THOMPSON-NICOLA REGIONAL DISTRICT

Regular Board Meeting Agenda

Thursday, June 25, 2026

Time: 1:30 PM

Place: Twin Rivers Boardroom
TNRD Civic Building
4th Floor, 465 Victoria St
Kamloops, BC
Zoom Info

Page

1 PUBLIC HEARING

1.1 Zoning Amendment Bylaw No. 2913, 2026 14 - 26
Application No. BA 280, PID: 027-300-323– (the "Property") Holloway Drive, Tobiano, BC – Electoral Area "J", Kamlands Holdings Ltd. – (the "Owner") and Diverse Properties c/o Joe Massier – (the "Agent")

Public Hearing Ad
Board Report

1.2 Temporary Use Permit Application No. TUP 90 27 - 44
Bylaw No. 2924, 2026
PID: 012-965-758 – (the "Property"), 5645 Lytton-Lillooet Highway 12, north of Lytton, BC – Electoral Area "I", EC Holdings Inc., Inc. No. BC0830862 – (the "Owner"), Adrienne Chilton – (the "Applicant")

Public Hearing Ad
Board Report

2 CALL TO ORDER

3 FIRST NATIONS LAND ACKNOWLEDGEMENT

The TNRD acknowledges that we connect with many First Nation Communities across our vast regional district and today are located on the Tk̓emlúps te Secwépemc territory, situated within the unceded ancestral lands of the Secwépemc Nation. The TNRD appreciates the partnership that we have with Tk̓emlúps te Secwépemc, and respect the territory and land on which we gather today.

4 CHAIR'S ANNOUNCEMENTS

5 ADDITIONS TO OR DELETIONS FROM THE AGENDA

6 MINUTES

6.1 Regular Board (Out of Town) Meeting Minutes - May 28, 2026 45 - 57

May 28, 2026 Minutes - Draft

RECOMMENDATION:

THAT, the minutes of the May 28, 2026, Regular Board (Out of Town) Meeting be adopted.

7 BYLAWS FROM PUBLIC HEARING

7.1 Zoning Amendment Bylaw No. 2913, 2026 58 - 70
Application No. BA 280, PID: 027-300-323– (the "Property") Holloway Drive, Tobiano, BC – Electoral Area "J", Kamlands Holdings Ltd. – (the "Owner") and Diverse Properties c/o Joe Massier – (the "Agent")

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause dated June 26, 2026.

The purpose of this application is to secure a site-specific zoning bylaw amendment to enable the development of a commercial storage facility in the community of Tobiano.

Public Hearing Ad
Board Report

RECOMMENDATION:

THAT, Public Hearing input and staff report be considered and, if no amendments are proposed, that Zoning Amendment Bylaw No. 2913, 2026, be read a third time.

7.2 Temporary Use Permit Application No. TUP 90 71 - 88
Bylaw No. 2924, 2026
PID: 012-965-758 – (the "Property"), 5645 Lytton-Lillooet Highway 12, north of Lytton, BC – Electoral Area "I", EC Holdings Inc., Inc. No. BC0830862 – (the "Owner") , Adrienne Chilton – (the "Applicant")

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dared June 25, 2026.

The purpose of this application is to consider Temporary Use Permit No. 90 to allow Traveller Accommodation Use (short-term rental) within an existing single-family dwelling for up to three years at 5645 Lytton-Lillooet Highway 12, north of Lytton.

Public Hearing Ad
Board Report

RECOMMENDATION:

1. **THAT, Public Hearing input and staff report be considered and if no amendments are proposed, Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026, be read a third time.**

2. **THAT, Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026, be adopted.**

8 DELEGATIONS / INVITED PRESENTATIONS

8.1 Music for the People

Presentation from Artist and Founder of Music for the People, Margit Bandura, and Project Director of Indigenous Resurgence Project, Shay Paul, on returning events and scholarship opportunities to uplift Indigenous Peoples with a passion for music.

8.2 BluEarth Renewables

Presentation from Project Developer, Tyler Kurchina, and Senior Engagement Specialist, Jared Sproule, on project updates.

9 UNFINISHED BUSINESS

10 QUESTION PERIOD

11 BYLAWS

11.1 Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026 & Rivers, Peaks and Grasslands Official Community Plan Bylaw 2900, 2026 — 89 - 450

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dated June 25, 2026.

The purpose of this report is to document project work for consideration of second reading of Beautiful Nicola Valley Official Community Plan Bylaw No. 2899 and Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900. The bylaws will enact a new Official Community Plan (OCP) for Electoral Areas "M" and "N" (M&N OCP) and a new OCP for Electoral Areas "L" and "P" (L&P OCP). M&N OCP will replace one existing OCP and L&P OCP will replace three existing OCPs and the South Thompson Settlement Strategy (STSS), with each providing a new vision for their respective parts of the region.

Board Report
Attachment 1
Attachment 2

RECOMMENDATION:

1. **THAT, Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026, be read a second time as amended, and taken to Public Hearing in conjunction with a regular Board meeting.**

2. **THAT, Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900, 2026, be read a second time as amended, and taken to Public Hearing in conjunction with a regular Board meeting.**

11.2 Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026 451 - 457

All/Unweighted Corporate

Report from Corporate Officer, M. Jeremiah, dated June 25, 2026.

The purpose of this report is to provide the Board with the results of the Electoral Area "B" Mosquito Control Service assent vote (referendum) in accordance with the Local Government Act and to seek adoption of Bylaw No. 2920, 2026.

Board Report

RECOMMENDATION:

THAT, Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026 be adopted.

11.3 Zoning Amendment Bylaw No. 2925, 2026
Application No. BA 285
PID: 002-939-568 – (the "Property"), 4373 Clearwater Valley Road, Wells Gray - Electoral Area "A"; Josef Fischer – (the "Owner")

458 - 468

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dated June 25, 2026.

The purpose of this report is for the Board to consider a zoning amendment at 4373 Clearwater Valley Road in Wells Gray, which would realign the RL-1: Rural and C-4: Recreational Commercial zoning boundaries to enable a subdivision.

Board Report

RECOMMENDATION:

THAT, Zoning Amendment Bylaw No. 2925, 2026, be introduced and read a first and second time and taken to a Public Hearing in conjunction with a regular Board meeting.

12 DEVELOPMENT APPLICATIONS

12.1 Agricultural Land Commission Application No. ALR 267 (ALC ID No. 107011), 133 Carey Road, Knutsford, BC – (the "Property") – Electoral Area "L", Robert Lucas and Deborah Thomson – (the "Owners")

469 - 480

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dated June 25, 2026.

The purpose of this report is to consider an Agricultural Land Commission (ALC) application for removing 40,000 cubic metres of soil (extraction) and placing approximately 30,000 cubic metres of fill at 133 Carey Road, which is entirely within the Agricultural Land Reserve (ALR).

Board Report

RECOMMENDATION:

THAT, Agricultural Land Commission Application No. ALR 267 (107011) for the removal of soil (extraction) and placement of fille on a portion of 133 Carey Road (PID: 029-647-398) be recommended to the Agricultural Land commission for approval.

12.2 Temporary Use Permit Application No. TUP 91 481 - 490
PID: 004-186-524 – (the "Property")
3125 Rose Hill Road, Knutsford, BC – Electoral Area "L"
Robert and Renee Lacheur – (the "Owners")

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dated June 25, 2026.

The purpose of this report is to issue Notice that the Board will consider a Temporary Use Permit (TUP) to enable traveller Accommodation Use ("short-term rental") in an existing single-family dwelling for up to three years at 3125 Rