, 77.8% open rate
- Facebook 46.1K views (+331% interactions)

Tourism Achievements

MRDT Revenue

- 2025 total: \$150,934 – up 11.1% YoY; monthly average \$12,578

Digital & Social Media

- ExploreScamous.ca: 36,758 sessions (+115.5%), 83,422 page views (+164%), 31,106 users (+96%)
 - Top pages: Webcams, Trails, Beaches, Ferry, Events; 9 new pages launched
- Facebook: 1.0M views; follows +805%
- Instagram: 165.5K views; interactions +100%
- TikTok (@exploresicamous): 1,520 followers, 14.2K likes
- #RealTime Webcams: 4,276 plays in December; 345 total hours watched; 2 new cameras added

Marketing & Visitor Outreach

- 6,000 Visitor Guides distributed; 600+ 'Where To' one-pagers to hotels & businesses
- Newsletter: 146 subscribers; Kelowna Airport ads reaching 2.1M annual passengers

Key Initiatives & Partnerships

- BC Bird Trail | Sicamous Ferry Society | MTB BC | BCDMOA | TOTA
- UCI Pump Track World Championship Qualifier: 72 participants, 21 cities, 18 first-time Sicamous visitors, 50–66 incremental overnight stays
- Tourism Advisory Committee: 2025–2027 term, 10 industry sectors, strategic session held September
- MRDT renewed to 2030

Coming in 2026

- Downtown Revitalization Grant: 5 × \$1,000
- Events & Tradeshow Grant: 10 × \$500
- Create Incubator / Co-Share Business Centre
- Hotel Valuation Study
- Host 8 business workshops (AI, e-commerce, succession planning, taxation)
- Host Industry Sector Roundtables: Real Estate, Accommodations, Retail & Tourism
- 4th Annual Business Walk – September
- Invest in TCH Billboard & in-town signage



Did you know?

The DOSDC prioritizes:

Tourism, Product Development & Marketing



Business Retention & Expansion



Land Development & Investment Attraction

DISTRICT OF SICAMOUS FINANCIAL INFORMATION



DISTRICT OF SICAMOUS

BYLAW NO. 1119

A Bylaw respecting the 2026 to 2030 Financial Plan

WHEREAS in accordance with the provisions of Section 165 of the *Community Charter*, Council is required to adopt annually, by bylaw, a Financial Plan for a five-year period.

AND WHEREAS Section 165 of the *Community Charter* requires the financial plan set out the objectives and policies of the municipality for the period,

NOW THEREFORE, under the authority of the *Community Charter*, the Council of the District of Sicamous, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. Schedule "A" attached hereto and forming part of this bylaw is hereby declared to be the Financial Plan of the District of Sicamous for the period January 1, 2026 to and including December 31, 2030.
2. Schedule "B" attached hereto and forming part of this bylaw is hereby declared to be the Statement of Objectives and Policies in accordance with Section 165 (3.1) of the *Community Charter*.
3. This Bylaw may be cited as the "***District of Sicamous Financial Plan (2026-2030) Bylaw No. 1119, 2026***".

READ a first time this 8th day of April, 2026.
READ a second time this 8th day of April, 2026.
READ a third time this 8th day of April, 2026.
ADOPTED this 22 day of April, 2026.



Mayor



Corporate Officer

Certified a true and correct copy of the District of Sicamous
Financial Plan (2026-2030) Bylaw No. 1119, 2026



Corporate Officer

Schedule "A"
Financial Plan 2026-2030

| | 2026 | 2027 | 2028 | 2029 | 2030 |
|--|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Revenue | | | | | |
| Government Grants - Unconditional | \$ 402,000 | \$ 419,180 | \$ 427,520 | \$ 436,030 | \$ 444,710 |
| Government Grants - Conditional | 1,141,880 | 6,634,000 | 314,000 | 4,314,000 | 314,000 |
| Grants-in lieu of taxes | 71,740 | 88,960 | 90,550 | 92,170 | 93,810 |
| Developer contributions | 536,030 | 14,620 | 8,600 | 147,305 | 150,500 |
| Investment income | 90,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Licenses permits & fines | 219,000 | 222,360 | 225,770 | 229,250 | 232,780 |
| Penalties & interest | 111,500 | 110,310 | 112,140 | 114,020 | 115,940 |
| Property taxes | 6,220,150 | 6,485,610 | 6,586,220 | 6,693,390 | 6,867,180 |
| Regional District contribution | 80,000 | 81,460 | 83,090 | 84,750 | 86,440 |
| Sale of services | 1,895,730 | 1,957,890 | 1,994,470 | 2,031,850 | 2,069,890 |
| Sewer fees and charges | 1,103,470 | 1,136,240 | 1,169,990 | 1,204,750 | 1,240,560 |
| Water fees and charges | 1,323,750 | 1,369,600 | 1,405,240 | 1,443,410 | 1,484,370 |
| Total Revenues | \$ 13,195,250 | \$ 18,620,230 | \$ 12,517,590 | \$ 16,890,925 | \$ 13,200,180 |
| Expenditures | | | | | |
| Development & planning | \$ 611,650 | \$ 408,480 | \$ 414,300 | \$ 420,240 | \$ 426,330 |
| Economic development | 255,640 | 257,850 | 260,110 | 262,420 | 264,760 |
| Environmental | 126,500 | 122,400 | 124,850 | 127,340 | 129,890 |
| General government services | 2,184,010 | 2,173,010 | 2,207,240 | 2,246,170 | 2,349,560 |
| Interest & bank charges | 258,940 | 367,660 | 367,700 | 367,740 | 367,780 |
| Protective services | 1,002,000 | 1,057,460 | 1,069,970 | 1,082,770 | 1,095,860 |
| Public health & welfare | 1,517,410 | 1,553,360 | 1,581,810 | 1,610,940 | 1,640,720 |
| Recreation & culture | 724,390 | 738,380 | 744,770 | 751,330 | 758,130 |
| Transportation services | 1,421,020 | 1,448,360 | 1,469,920 | 1,491,940 | 1,514,430 |
| Sewer services | 1,183,970 | 967,940 | 984,960 | 1,002,410 | 1,020,290 |
| Water services | 1,131,750 | 1,157,600 | 1,171,240 | 1,185,210 | 1,199,550 |
| Total Expenditures | \$ 10,417,280 | \$ 10,252,500 | \$ 10,396,870 | \$ 10,548,510 | \$ 10,767,300 |
| Annual Surplus | \$ 2,777,970 | \$ 8,367,730 | \$ 2,120,720 | \$ 6,342,415 | \$ 2,432,880 |
| Capital & Reserve Transfers | | | | | |
| Transfers - general reserves | \$ (711,960) | \$ (871,200) | \$ (896,120) | \$ (921,680) | \$ (948,090) |
| Transfers - sewer reserves | 75,000 | (173,910) | (190,750) | (208,180) | (226,220) |
| Transfers - water reserves | (200,000) | (220,000) | (242,000) | (266,200) | (292,820) |
| Debt repayment | (264,850) | (258,150) | (258,150) | (258,150) | (258,150) |
| Debt proceeds | 1,500,000 | - | - | - | - |
| Transfer from reserves for capital | 2,536,300 | 1,450,530 | 1,139,300 | 1,088,095 | 1,113,330 |
| Capital expenditures | (5,712,460) | (8,295,000) | (1,673,000) | (5,776,300) | (1,820,930) |
| Total Capital & Reserve Transfers | \$ (2,777,970) | \$ (8,367,730) | \$ (2,120,720) | \$ (6,342,415) | \$ (2,432,880) |
| Financial Plan Balance | - | - | - | - | - |

**Schedule “B”
Statement of Objectives and Policies**

In accordance with Section 165(3.1) of the *Community Charter*, municipalities are required to include in the Five-Year Financial Plan, objectives and policies regarding each of the following:

- a) For each of the funding sources described in Section 165(7) of the *Community Charter*, the proportion of total revenue that is proposed to come from that funding source;
- b) The distribution of property value taxes among the property classes that may be subject to taxes; and
- c) The use of permissive tax exemptions.

Funding Sources

Funding sources as defined in Section 165(7) of the *Community Charter*, are derived as shown in Table 1 for fiscal 2026. Sources do not include transfers from Reserves or Surplus.

Table 1: Sources of Revenue, Fiscal 2026

| Revenue Source | Revenue (\$) | % of Revenue |
|----------------------|---------------|--------------|
| Property Value Taxes | \$ 6,220,150 | 42.33% |
| Parcel Taxes | - | - % |
| Fees | 4,733,450 | 32.21% |
| Debt Proceeds | 1,500,000 | 10.21% |
| Other Sources | 2,241,650 | 15.25% |
| | \$ 14,695,250 | 100.00% |

Objectives:

- Reduce dependency on taxation.
- Maximize use of grant funding for projects and works identified in the Plan.

Policy:

- Recover revenues from user fees were possible, rather than property value taxation;
- Set user fees to reflect full cost recovery (operating, capital, and administrative/overhead costs); and
- Follow Revenue, Tax and Budget Policy F-10.

Distribution of Property Value Taxes Across the Property Classes

Property value taxes are distributed across six property tax classes as shown in Table 2.

Table 2: Distribution of Property Value Taxes, Fiscal 2026

| Property Tax Class | Property Taxes | % of Property Taxes |
|---------------------------------|----------------|---------------------|
| Class 1 Residential | \$ 4,980,941 | 80.08% |
| Class 2 Utilities | 231,610 | 3.72% |
| Class 5 Light Industry | 46,610 | 0.75% |
| Class 6 Business/Other | 878,356 | 14.12% |
| Class 8 Recreational/Non-Profit | 79,587 | 1.28% |
| Class 9 Farm | 3,046 | 0.05% |
| | \$ 6,220,150 | 100.00% |

Objectives:

- Maintain a consistent relationship in the sharing of the tax burden across the tax classes;
- Maintain Industry and Business tax rates that are supportive of business operations; and
- Follow Revenue, Tax and Budget Policy F-10.

Policy:

Set tax rates in manner that:

- Do not result in an increase or a decrease in tax revenue due to market (inflationary) increases or decreases in taxable assessed value;
- Do result in an increase or a decrease in tax revenue due to non-market increases (like new construction/development) or decreases in taxable assessed value (such as closure of a business) as determined by the BC Assessment Authority, subject to budget requirements;
- Shares the impact of any tax increase or decrease equally across all property value tax classes; and
- On an annual basis, consider reducing the share of the tax impact borne by the Industry and Business Classes while increasing Utilities to the Provincial Maximum.

Property Tax Exemptions

Permissive Tax Exemptions

Objective:

Recognize the contribution of not-for-profit institutions that form a valuable part of the community. These include religious institutions, historical societies, some recreational facilities, service organizations and arts and cultural institutions.

Policy:

Consider granting permissive tax exemptions for periods of up to 4 years for any organizations or property owners that would fall within Section 224 to 227 of the *Community Charter*.

See Council Permissive Tax Exemption Policy Number F-6 for details of requirements and eligibility, application form, procedure and deadlines. Current permissive tax exemptions are outlined in the following Bylaws:

- Tax Exemption Bylaw No. 1050, 2023 (Places of Worship);
- Tax Exemption Bylaw No. 1051, 2023 (Not for Profit); and
- Tax Exemption Bylaw No. 1052, 2023 (Seniors' Homes).

Revitalization Tax Exemptions

Objective:

Intended to generate economic growth, new investment, community redevelopment, revitalization and purpose-built rental housing as prioritized in the Official Community Plan

Policy:

As outlined in Revitalization Tax Exemption Bylaw No. 1059, 2024, tax exemptions will be available for eligible projects that fall under one of the following:

- Town Centre Revitalization Area;
- Industrial Revitalization Area;
- Hotel Development Revitalization Area; and
- Purpose-Built Rental Housing Revitalization Area.

Revitalization Tax Exemption are only provided on the net increase resulting from the non-market change of new improvements, therefore exemptions issued will not take away from the current tax base and resulting property value taxes.



STATEMENT OF FINANCIAL INFORMATION

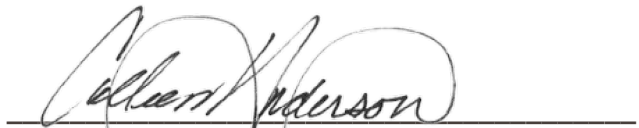
FOR THE YEAR ENDED DECEMBER 31, 2025

STATEMENT OF FINANCIAL INFORMATION APPROVAL

The undersigned, as authorized by the Financial Information Regulation, Schedule 1, subsection 9(2), approves all the statements and schedules included in this Statement of Financial Information, produced under the Financial Information Act.



Bianca Colonna
Director of Finance



Colleen Anderson
Mayor

TABLE OF CONTENTS

Consolidated Financial Statements

| | |
|---|------|
| Management's Responsibility for Financial Reporting | 1 |
| Independent Auditors Report | 2-3 |
| Consolidated Statement of Financial Position | 4 |
| Consolidated Statement of Operations | 5 |
| Consolidated Statement of Change in Net Assets | 6 |
| Consolidated Statement of Cash Flows | 7 |
| Notes to the Consolidated Financial Statements | 8-29 |
| Schedule 1 (Unaudited) – Provincial Grant Reconciliations | 30 |

| | |
|---|--------------|
| Statement of Payments for Goods and Services | 31-32 |
|---|--------------|

| | |
|--|-----------|
| Statement of Payments for the Purpose of Grants | 33 |
|--|-----------|

| | |
|---|-----------|
| Statement of Remuneration and Expenses | 34 |
|---|-----------|

| | |
|---------------------------------------|-----------|
| Reconciliation of Expenditures | 35 |
|---------------------------------------|-----------|

| | |
|--|-----------|
| Statement of Severance Agreements | 36 |
|--|-----------|

| | |
|--|-----------|
| Statement of Guarantee and Indemnity Agreements | 36 |
|--|-----------|

| | |
|----------------------------------|-----------|
| Permissive Tax Exemptions | 37 |
|----------------------------------|-----------|

Management's Responsibility for Financial Reporting

The accompanying consolidated financial statements of the District of Sicamous are the responsibility of management and have been approved by the Director of Finance on behalf of Council.

The consolidated financial statements have been prepared by management in accordance with Canadian public sector accounting standards. Certain amounts used in the preparation of the consolidated financial statements are based on management's best estimates and judgments. Actual results could differ as additional information becomes available in the future. When alternative accounting methods exist, management has chosen those it deems most appropriate in the circumstances, in order to ensure that the consolidated financial statements are presented fairly, in all material respects.

The District of Sicamous maintains systems of internal accounting and administrative controls of high quality, consistent with reasonable cost. Such systems are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate and the District of Sicamous' assets are appropriately accounted for and adequately safeguarded.

The District of Sicamous' Director of Finance and Council are responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the consolidated financial statements.

The Director of Finance and Council members meet periodically with management, as well as the external auditors, to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, to satisfy themselves that each party is properly discharging its responsibilities, and to review the annual report, the consolidated financial statements and the external auditor's report.

The consolidated financial statements have been audited by BDO Canada LLP Chartered Accountants in accordance with Canadian generally accepted auditing standards on behalf of the Council members. The independent auditor's report expresses its opinion on these consolidated financial statements. The auditors have full and free access to the accounting records, the Director of Finance and Council of the District of Sicamous.

Signed by:



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Director of Finance

Independent Auditor's Report

To the Mayor and Council of the District of Sicamous

Opinion

We have audited the consolidated financial statements of the District of Sicamous (the "District") and its controlled entities (the "Consolidated Entity"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, change in net assets, and consolidated cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Consolidated Entity as at December 31, 2025, and its results of operations, its change in net assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the Consolidated Entity in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Matter - Unaudited Information

We have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of the attached Schedules to the District's financial statements.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Consolidated Entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Consolidated Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Consolidated Entity's financial reporting process.



Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Consolidated Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Consolidated Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Consolidated Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the consolidated financial information of the entities or business activities within the Consolidated Entity to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.


BDO Canada LLP

Chartered Professional Accountants

Salmon Arm, British Columbia
April 24, 2026

**District of Sicamous
Consolidated Statement of Financial Position**

| December 31 | 2025 | 2024 |
|---|----------------------|----------------------|
| Financial assets | | |
| Cash and cash equivalents (Note 2) | \$ 9,940,185 | \$ 5,577,567 |
| Taxes receivable | 434,244 | 445,860 |
| Accounts receivable and deposits (Note 3) | 2,024,022 | 2,831,881 |
| Portfolio investments (Note 4) | 1,500,000 | 8,663,643 |
| Cash deposit - Municipal Finance Authority (Note 5) | 110,420 | 107,209 |
| | <u>14,008,871</u> | <u>17,626,160</u> |
| Liabilities | | |
| Accounts payable and accrued liabilities (Note 7) | 1,621,103 | 2,981,957 |
| Reserve - Municipal Finance Authority (Note 5) | - | 107,209 |
| Deferred revenue (Note 9) | 2,153,929 | 2,113,383 |
| Long-term debt (Note 10) | 6,020,887 | 6,356,899 |
| Asset retirement obligations (Note 13) | 360,072 | 347,200 |
| | <u>10,155,991</u> | <u>11,906,648</u> |
| Net financial assets | 3,852,880 | 5,719,512 |
| Non-financial assets | | |
| Tangible capital assets (Note 12) | 93,426,736 | 89,307,251 |
| Prepaid expenses and inventories of supplies | 207,305 | 182,667 |
| | <u>93,634,041</u> | <u>89,489,918</u> |
| Accumulated surplus (Note 14) | \$ 97,486,921 | \$ 95,209,430 |
| Commitments and contingent liabilities (Note 21) | | |

Signed by: 
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 Director of Finance

**District of Sicamous
Consolidated Statement of Operations**

| For the year ended December 31 | 2025 Budget (Note 20) | 2025 Actual | 2024 Actual (Note 22) |
|--|-----------------------------|----------------------|-----------------------------|
| Revenue | | | |
| Taxation-net (Note 16) | \$ 5,929,147 | \$ 5,892,788 | \$ 5,638,773 |
| Grants in lieu of taxes and 1% utility tax (Note 17) | 92,919 | 91,720 | 90,897 |
| Government grants (Note 17) | 1,240,704 | 1,431,595 | 6,929,810 |
| Contributions by developers and property owners | 543,456 | 2,477,405 | 2,355,620 |
| User fees and service charges | 3,953,042 | 3,876,868 | 3,324,365 |
| Permits, licenses and fines | 260,000 | 244,031 | 163,442 |
| Penalties and interest on taxes | 97,500 | 104,536 | 125,565 |
| Investment income | 100,000 | 404,509 | 756,503 |
| Regional District contribution (Note 11) | 81,508 | 99,501 | 343,325 |
| Other | - | 322,210 | - |
| | <u>12,298,276</u> | <u>14,945,163</u> | <u>19,728,300</u> |
| Expense | | | |
| General government services | 2,019,594 | 2,068,423 | 2,701,784 |
| Protective services | 1,028,874 | 1,178,516 | 1,166,519 |
| Transportation services | 1,403,200 | 2,436,157 | 2,475,344 |
| Environmental health services | 120,000 | 120,395 | 106,726 |
| Public health and welfare services | 1,519,591 | 1,782,867 | 1,210,760 |
| Environmental development services | 658,224 | 594,853 | 527,484 |
| Recreation and cultural services | 703,604 | 962,702 | 1,122,587 |
| Economic development | 253,560 | 484,447 | 467,381 |
| Sewer services | 1,248,183 | 1,582,580 | 1,350,284 |
| Water services | 1,408,984 | 1,456,732 | 1,277,854 |
| | <u>10,363,814</u> | <u>12,667,672</u> | <u>12,406,723</u> |
| Annual surplus | <u>1,934,462</u> | <u>2,277,491</u> | <u>7,321,577</u> |
| Accumulated surplus, beginning of year | | <u>95,209,430</u> | <u>87,887,853</u> |
| Accumulated surplus, end of year | | <u>\$ 97,486,921</u> | <u>\$ 95,209,430</u> |

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

**District of Sicamous
Consolidated Statement of Change in Net Assets**

| | 2025 Budget | 2025 | 2024 Actual |
|---|--------------------|---------------------|---------------------|
| Annual surplus | \$ 1,934,462 | \$ 2,277,491 | \$ 7,321,577 |
| Acquisition of tangible capital assets (Note 12) | (7,150,640) | (6,825,003) | (12,522,640) |
| Amortization of tangible capital assets (Note 12) | - | 2,565,078 | 2,499,762 |
| Loss on sale of tangible capital assets | - | 119,376 | 669,375 |
| Proceeds on sale of tangible capital assets | - | 19,458 | 94,791 |
| Decrease (increase) in tangible capital assets due to asset retirement obligation (Note 13) | - | 1,606 | 12,594 |
| | <u>(5,216,178)</u> | <u>(1,841,994)</u> | <u>(1,924,541)</u> |
| Use/consumption of prepaid expenses and inventory of supplies | - | (24,638) | (122,377) |
| Net change in net debt | (5,216,178) | (1,866,632) | (2,046,918) |
| Net assets, beginning of year | <u>5,719,512</u> | <u>5,719,512</u> | <u>7,766,430</u> |
| Net assets, end of year | <u>\$ 503,334</u> | <u>\$ 3,852,880</u> | <u>\$ 5,719,512</u> |

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

**District of Sicamous
Consolidated Statement of Cash Flows**

| For the year ended December 31 | 2025 | 2024 |
|---|----------------------------|----------------------------|
| Operating transactions | | |
| Annual surplus | \$ 2,277,491 | \$ 7,321,577 |
| Items not involving cash | | |
| Amortization | 2,565,078 | 2,499,762 |
| Accretion (Note 13) | 14,478 | 14,403 |
| Loss on disposal of tangible capital assets | 119,376 | 669,375 |
| Developer contributed capital assets (Note 12) | (2,047,210) | (1,806,931) |
| Actuarial adjustments | (28,210) | (23,962) |
| Interest on MFA cash deposits | (3,210) | - |
| Changes in non-cash operating balances | | |
| Taxes receivable | 11,616 | 185,798 |
| Accounts receivable | 807,859 | (960,913) |
| Prepaid expenses and inventories of supplies | (24,638) | (122,377) |
| Accounts payable and accrued liabilities | (1,360,854) | 1,481,451 |
| Deferred revenue | 40,546 | (1,897,017) |
| Reserve - Municipal Finance Authority | (107,209) | - |
| | <u>2,265,113</u> | <u>7,361,166</u> |
| Capital transactions | | |
| Acquisition of tangible capital assets (Note 12) | (4,777,793) | (10,715,709) |
| Proceeds on sale of tangible capital assets | 19,458 | 94,791 |
| | <u>(4,758,335)</u> | <u>(10,620,918)</u> |
| Investment transaction | | |
| Decrease in portfolio investments | <u>7,163,643</u> | <u>4,911,189</u> |
| Financing transactions | | |
| Repayment of long-term debt | <u>(307,803)</u> | <u>(303,490)</u> |
| Net change in cash and cash equivalents | 4,362,618 | 1,347,947 |
| Cash and cash equivalents, beginning of year | <u>5,577,567</u> | <u>4,229,620</u> |
| Cash and cash equivalents, end of year | <u>\$ 9,940,185</u> | <u>\$ 5,577,567</u> |

The accompanying summary of significant accounting policies and notes are an integral part of these consolidated financial statements.

District of Sicamous Notes to Consolidated Financial Statements

December 31, 2025

1. Summary of Significant Accounting Policies

Management's Responsibility for the Consolidated Financial Statements

The consolidated financial statements of the District are the responsibility of management. They have been prepared in accordance with Canadian generally accepted accounting principles established by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants. The District is a municipality in the Province of British Columbia and operates under the provisions of the Community Charter. The District provides municipal services such as fire, public works, planning, parks, recreation and other general government services.

Basis of Consolidation

The consolidated financial statements reflect the assets, liabilities, revenues and expenses of all municipal organizations, committees and boards which are owned or controlled by the District. The District owns 100% of District of Sicamous Development Corporation. Inter-fund balances and transactions have been eliminated.

Cash and Cash Equivalents

Management considers all highly liquid investments with maturity of three months or less at acquisition to be cash equivalents.

Portfolio Investments

Portfolio investments are recorded at cost unless there has been a decline in the market value which is other than temporary in nature, in which case, the investments are written down to market value.

Non-Financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

Financial Instruments

The District's financial instruments consist of cash, term deposits, accounts receivable and long-term debt. These financial instruments are measured at cost or amortized cost. The carrying amount of each of these financial instruments is presented on the consolidated statement of financial position.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue and expense.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the consolidated statement of operations. Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

1. Summary of Significant Accounting Policies - continued

Tangible Capital Assets

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees and site preparation costs. Contributed tangible capital assets are recorded at fair value at the time of donation, with a corresponding amount recorded as revenue.

Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is available for productive use as follows:

| | |
|----------------------------------|-----------------|
| Buildings | 10 to 100 years |
| Drainage | 10 to 100 years |
| Roads, bridges and biofuel lines | 10 to 100 years |
| Water and other utility systems | 10 to 100 years |
| Sewer | 10 to 100 years |
| Parks and beautification | 10 to 60 years |
| Equipment | 5 to 20 years |
| Other | 4 to 10 years |

Asset Retirement Obligations

An asset retirement obligation is a legal obligation associated with the retirement of a tangible capital asset. The obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

Asset retirement obligations were initially recognized using the prospective method. The liability has been recognized based on estimated future expenses upon retirement and determined by discounting the expected future cash flows.

Asset retirement obligations are recorded as liabilities with a corresponding increase to the carrying amount of the related tangible capital asset. Subsequently, the asset retirement costs are allocated to expenses over the useful life of the tangible capital asset. The obligation is adjusted to reflect period-to-period changes in the liability resulting from the passage of time and for revisions to either the timing or the amount of the original estimate of the undiscounted cash flows or the discount rate.

District of Sicamous Notes to Consolidated Financial Statements

December 31, 2025

1. Summary of Significant Accounting Policies - continued

Leased Assets

Leases entered into, that transfer substantially all the benefits and risks associated with ownership, are recorded as the acquisition of a tangible capital asset and the incurrence of an obligation. The asset is amortized in a manner consistent with tangible capital assets owned by the District, and the obligation, including interest thereon, is liquidated over the term of the lease. All other leases are accounted for as operating leases, and the rental costs are expensed as incurred.

Collection of Taxes on Behalf of Other Taxation Authorities

The District collects taxation revenue on behalf of other entities. Such levies, other revenues, expenses, assets and liabilities with respect to the operations of entities are not reflected in these consolidated financial statements.

The entities, the District collects taxation revenue on behalf of, are as follows:

- Province of BC School Tax and Policing Tax
- Columbia Shuswap Regional District
- Columbia Shuswap Regional Hospital District
- North Okanagan Columbia Shuswap Regional Hospital District
- Okanagan Regional Library (ORL)
- British Columbia Assessment Authority (BCAA)
- Municipal Finance Authority (MFA)

Trust Funds

Trust funds, held in trust by the District and their related operations, are not included in these consolidated financial statements. The financial activity and position of the trust funds are reported separately.

Retirement Benefits and Other Employee Benefit Plans

The District's contributions, due during the period to its multi-employer defined benefit plan, are expensed as incurred.

Deferred Revenue

Funds received for specific purposes which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes are accounted for as deferred revenue on the consolidated statement of financial position. The revenue is recognized in the consolidated statement of operations in the year in which it is used for the specified purpose.

Government Transfers

Government transfers, which include legislative grants, are recognized in the consolidated financial statements in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amount can be made.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

1. Summary of Significant Accounting Policies - continued

Revenue Recognition

Taxes are recognized as revenue in the year they are levied. Charges for sewer and water usage are recorded as services provided by the District. Connection fee revenues are recognized when the connection has been established. Conditional grant revenue is recognized to the extent the conditions imposed on it have been fulfilled. Unconditional grant revenue is recognized when monies are received. Grants for the acquisition of tangible capital assets are recognized in the period in which eligible expenditures are made. Sales of service and other revenue is recognized when the service or product is provided by the District.

Reserves

Reserves for future expenditures, included in accumulated surplus, represent amounts set aside for future operating and capital expenditures.

Contaminated Sites

A contaminated site is a site at which substances occur in concentrations that exceed the maximum acceptable amounts under an environmental standard. Sites that are currently in productive use are only considered a contaminated site if an unexpected event results in contamination. A liability for remediation of contaminated sites is recognized when the organization is directly responsible or accepts responsibility; it is expected that future economic benefits will be given up; and a reasonable estimate of the amount can be made. The liability includes all costs directly attributable to remediation activities including post remediation operations, maintenance and monitoring. The liability is recorded net of any expected recoveries. No contaminated site have been identified with the District.

Use of Estimates

The preparation of consolidated financial statements in accordance with Canadian generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from management's best estimates as additional information becomes available in the future. Significant estimates include the valuation of accounts receivable and the amortization of tangible capital assets.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

2. Cash and Cash Equivalents

| | 2025 | 2024 |
|--|--------------|--------------|
| Unrestricted cash and cash equivalents | \$ 2,684,102 | \$ 3,092,939 |
| Restricted cash and cash equivalents | 7,256,083 | 2,484,628 |
| | \$ 9,940,185 | \$ 5,577,567 |

The District has various cash bank balances earning interest at prime less 2.75%. The bank's prime rate at year-end was 4.45% (2024 - 5.45%).

3. Accounts Receivable

| | 2025 | 2024 |
|------------------------------|--------------|--------------|
| Federal Government | \$ 135,030 | \$ 363,080 |
| Province of British Columbia | 652,632 | 1,208,740 |
| Trades receivable | 276,053 | 177,565 |
| Interest receivable | 5,523 | 112,182 |
| Utilities receivable | 954,784 | 970,314 |
| | \$ 2,024,022 | \$ 2,831,881 |

4. Portfolio Investments

| | 2025 | 2024 |
|---|--------------|--------------|
| <u>Restricted Investments</u> | | |
| Statutory reserves - SASCU term deposits | \$ 1,000,000 | \$ 6,225,616 |
| Development cost charges - SASCU term deposits | - | 1,437,984 |
| | 1,000,000 | 7,663,600 |
| <u>Unrestricted Investments</u> | | |
| Operating surplus - SASCU term deposits | 500,000 | - |
| Operating surplus - Raymond James term deposits | - | 1,000,043 |
| | \$ 1,500,000 | \$ 8,663,643 |

The term deposits mature November 19, 2026 with an interest rate of 3.20%.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

5. Reserve - Municipal Finance Authority

The District issues its debt instruments through the Municipal Finance Authority (the "MFA"). As a condition of these borrowings, a portion of the debenture proceeds are withheld as cash deposits by the Municipal Finance Authority as a debt reserve fund.

The District also executes demand notes in connection with each debenture whereby the District may be required to loan certain amounts to the MFA. These demand notes are contingent in nature and are not reflected in the accounts.

The details of the cash deposits and demand notes at year end are as follows:

| | Demand Notes | Cash Deposits |
|------------|--------------|---------------|
| Water Fund | \$ 83,840 | \$ 52,783 |
| Sewer Fund | 75,665 | 57,637 |
| | \$ 159,505 | \$ 110,420 |

6. Bank Indebtedness

The District has established a bank operating line of credit with Salmon Arm Savings and Credit Union of up to \$1,500,000 bearing interest at prime and secured by a general security agreement providing a charge on all assets of the District. Availability is subject to financial criteria and is at the discretion of the bank. As at December 31, 2025, the District had undrawn credit capacity under this facility of \$1,500,000 (2025 - \$1,500,000). The bank's prime rate at year-end was 4.45% (2024 - 5.45%).

7. Accounts Payable and Accrued Liabilities

| | 2025 | 2024 |
|----------------------------|--------------|--------------|
| Accrued interest | \$ 48,572 | \$ 48,572 |
| Accrued wages and benefits | 277,469 | 305,010 |
| Deferred (prepaid) taxes | (7,989) | 265 |
| Refundable deposits | 663,829 | 263,093 |
| Trade payables | 639,222 | 2,365,017 |
| | \$ 1,621,103 | \$ 2,981,957 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

8. Employee Benefits Plan Liability

The District does not provide sick leave or retirement benefits to employees. The District pays premiums to a short and long-term disability plan and will pay sick time until an employee meets the provisions of these plans.

Municipal Employees Pension Plan

The District and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of the assets and administration of benefits. The Plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2024, the Plan has about 273,000 active members and approximately 133,000 retired members. Active members include approximately 47,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the Plan and adequacy of Plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the Plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent actuarial valuation for the Plan as at December 31, 2024, indicated a \$2,675 million funding surplus for basic pension benefits on a going concern basis.

The next valuation will be as at December 31, 2027.

The District paid \$258,854 (2024 - \$206,934) for employer contributions while employees contributed \$236,440 (2024 - \$191,374) to the plan in fiscal 2025.

Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the Plan.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

9. Deferred Revenue

| | 2025 Opening Balance | Revenue Received | Externally Restricted Investment Income | Revenue Recognized | 2025 Ending Balance |
|--|----------------------------|---------------------|--|-----------------------|---------------------------|
| Development cost charges | \$ 1,106,900 | \$ 283,150 | \$ 34,589 | \$ (427,345) | \$ 997,294 |
| Developer deposits for infrastructure | 15,000 | 206,092 | 109 | - | 221,201 |
| Prepaid property taxes and business licences | 791,184 | 802,384 | - | (791,184) | 802,384 |
| Deferred building permit revenue | 45,740 | 52,788 | - | (45,740) | 52,788 |
| Deferred rental income | 3,624 | 7,575 | | (3,624) | 7,575 |
| Conditional grants - unspent | 105,547 | 102,250 | - | (176,551) | 31,246 |
| DOSDC - unspent MRDT and grants | 45,388 | 41,441 | - | (45,388) | 41,441 |
| | \$ 2,113,383 | \$ 1,495,680 | \$ 34,698 | \$ (1,489,832) | \$ 2,153,929 |

Development Cost Charges and Other Developer Deposits:

Developers share in future capital expenditures to the extent of the District's development cost charges provided for in Bylaw 1060. The Community Charter Section 188 (a) requires that money received from the imposition of a development cost charge be placed in a reserve fund. Interest is further restricted by Section 189 (1) to the purpose the reserve fund was established for.

Developers also provide for works in front of their properties. Cash in lieu of these works are received by the District and reserved for future capital projects. The District has also received funds from the developers for deficiencies and future operational costs. These funds are not externally restricted.

**District of Sicamous
Notes to Consolidated Financial Statements**

December 31, 2025

10. Long-term Debt

Net long-term debt, reported on the consolidated statement of financial position, is comprised of the following:

| | By-Law Number | Purpose and terms | 2025 | 2024 |
|--------------|------------------|---|---------------------|---------------------|
| Water fund | 871 | Water treatment plant, with annual payments of \$118,144 plus interest at 3.15%, due 2042 | \$ 3,249,262 | \$ 3,395,614 |
| Sewer fund | 775 | Sewer collection, with annual payments of \$60,897 plus interest at 1.47%, due 2041 | 1,980,552 | 2,075,393 |
| | 775 | Sewer collection, with annual payments of \$25,808 plus interest at 2.60% due 2041 | 731,073 | 765,892 |
| | | | 5,960,887 | 6,236,899 |
| General fund | | MFA loan, with annual payments of \$60,000, plus MFA floating interest, due 2026 | 60,000 | 120,000 |
| | | | \$ 6,020,887 | \$ 6,356,899 |

Water fund and sewer fund debt is recovered through specified area taxation.

Future principal requirements, including sinking fund additions, on existing debt:

| | General Fund | Water and Sewer Funds |
|----------------------|------------------|--------------------------|
| 2026 | \$ 60,000 | \$ 204,849 |
| 2027 | - | 204,849 |
| 2028 | - | 204,849 |
| 2029 | - | 204,849 |
| 2030 | - | 204,849 |
| 2031 and onwards | - | 2,371,481 |
| Actuarial adjustment | - | 2,565,161 |
| | \$ 60,000 | \$ 5,960,887 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

11. Cost Sharing Functions

The District and the Columbia Shuswap Regional District (the "CSRD") share the net cost of certain programs administered by the District. These programs are as follows:

| | 2025 | | |
|----------------------------------|---------------------|-------------------|-----------------------|
| | <u>Net Cost</u> | <u>CSRD Share</u> | <u>District Share</u> |
| Mosquito control | \$ 132,435 | \$ 8,476 | \$ 123,959 |
| Parks and playgrounds | 541,603 | 25,689 | 515,914 |
| Fire protection | 631,225 | 65,336 | 565,889 |
| | \$ 1,305,263 | \$ 99,501 | \$ 1,205,762 |
| | 2024 | | |
| | <u>Net Cost</u> | <u>CSRD Share</u> | <u>District Share</u> |
| Pump Track Capital Project (EOF) | \$ 493,825 | \$ 250,000 | \$ 243,825 |
| Mosquito control | 117,399 | 7,502 | 109,897 |
| Parks and playgrounds | 465,708 | 22,319 | 443,389 |
| Fire protection | 565,422 | 63,504 | 501,918 |
| | \$ 1,642,354 | \$ 343,325 | \$ 1,299,029 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

12. Tangible Capital Assets

| | Land | Buildings | Equipment | Roads, Bridges and Biofuel Lines | Water Systems | Sewer | Drainage | Parks and Beautification | Other | 2025 Total |
|--|----------------------|----------------------|---------------------|--|----------------------|----------------------|---------------------|-----------------------------|---------------|----------------------|
| Cost, beginning of the year | \$ 12,817,786 | \$ 18,661,458 | \$ 6,604,517 | \$ 22,304,691 | \$ 23,679,310 | \$ 27,319,723 | \$ 2,366,397 | \$ 5,092,928 | \$ 27,576 | \$ 118,874,386 |
| Additions | 660,000 | 2,876,112 | 300,278 | 1,759,313 | 667,973 | 339,498 | 167,630 | 54,199 | - | 6,825,003 |
| Disposals | - | - | (269,917) | (146,783) | (30,300) | (269,162) | - | (13,877) | - | (730,039) |
| Cost, end of year | <u>13,477,786</u> | <u>21,537,570</u> | <u>6,634,878</u> | <u>23,917,221</u> | <u>24,316,983</u> | <u>27,390,059</u> | <u>2,534,027</u> | <u>5,133,250</u> | <u>27,576</u> | <u>124,969,350</u> |
| Accumulated amortization, beginning of year | - | 2,371,725 | 3,196,394 | 10,785,865 | 4,573,206 | 5,534,997 | 490,482 | 2,586,890 | 27,576 | 29,567,135 |
| Amortization | - | 419,269 | 405,412 | 789,598 | 356,258 | 377,696 | 30,822 | 186,023 | - | 2,565,078 |
| Disposals | - | - | (250,230) | (146,783) | (28,300) | (153,878) | - | (10,408) | - | (589,599) |
| Accumulated amortization, end of year | <u>-</u> | <u>2,790,994</u> | <u>3,351,576</u> | <u>11,428,680</u> | <u>4,901,164</u> | <u>5,758,815</u> | <u>521,304</u> | <u>2,762,505</u> | <u>27,576</u> | <u>31,542,614</u> |
| Net carrying amount, end of year | <u>\$ 13,477,786</u> | <u>\$ 18,746,576</u> | <u>\$ 3,283,302</u> | <u>\$ 12,488,541</u> | <u>\$ 19,415,819</u> | <u>\$ 21,631,244</u> | <u>\$ 2,012,723</u> | <u>\$ 2,370,745</u> | <u>\$ -</u> | <u>\$ 93,426,736</u> |

| | Land | Buildings | Equipment | Roads, Bridges and Biofuel Lines | Water Systems | Sewer | Drainage | Parks and Beautification | Other | 2024 Total Restated - Note |
|--|----------------------|----------------------|---------------------|--|----------------------|----------------------|---------------------|-----------------------------|---------------|----------------------------------|
| Cost, beginning of the year | \$ 13,387,802 | \$ 9,802,628 | \$ 6,073,669 | \$ 20,929,135 | \$ 23,343,083 | \$ 27,204,806 | \$ 2,302,802 | \$ 4,662,845 | \$ 27,576 | \$ 107,734,346 |
| Additions | - | 8,930,928 | 822,286 | 1,536,678 | 391,666 | 216,448 | 63,595 | 561,039 | - | 12,522,640 |
| Disposals | (570,016) | (72,098) | (291,438) | (161,122) | (44,563) | (101,531) | - | (130,956) | - | (1,371,724) |
| Asset retirement obligation | - | - | - | - | (10,876) | - | - | - | - | (10,876) |
| Cost, end of year | <u>12,817,786</u> | <u>18,661,458</u> | <u>6,604,517</u> | <u>22,304,691</u> | <u>23,679,310</u> | <u>27,319,723</u> | <u>2,366,397</u> | <u>5,092,928</u> | <u>27,576</u> | <u>118,874,386</u> |
| Accumulated amortization, beginning of year | - | 2,120,606 | 3,067,621 | 10,095,246 | 4,260,368 | 5,212,999 | 460,279 | 2,429,819 | 26,275 | 27,673,213 |
| Amortization | - | 258,211 | 374,272 | 846,663 | 353,949 | 378,855 | 30,203 | 256,308 | 1,301 | 2,499,762 |
| Disposals | - | (7,092) | (245,499) | (156,044) | (41,111) | (56,857) | - | (99,237) | - | (605,840) |
| Accumulated amortization, end of year | <u>-</u> | <u>2,371,725</u> | <u>3,196,394</u> | <u>10,785,865</u> | <u>4,573,206</u> | <u>5,534,997</u> | <u>490,482</u> | <u>2,586,890</u> | <u>27,576</u> | <u>29,567,135</u> |
| Net carrying amount, end of year | <u>\$ 12,817,786</u> | <u>\$ 16,289,733</u> | <u>\$ 3,408,123</u> | <u>\$ 11,518,826</u> | <u>\$ 19,106,104</u> | <u>\$ 21,784,726</u> | <u>\$ 1,875,915</u> | <u>\$ 2,506,038</u> | <u>\$ -</u> | <u>\$ 89,307,251</u> |

The net book value of tangible capital assets, not being amortized because they are under construction (or development or have been removed from service), is \$7,686 (2024 - \$7,866,288). Developer contributed capital assets of \$2,047,210 (2024 - \$1,806,931) were recognized in the consolidated financial statements during the year.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

13. Asset Retirement Obligations

The District has asset retirement obligations related to certain buildings and water infrastructure that may contain asbestos and/or lead paint. The obligations are expected to be settled at future dates, estimated to occur between to 2026 and 2056. The estimated undiscounted expenditures to settle the obligations total \$ 508,300. These costs have been discounted to the present value using a rate of 4.17%.

| | 2025 | 2024 |
|--|-------------------|-------------------|
| Balance, beginning of year | \$ 347,200 | \$ 345,391 |
| Abatement of asset retirement obligation | (1,606) | (1,717) |
| Accretion expense | 14,478 | 14,403 |
| Change in estimate | - | (10,877) |
| | \$ 360,072 | \$ 347,200 |

14. Accumulated Surplus

The District segregates its accumulated surplus in the following categories:

| | 2025 | 2024 |
|---------------------------------------|----------------------|----------------------|
| <u>Reserve Funds</u> | | |
| Parkland | \$ 51,772 | \$ 47,575 |
| General office facility and equipment | 385,691 | 371,955 |
| Fire equipment | 484,179 | 416,084 |
| Capital projects | 2,733,281 | 4,471,479 |
| Equipment purchases | 77,189 | 75,674 |
| Land sale reserve | 253 | 246 |
| Sewer system | 548,705 | 843,043 |
| Water system | 1,401,024 | 1,390,306 |
| Climate action | 212,643 | 206,785 |
| Operational | 303,563 | 204,946 |
| Bioheat system | 41,455 | 22,837 |
| Community Works Fund | 816,515 | 819,764 |
| Growing Communities Fund (Schedule 1) | - | 277,717 |
| | 7,056,270 | 9,148,411 |
| Unappropriated surplus | 3,274,454 | 3,457,867 |
| Invested in Tangible Capital Assets | 87,156,197 | 82,603,152 |
| | \$ 97,486,921 | \$ 95,209,430 |

Reserve funds represent funds set aside by bylaw or council resolution for specific purposes.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

15. Segmented Information

The District is a diversified municipal government institution that provides a wide range of services to its citizens. Distinguishable functional segments have been separately disclosed in the segmented information. The nature of the segments and the activities they encompass are as follows:

The accounting policies of the segments are the same as those described in the summary of significant accounting policies. The revenues and expenses and equity in government business enterprises and government business partnerships that are directly attributable to a particular segment are allocated to that segment. Amounts that are directly attributable to a number of segments have been allocated on a reasonable basis as follows:

| | |
|------------------|---|
| Taxation: | Allocated based on required funding for the year. |
| Sale of Service: | Allocated to segment based on service provided and to general government if not specific. |
| Grants: | Allocated to segment based on service provided and to general government if not specific. |
| Interest: | Allocated to water, sewer and general government. |

Protective Services

Protective services provides bylaw enforcement, policing phase-in, fire services and building inspection services.

Transportation Services

Transportation is responsible for maintaining the roads, bridges, storm drainage systems, sidewalks and extended shoulders for pedestrian and bike travel.

Environmental Health Services

Environmental health is the mosquito control program.

Public Health and Welfare

Public health and welfare is the services to maintain the cemetery, daycare, medical clinic and health centre.

Environmental Development Services

Environmental development services is the District's planning function and costs for the GIS maintenance.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

15. Segmented Information - continued

Recreation and Cultural Services

Recreation is responsible for recreational programming and special events planning in addition to the cost of the maintenance of District parks and the Museum building.

Economic Development

Economic development provides funding to the Chamber of Commerce to share the costs of the Visitor Information Centre and to the District of Sicamous Development Corporation for economic development services. Economic development includes the operations of the District's bioheat system.

Water

Water provides the District's drinking water. The District staff ensures that the District's water system meets all Interior Health Standards.

Sewer

Sewer provides for the collection and treatment of waste water. The District staff ensures that the District's sewer system meets all Provincial Standards.

General Government

The revenue and expenses relate to the operations of the District but are not directly attributed to specific segments.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

15. Segmented Information - continued

| For the year ended December 31 | Protective Services | Transportation Services | Environmental Health Services | Public Health and Welfare | Environmental Development Services | Recreation and Culture | Economic Development | Sewer | Water | General Government | 2025 Total |
|-----------------------------------|------------------------|----------------------------|-------------------------------------|------------------------------|--|---------------------------|-------------------------|---------------------|-------------------|-----------------------|---------------------|
| Revenue | | | | | | | | | | | |
| Taxation | \$ 671,035 | \$ 1,387,123 | \$ 68,552 | \$ 1,015,146 | \$ 338,703 | \$ 548,153 | \$ 275,839 | \$ 157,007 | \$ 253,491 | \$ 1,177,739 | \$ 5,892,788 |
| Grants in lieu of taxes | - | - | - | - | - | - | - | - | - | 91,720 | 91,720 |
| Grants | 242,643 | 203,689 | - | 25,138 | 338,719 | - | - | - | - | 621,406 | 1,431,595 |
| Contribution by developers | - | 1,831,168 | - | - | - | 2,850 | - | 188,320 | 455,067 | - | 2,477,405 |
| User fees and service charges | 130 | 11,086 | - | 1,429,537 | 300 | 67,349 | 47,868 | 967,754 | 1,242,961 | 109,883 | 3,876,868 |
| Permits, licenses and fines | 126,831 | - | - | - | 16,250 | - | 100,950 | - | - | - | 244,031 |
| Penalties and interest on taxes | - | - | - | - | - | - | - | 5,729 | 6,697 | 92,110 | 104,536 |
| Investment income | - | - | - | - | - | - | - | 44,630 | 29,744 | 330,135 | 404,509 |
| Regional District contribution | 65,336 | - | 8,476 | - | - | 25,689 | - | - | - | - | 99,501 |
| Other | - | 215,000 | - | - | - | - | - | 55,962 | 51,248 | - | 322,210 |
| | 1,105,975 | 3,648,066 | 77,028 | 2,469,821 | 693,972 | 644,041 | 424,657 | 1,419,402 | 2,039,208 | 2,422,993 | 14,945,163 |
| Expenses | | | | | | | | | | | |
| Advertising and publications | - | - | - | 209 | 2,310 | 1,409 | - | - | - | 29,023 | 32,951 |
| Accretion | 2,201 | - | - | 6,242 | - | 2,019 | - | - | 4,017 | - | 14,479 |
| Amortization | 136,540 | 1,002,220 | - | 234,856 | - | 272,205 | 59,753 | 377,696 | 356,258 | 125,551 | 2,565,079 |
| Contract services | 194,240 | 381,227 | 104,864 | 1,090,106 | 275,577 | 109,577 | 393,539 | 403,559 | 230,239 | 195,970 | 3,378,898 |
| Courier and freight | 41 | - | - | 214 | - | - | - | - | - | 11,413 | 11,668 |
| Equipment rental | - | - | - | 566 | - | - | - | 13,993 | - | - | 14,559 |
| Grant-in-aid | - | - | - | - | - | - | 6,683 | - | - | 46,500 | 53,183 |
| Insurance | 9,450 | 14,922 | - | 11,968 | - | 8,967 | 2,018 | 12,838 | 23,821 | 51,259 | 135,243 |
| Interest | - | - | - | 24 | - | - | - | 70,236 | 135,684 | 29,007 | 234,951 |
| Legal and audit fees | 254 | 12,262 | - | - | 11,740 | - | - | - | - | 74,263 | 98,519 |
| Memberships and licenses | 1,106 | - | - | 20,438 | 309 | 1,413 | - | 579 | 2,512 | 8,257 | 34,614 |
| Repairs and maintenance | 93,578 | 17,479 | - | 16,033 | - | 8,522 | - | 7,369 | 7,749 | 29,985 | 180,715 |
| Supplies and materials | 93,894 | 154,573 | 15,531 | 54,140 | 6,983 | 126,901 | 20,192 | 294,413 | 173,412 | 97,591 | 1,037,630 |
| Telephone and utilities | 17,266 | 100,090 | - | 41,264 | 1,260 | 34,562 | 1,889 | 81,818 | 97,987 | 46,198 | 422,334 |
| Travel, conferences & training | 31,928 | 4,575 | - | 1,875 | 2,327 | 2,721 | - | 1,581 | 14,815 | 79,031 | 138,853 |
| Vehicle and equipment costs | 13,162 | 41,991 | - | - | - | 5,455 | - | 5,601 | 6,327 | - | 72,536 |
| Wages and benefits | 590,446 | 706,818 | - | 304,932 | 294,347 | 379,663 | 373 | 197,613 | 403,517 | 1,244,375 | 4,122,084 |
| Loss(gain) on disposal of assets | (5,590) | - | - | - | - | 9,288 | - | 115,284 | 394 | - | 119,376 |
| | 1,178,516 | 2,436,157 | 120,395 | 1,782,867 | 594,853 | 962,702 | 484,447 | 1,582,580 | 1,456,732 | 2,068,423 | 12,667,672 |
| Net surplus | \$ (72,541) | \$ 1,211,909 | \$ (43,367) | \$ 686,954 | \$ 99,119 | \$ (318,661) | \$ (59,790) | \$ (163,178) | \$ 582,476 | \$ 354,570 | \$ 2,277,491 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

15. Segmented Information - continued

| For the year ended December 31 | Protective Services | Transportation Services | Environmental Health Services | Public Health and Welfare | Environmental Development Services | Recreation and Culture | Economic Development | Sewer | Water | General Government | 2024 Total (Note 22) |
|-----------------------------------|------------------------|----------------------------|-------------------------------------|------------------------------|--|---------------------------|-------------------------|------------------|------------------|-----------------------|----------------------------|
| Revenue | | | | | | | | | | | |
| Taxation | \$ 623,536 | \$ 1,323,139 | \$ 57,048 | \$ 647,184 | \$ 281,955 | \$ 600,053 | \$ 249,828 | \$ 156,833 | \$ 255,020 | \$ 1,444,177 | \$ 5,638,773 |
| Grants in lieu of taxes | - | - | - | - | - | - | - | - | - | 90,897 | 90,897 |
| Grants | 199,267 | 2,858 | - | 5,567,694 | 178,974 | - | 169,781 | - | - | 811,236 | 6,929,810 |
| Contribution by developers | - | 393,117 | - | 1,806,929 | - | - | - | - | 155,574 | - | 2,355,620 |
| User fees and service charges | 74,592 | 31,985 | - | 1,009,321 | 180 | 74,093 | 35,377 | 851,417 | 1,131,725 | 115,675 | 3,324,365 |
| Permits, licenses and fines | 58,852 | - | - | - | 33,450 | - | 71,140 | - | - | - | 163,442 |
| Penalties and interest on taxes | - | - | - | - | - | - | - | 5,317 | 7,620 | 112,628 | 125,565 |
| Investment income | - | - | - | - | - | - | - | 38,641 | 23,962 | 693,900 | 756,503 |
| Regional District contribution | 63,504 | - | 7,502 | - | - | 272,319 | - | - | - | - | 343,325 |
| | <u>1,019,751</u> | <u>1,751,099</u> | <u>64,550</u> | <u>9,031,128</u> | <u>494,559</u> | <u>946,465</u> | <u>526,126</u> | <u>1,052,208</u> | <u>1,573,901</u> | <u>3,268,513</u> | <u>19,728,300</u> |
| Expenses | | | | | | | | | | | |
| Advertising and publications | 632 | - | - | - | 8,959 | 2,435 | 2,995 | - | - | 16,169 | 31,190 |
| Accretion | 2,113 | - | - | - | - | 1,938 | - | - | 4,360 | 5,992 | 14,403 |
| Amortization | 121,142 | 1,045,191 | - | 1,561 | - | 341,687 | 59,753 | 378,855 | 353,950 | 197,623 | 2,499,762 |
| Contract services | 176,789 | 447,222 | 91,896 | 760,518 | 195,094 | 229,317 | 382,623 | 273,805 | 166,938 | 203,671 | 2,927,873 |
| Courier and freight | 107 | - | - | - | - | - | - | - | - | 36 | 143 |
| Equipment rentals | - | - | - | 433 | - | - | - | - | - | - | 433 |
| Grant-in-aid | - | - | - | - | - | - | 6,520 | - | - | 50,800 | 57,320 |
| Insurance | 5,036 | 4,820 | - | 2,510 | - | 5,056 | 977 | 6,059 | 11,282 | 41,254 | 76,994 |
| Interest | - | - | - | - | - | - | - | 70,236 | 135,684 | 49,620 | 255,540 |
| Legal and audit fees | 1,106 | 26,835 | - | - | 56,760 | - | - | - | - | 83,918 | 168,619 |
| Meeting expenses | - | - | - | 165 | - | - | - | - | - | - | 165 |
| Memberships and licenses | 1,497 | 766 | - | 16,656 | 755 | 1,413 | - | 758 | 1,742 | 8,973 | 32,560 |
| Repairs and maintenance | 65,380 | 1,355 | - | 9,630 | - | - | - | 13,082 | 6,814 | 83,932 | 180,193 |
| Supplies and materials | 45,463 | 102,124 | 14,830 | 24,002 | 11,733 | 103,851 | 13,217 | 279,951 | 150,993 | 74,612 | 820,776 |
| Telephone and utilities | 17,879 | 97,522 | - | 27,124 | 701 | 28,034 | 1,093 | 80,782 | 91,423 | 48,320 | 392,878 |
| Travel, conferences & training | 40,878 | 5,264 | - | 2,764 | 1,088 | 1,576 | - | 2,177 | 5,347 | 70,816 | 129,910 |
| Vehicle and equipment costs | 78,581 | 206,239 | - | - | - | 14,837 | - | - | 1,073 | - | 300,730 |
| Wages and benefits | 609,916 | 569,555 | - | 300,391 | 252,394 | 372,910 | 203 | 199,905 | 346,552 | 1,196,033 | 3,847,859 |
| Loss on sale of assets | - | (31,549) | - | 65,006 | - | 19,533 | - | 44,674 | 1,696 | 570,015 | 669,375 |
| | <u>1,166,519</u> | <u>2,475,344</u> | <u>106,726</u> | <u>1,210,760</u> | <u>527,484</u> | <u>1,122,587</u> | <u>467,381</u> | <u>1,350,284</u> | <u>1,277,854</u> | <u>2,701,784</u> | <u>12,406,723</u> |
| Net surplus | \$ (146,768) | \$ (724,245) | \$ (42,176) | \$ 7,820,368 | \$ (32,925) | \$ (176,122) | \$ 58,745 | \$ (298,076) | \$ 296,047 | \$ 566,729 | \$ 7,321,577 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

| 16. Taxation | 2025 | 2024 |
|-----------------------------|---------------------|---------------------|
| General municipal purposes | \$ 5,482,290 | \$ 5,226,920 |
| Water specified area | 253,491 | 255,020 |
| Sewer specified area | 157,007 | 156,833 |
| School District | 2,448,898 | 2,372,816 |
| Policing | 298,477 | 295,046 |
| Regional District | 769,258 | 798,152 |
| Regional Hospital Districts | 363,692 | 359,151 |
| Municipal Finance Authority | 315 | 312 |
| B.C. Assessment Authority | 59,194 | 56,974 |
| Okanagan Regional Library | 156,716 | 147,594 |
| | 9,989,338 | 9,668,818 |
| Transfers | | |
| School District | 2,448,898 | 2,372,816 |
| Policing | 298,477 | 295,046 |
| Regional District | 769,258 | 798,152 |
| Regional Hospital Districts | 363,692 | 359,151 |
| Municipal Finance Authority | 315 | 312 |
| B.C. Assessment Authority | 59,194 | 56,974 |
| Okanagan Regional Library | 156,716 | 147,594 |
| | 4,096,550 | 4,030,045 |
| | \$ 5,892,788 | \$ 5,638,773 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

17. Government Transfer

| | 2025 Budget | 2025 Actual | 2024 Actual (Note 22) |
|--------------------------------|---------------------|---------------------|-----------------------------|
| Grants in lieu of taxes | | | |
| Federal Government | \$ 12,420 | \$ 11,940 | \$ 11,831 |
| Province of British Columbia | 12,210 | 11,631 | 11,631 |
| Provincial Government Agencies | 68,289 | 68,149 | 67,435 |
| | <u>\$ 92,919</u> | <u>\$ 91,720</u> | <u>\$ 90,897</u> |
| Government Grants | | | |
| General Fund - Operating | \$ 873,404 | \$ 1,238,535 | \$ 1,454,133 |
| General Fund - Capital | 367,300 | 193,060 | 5,475,677 |
| Sewer Fund - Capital | - | - | - |
| | <u>\$ 1,240,704</u> | <u>\$ 1,431,595</u> | <u>\$ 6,929,810</u> |
| Total Grants | <u>\$ 1,333,623</u> | <u>\$ 1,523,315</u> | <u>\$ 7,020,707</u> |

18. Investment in Subsidiary

District of Sicamous Development Corporation ("DOSDC") was incorporated February 26, 2018 and is 100% owned by the District. DOSDC manages economic development services for the District. The condensed supplementary financial information is as follows:

| | 2025 | | 2024 |
|------------------------------|-------------------|----|----------------|
| Financial Position | | | |
| Assets | \$ 172,751 | \$ | 163,988 |
| Liabilities | <u>57,526</u> | | <u>56,544</u> |
| Net assets | <u>\$ 115,225</u> | \$ | <u>107,444</u> |
| Results of Operations | | | |
| Revenue | \$ 312,885 | \$ | 309,363 |
| Expenses | <u>305,104</u> | | <u>296,132</u> |
| Net income for the year | <u>\$ 7,781</u> | \$ | <u>13,231</u> |

The District paid DOSDC \$133,500 (2024 - \$133,500) for economic development and tourism services during the year.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

19. Funds Held in Trust

At the year end, the District held \$57,105 (2024 - \$54,543) for the Eagle Valley and District Cemetery Perpetual Care Trust Fund. These funds are not included in these consolidated financial statements. Certain assets have been conveyed or assigned to the District to be administered as directed by agreement or statute. The District holds the assets for the benefit of and stand in fiduciary relationship to the beneficiaries. The following trust fund and assets are excluded from the District's consolidated financial statements:

Cemetery Perpetual Care Fund:

| Assets | 2025 | 2024 |
|----------------------------|------------------|------------------|
| Cash | \$ 57,105 | \$ 1,982 |
| Portfolio investments | - | 51,555 |
| Accounts receivable | - | 1,006 |
| | \$ 57,105 | \$ 54,543 |
| Reserve Fund | | |
| Balance, beginning of year | \$ 54,543 | \$ 51,271 |
| Return on investments | 1,608 | 2,666 |
| Fees | 954 | 606 |
| | \$ 57,105 | \$ 54,543 |

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

20. Budget

The Financial Plan (the "Budget") Bylaw adopted by Council on April 23rd, 2025 was not prepared on a basis consistent with that used to report actual results (Public Sector Accounting Standards). The Budget was prepared on a modified accrual basis while Public Sector Accounting Standards now require a full accrual basis. The Budget figures anticipated use surpluses accumulated in previous years to reduce current year expenditures in excess of current year revenues to \$Nil. In addition, the Budget expensed all tangible capital expenditures rather than including amortization expense. As a result, the budget figures presented in the consolidated statements of operations and change in net financial assets (debt) represent the Budget adopted by Council on April 23rd, 2025 with adjustments as follows:

| | <u>2025</u> |
|--|---------------------|
| Financial Plan (Budget) Bylaw surplus for the year | \$ - |
| Add: | |
| Capital expenditures | 7,150,640 |
| Transfers to reserve funds and accumulated surplus | 308,857 |
| Principle repayment of debt | 264,849 |
| Less: | |
| Transfers from accumulated surplus and reserve funds | <u>(5,789,884)</u> |
| Budget surplus per statement of operations | <u>\$ 1,934,462</u> |

21. Commitments and Contingent Liabilities

Columbia Shuswap Regional District

The District is a member of the Columbia Shuswap Regional District and is liable for its proportion of any operating deficits or long-term debt related to functions in which it participates.

22. Comparative Figures

Certain comparative figures have been reclassified to confirm to the current year's presentation.

District of Sicamous Notes to Consolidated Financial Statements

December 31, 2025

23. Financial Instrument Risk Management

The District is exposed to credit risk, liquidity risk, and interest rate risk from its financial instruments. This note describes the District's objectives, and processes for managing those risks. Further qualitative and quantitative information in respect of these risks is presented below and throughout these financial statements.

There have not been any changes from the prior year in the District's exposure to above risks or the procedures and methods it uses to manage and measure the risks.

Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. The District is exposed to credit risk through its cash and cash equivalents, taxes receivable, accounts receivable, and portfolio investments.

The maximum exposure of credit risk with respect to cash and cash equivalents is outlined in Note 2. Balances are held with Salmon Arm Savings and Credit Union, which is provincially regulated by the BC Financial Services Authority. Deposit insurance coverage is provided by the Credit Union Deposit Insurance Corporation of British Columbia ("CUDIC"). The District does not believe these balances to be impaired.

The maximum exposure to credit risk with respect to accounts receivable is outlined in Note 3. Included in accounts receivable are government-supported grants, which all have funding agreements in place. Interest receivable is tied to portfolio investments, discussed below. Utilities receivable are subject to transfer to property taxes if left unpaid by December 31st of the subsequent year. The District reviews all receivables regularly and does not believe these balances to be impaired.

The maximum exposure to credit risk with respect to taxes receivable is \$434,244 (2024 - \$445,860). Taxes receivable are subject to Part 16, Section 645 of the *Local Government Act* of British Columbia, which requires the District to conduct an annual tax sale by offering for sale by public auction each parcel of real property on which taxes are delinquent. The District's procedures around tax sale notifications and collections has resulted in no tax sales for over ten years. The District does not believe these balances to be impaired.

The maximum exposure to credit risk with respect to portfolio investments is outlined in Note 4. The District manages its credit risk by only investing with accredited financial institutions that meet the investment requirements of Section 183 of the *Community Charter* of British Columbia. The District only invests in term deposits and guaranteed investment certificates (GICs), reducing exposure to market or value risk. The District does not believe these balances to be impaired.

Liquidity risk

Liquidity risk is the risk that the District will encounter difficulty in meeting obligations associated with financial liabilities. The District is exposed to liquidity risk through its accounts payable, long-term debt, and investments.

District of Sicamous
Notes to Consolidated Financial Statements

December 31, 2025

23. Financial Instrument Risk Management - continued

The District manages this risk by maintaining an adequate balance of short-term and/or highly liquid investments. Also to help manage the risk, the District has in place a planning and budgeting process to help determine the funds required to support the normal operating requirements. The District's five-year financial plan is approved by the Mayor and Council, which includes operational activities and capital investments. The District has annually adopted a Revenue Anticipation Borrowing Bylaw under Section 404 of the Local Government Act to allow borrowing short term to finance its operations until anticipated revenue, such as the annual tax notices, are received.

The following table sets out the maturities of financial liabilities (representing undiscounted cash-flows):

| | 2025 | | | Total |
|------------------|---------------|--------------|--------------|--------------|
| | Within 1 year | 1-5 years | > 5 years | |
| Accounts payable | \$ 1,371,103 | \$ 250,000 | \$ - | \$ 1,621,103 |
| Long-term debt | 264,849 | 819,396 | 4,936,642 | 6,020,887 |
| | \$ 1,635,952 | \$ 1,069,396 | \$ 4,936,642 | \$ 7,641,990 |

| | 2024 | | | Total |
|------------------|---------------|--------------|--------------|--------------|
| | Within 1 year | 1-5 years | > 5 years | |
| Accounts payable | \$ 2,831,957 | \$ 150,000 | \$ - | \$ 2,981,957 |
| Long-term debt | 264,849 | 879,396 | 5,212,654 | 6,356,899 |
| | \$ 3,096,806 | \$ 1,029,396 | \$ 5,212,654 | \$ 9,338,856 |

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The District is exposed to interest rate risk through its long-term debt and the value of portfolio investments.

The District manages interest rate risk on its long-term debt by holding most debt through MFA at a fixed rate, with refinancing typically being completed at the ten-year mark. The District has only one loan with a floating interest rate which will be repaid in 2026. With the majority of loans having fixed rates, fluctuations in market interest rates would have limited impact on future cash flows and operations relating to long-term debt. See Note 10 for interest rates and maturity dates for long term debt.

Investments that are subject to interest rate risk are portfolio investments. The risk is caused by changes in interest rates. The District manages interest rate risk on its portfolio investments by investing in fixed rate terms (length and interest rates). See Note 4 for interest rates and maturity dates for long term debt.

District of Sicamous
Schedule 1 - Provincial Grant Reconciliations
(Unaudited)

December 31, 2025

The below reconciliations have been provided as a requirement by the Province of British Columbia.

COVID-19 Safe Restart Grant

In response to COVID-19, the Province of British Columbia provided COVID-19 Safe Restart Grants to support local governments with increased operating costs, lower revenues and fiscal pressures related to COVID-19. The District received \$927,000 in 2020.

The COVID-19 Safe Restart Grant is unconditional and was accounted for as an unrestricted government transfer in 2020; recognized as revenue in the year received. Grant funds have been utilized to supplement operations for projects as follows:

| | 2025 | 2024 |
|--|------------|------------|
| Community Health Care and Medical Clinic | \$ 72,468 | \$ - |
| Daycare | 17,827 | 11,069 |
| Hockey Academy | - | 30,643 |
| | 90,295 | 41,712 |
| Grant funds utilized | | |
| Grant funds remaining, beginning of year | 197,916 | 239,628 |
| Grant funds remaining, end of year | \$ 107,621 | \$ 197,916 |

Growing Communities Fund Grant

The Growing Communities Fund is a one-time grant from the Province of British Columbia to support local governments with the delivery of infrastructure projects necessary to enable community growth.

The Growing Communities Fund is unconditional and was accounted for as an unrestricted government transfer in 2023; recognized as revenue in the year received. The grant funds received of \$1,731,000 have been put into a dedicated reserve fund. The reserve fund balance for the year is as follows:

| | 2025 | 2024 |
|--|-----------|-------------|
| Growing Communities Fund received | \$ - | \$ - |
| Interest income on reserve fund | 7,866 | 46,359 |
| Funds utilized: Sek'emaws (Sicamous) Health Centre | (285,583) | (1,539,138) |
| Reserve fund, end of year | (277,717) | (1,492,779) |
| Grant funds remaining, beginning of year | 277,717 | 1,770,496 |
| Grant funds remaining, end of year | \$ - | \$ 277,717 |

STATEMENT OF PAYMENTS FOR GOODS & SERVICES

| Supplier Name | Amount |
|--|-----------|
| Action Rentals/Napa Auto Parts | \$ 31,529 |
| Albatros Plumbing Heating & Gas Fitting Ltd | 37,444 |
| All Phase Electric Ltd. | 46,782 |
| Associated Fire Safety Group | 85,314 |
| Axis Projects Corporation | 84,000 |
| Baird Bros Ltd | 34,262 |
| BC Hydro | 346,577 |
| BDO Canada LLP | 40,671 |
| Bills Tree Service | 93,345 |
| Boag, Michelle | 81,565 |
| Brenntag Canada Inc | 258,523 |
| Bykerk Contracting Ltd | 44,102 |
| Canadian Pacific Railway Company | 149,436 |
| Canoe Procurement Group of Canada | 25,226 |
| Caro Analytical Services | 144,397 |
| Castle Fuels 2008 Inc | 41,069 |
| CentralSquare Canada Software Inc | 29,891 |
| Centrix Control Solutions LP | 25,224 |
| Chances Bulk Unloading Ltd | 29,303 |
| Chubb Fire & Security Canada Corp | 78,981 |
| Columbia-Shuswap (Regional District) | 63,264 |
| District of Sicamous Development Corporation | 140,175 |
| Dr Ebikabowei Lucky Kotingo Inc | 474,405 |
| Dr V Edmondson Inc | 561,748 |
| Forsite Consultants Ltd | 31,610 |
| General Assembly Excavating Ltd | 1,200,199 |
| Inetum Computing Inc | 33,975 |
| Insurance Corporation of BC | 30,827 |
| ISL Engineering And Land Services Ltd | 78,188 |
| Jacobson Ford Sales Ltd | 91,098 |
| KTI Limited | 38,719 |
| Lambourne Environmental Ltd. | 43,155 |

STATEMENT OF PAYMENTS FOR GOODS & SERVICES

| Supplier Name | Amount |
|---|----------------------|
| Landmark Solutions Ltd. | 491,432 |
| Lawson Engineering Ltd | 64,892 |
| Little Projects Ltd | 27,892 |
| Medline Canada Corporation | 65,590 |
| Mounce Construction Ltd | 71,828 |
| Mountain View Electric Ltd | 211,927 |
| Municipal Insurance Association of BC | 135,229 |
| Municipal Pension Plan | 258,848 |
| Pacific Blue Cross | 206,938 |
| Province of BC - Employer Health Tax | 66,413 |
| Receiver General of Canada | 202,910 |
| Robs Cleaning Service | 45,329 |
| Scott Builders Inc | 3,498,724 |
| Setetkwe Environmental Inc | 126,415 |
| Shuswap Hut And Trail Alliance Society | 35,920 |
| Shuswap Xtreme Recreation | 51,922 |
| Sicamous & District Chamber of Commerce | 105,106 |
| Sicamous Electric | 76,390 |
| Smith Cameron Process Solutions | 48,533 |
| Stantec Consulting Ltd. | 62,629 |
| Sysgen Solutions Group Ltd | 235,881 |
| Telus Communications Inc. | 59,455 |
| Terus Construction Ltd | 459,304 |
| Tristar Environmental Services Ltd | 49,619 |
| Urban Systems Ltd | 196,970 |
| Wex Canada Ltd | 27,015 |
| Winkler Disposal Systems | 44,267 |
| Wolseley Canada Inc | 47,849 |
| Workers Compensation Board of BC | 99,331 |
| Young Anderson | 49,065 |
| Supplier payments over \$ 25,000 | \$ 11,618,627 |
| Supplier payments under \$ 25,000 | 1,560,631 |
| Total Payments to Suppliers | \$ 13,179,258 |

STATEMENT OF PAYMENTS FOR THE PURPOSE OF GRANTS

| Organization Name | Amount |
|---|------------------|
| Columbia Shuswap Invasive Species Society | \$ 2,000 |
| Eagle Valley Arts Council | 5,000 |
| Shuswap Community Foundation (annual funding) | 40,000 |
| Sicamous and District Seniors Centre Society | 4,000 |
| Sicamous Minor Softball | 3,500 |
| Total Payments Disbursed for the Purpose of Grants | \$ 54,500 |

Shuswap Community Foundation - Annual Funding

The District of Sicamous supports voluntary non-profit organizations each year by allocating a contribution to the Shuswap Community Foundation for distribution of grants within the community. Summarized below is a listing of grants awarded in 2025, through the District of Sicamous and Shuswap Community Foundation.

| Organization Name | Amount |
|---|------------------|
| All Our Voices Society | \$ 1,000 |
| Eagle River Secondary | 500 |
| Eagle Valley Community Support Society | 3,000 |
| Eagle Valley Community Support Society (Food Bank) | 1,000 |
| Eagle Valley Secondary PAC | 12,400 |
| Eagle Valley Senior Citizens Housing Society | 10,000 |
| Literacy Alliance of the Shuswap Society | 1,500 |
| Parkview Elementary PAC | 8,000 |
| Sicamous & District Senior Centre Society | 4,000 |
| Sicamous and District Museum and Historical Society | 2,875 |
| Sicamous Minor Hockey | 4,000 |
| Total Payments Disbursed for the Purpose of Grants | \$ 48,275 |



STATEMENT OF REMUNERATION & EXPENSES

| Elected Officials | | Remuneration | Expenses | Total |
|-------------------|------------|-------------------|------------------|-------------------|
| Anderson, Colleen | Mayor | \$ 35,111 | \$ 13,552 | \$ 48,663 |
| Baillie, Ian | Councillor | 15,086 | 6,484 | 21,570 |
| Beech, Pamela | Councillor | 15,086 | 11,018 | 26,104 |
| Bushell, Gord | Councillor | 15,086 | 6,809 | 21,895 |
| Evans, Robert | Councillor | 15,086 | 5,072 | 20,158 |
| Makayev, Malcolm | Councillor | 15,086 | 7,526 | 22,612 |
| Rich, Siobhan | Councillor | 15,086 | 6,794 | 21,880 |
| | | \$ 125,627 | \$ 57,255 | \$ 182,882 |

| Employees | | Remuneration | Expenses | Total |
|------------------------|----------------------------------|---------------------|-----------------|--------------------|
| Boyer, Cody | Chief Operator - WWTP | \$ 94,264 | \$ 1,902 | \$ 96,166 |
| Colonna, Bianca | Director of Finance/Deputy CAO | 133,160 | 6,849 | 140,009 |
| Dayringer, Robert | Engineering Technician | 95,655 | - | 95,655 |
| De Arcangelis, Lorenzo | Fire Chief | 126,955 | 3,997 | 130,952 |
| Eastland, Karen | Health Centre Manager | 92,234 | 1,817 | 94,051 |
| Hansen, Nicole | Director of Development Services | 128,185 | 2,636 | 130,821 |
| Hansma, Benjamin | Utility Operator I | 76,038 | 38 | 76,076 |
| Hutchinson, Skyler | Utilities Team Lead | 104,802 | - | 104,802 |
| Koll, Shawna | Director of Corporate Services | 117,332 | 2,317 | 119,649 |
| Koop, Anne-Marie | Accountant | 83,865 | 4,414 | 88,279 |
| Kostiuk, Everett | Operations Team Lead | 94,358 | - | 94,358 |
| Kwon, Hyoekjun | Planner | 96,650 | - | 96,650 |
| Maier, Thomas | Manager Of Financial Services | 93,839 | 1,571 | 95,410 |
| Morrow, Colan | Chief Water Treatment Operator | 91,317 | 1,892 | 93,209 |
| Powers, Steven | Opertations Operator | 75,665 | - | 75,665 |
| Sargeant, Cherylee | Operations Coordinator | 82,487 | - | 82,487 |
| Strachan, William | Chief Administrative Officer | 141,890 | 12,137 | 154,027 |
| Symbaluk, Darrell | Director of Operations | 141,035 | - | 141,035 |
| Thompson, Robert | Utility Operator II | 88,465 | 7,330 | 95,795 |
| Other Employees | Under \$75,000 | 1,227,276 | 47,600 | 1,274,876 |
| | | \$ 3,185,472 | \$94,500 | \$3,279,972 |



RECONCILIATION OF EXPENDITURES

Reconciliation of Remuneration

| | |
|---|---------------------|
| Elected Officials | \$ 182,882 |
| Employees | 3,279,972 |
| Revenue Canada Agency (Employer CPP & EI) | 202,910 |
| Pension and Health Benefits | 443,378 |
| Employer Health Tax | 64,566 |
| Difference (1.25% - due to accrual versus cash basis accounting) | <u>51,624</u> |
| Total wages and benefits per Note 15 to the audited financial statements | \$ 4,122,084 |

Reconciliation of Total Expenditures

| | |
|---|----------------------|
| Suppliers over \$25,000 | \$ 11,618,627 |
| Suppliers under \$25,000 | 1,560,631 |
| Grants-in-Aid | 54,500 |
| Elected Officials Remuneration and Expenses | 182,882 |
| Employee Remuneration and Expenses | 3,279,972 |
| Total Disbursements | \$ 16,696,612 |

Difference from consolidated financial statements due to the following:

- The financial statements are prepared on an accrual basis and this report is on a cash basis;
- GST is included in the payments made to suppliers but is net of rebate in the financial statement total;
- The financial statement expenditures do not include capital expenditures, however they are included in the payments made to suppliers; and
- The financial statement expenditures include amortization, which does not involve cash.

STATEMENT OF SEVERANCE AGREEMENTS

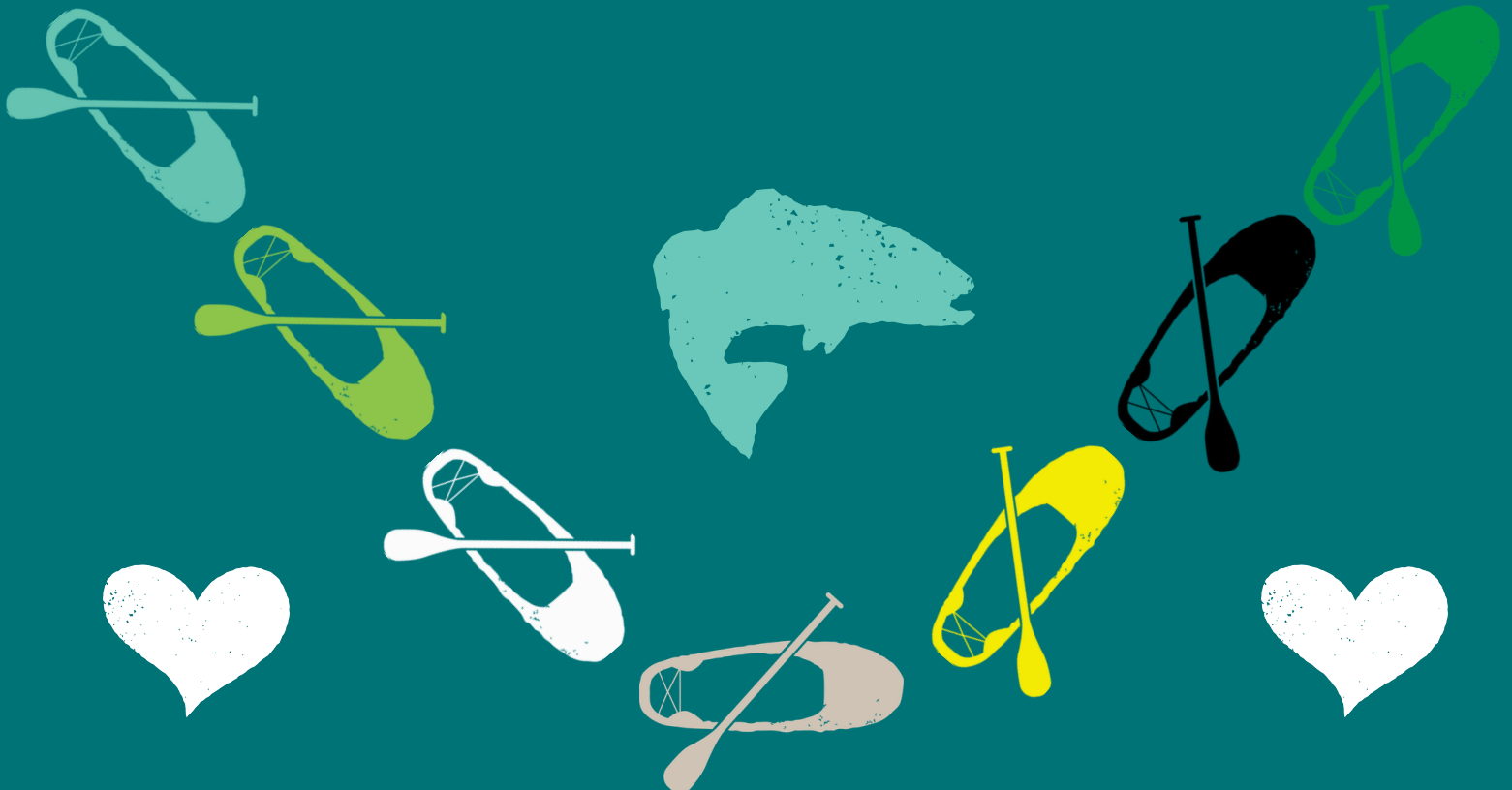
There was 1 (one) severance agreement under which payment took place between the District of Sicamous and a non-unionized employee during the 2025 fiscal year.

This agreement represented 17 weeks of compensation.

Compensation is based on salary plus a value for benefits provided to non-union employees (benefits premiums and pension contributions).

STATEMENT OF GUARANTEE & INDEMNITY AGREEMENTS

The District of Sicamous has not provided any guarantees or indemnities under the Guarantee and Indemnities Regulation for the year ending December 31, 2025.



PERMISSIVE TAX EXEMPTIONS

Pursuant to the Community Charter, the District may exempt properties such as not-for-profit senior housing, places of public worship, charitable organization, or public spaces from property taxation.

| | 2025 Exempt Assessment | Municipal Taxes | Other Taxes | Sewer & Water Taxes | Total 2025 Exempt Taxes |
|--|------------------------|------------------|------------------|---------------------|-------------------------|
| Places of Worship | | | | | |
| Sicamous Bible Church | \$ 646,900 | \$ 3,305 | \$ 2,203 | \$ 432 | \$ 5,940 |
| United Church of Canada | 603,000 | 3,081 | 2,054 | 403 | 5,537 |
| Roman Catholic Bishop of Kamloops | 571,900 | 2,922 | 1,948 | 382 | 5,252 |
| Total Places of Worship | \$ 1,821,800 | \$ 9,308 | \$ 6,204 | \$ 1,217 | \$ 16,729 |
| Seniors Homes | | | | | |
| Eagle Valley Senior Housing Society | | | | | |
| 1095 Shuswap Ave | \$ 2,014,000 | \$ 7,004 | \$ 5,192 | \$ 916 | \$ 13,112 |
| 319 Gordon Munro Lane | 1,439,200 | 5,005 | 3,710 | 654 | 9,370 |
| 316 Gordon Munro Lane | 283,000 | 984 | 730 | 129 | 1,842 |
| 320 Gordon Munro Lane | 528,000 | 1,836 | 1,361 | 240 | 3,438 |
| 315 Gordon Munro Lane | 1,418,200 | 4,932 | 3,656 | 645 | 9,233 |
| Total Seniors Homes | \$ 5,682,400 | \$ 19,762 | \$ 14,650 | \$ 2,584 | \$ 36,996 |
| Not For Profit | | | | | |
| Shuswap Community Church | \$ 390,000 | \$ 3,094 | \$ 2,357 | \$ 405 | \$ 5,856 |
| Royal Canadian Legion (Downstairs) | 501,000 | 3,975 | 3,028 | 520 | 7,523 |
| Royal Canadian Legion (Upstairs) | 293,000 | 1,497 | 998 | 196 | 2,691 |
| Eagle Valley Community Support Society | 340,000 | 2,697 | 2,055 | 353 | 5,105 |
| Eagle Valley Arts Council | 207,500 | 1,646 | 1,254 | 215 | 3,116 |
| Sicamous & District Seniors Centre Society | 500,000 | 3,967 | 3,022 | 519 | 7,508 |
| Total Not For Profit | \$ 2,231,500 | \$ 16,875 | \$ 12,716 | \$ 2,207 | \$ 31,798 |
| Total Permissive Exemptions | \$ 9,735,700 | \$ 45,945 | \$ 33,569 | \$ 6,008 | \$ 85,523 |





2025 ANNUAL REPORT

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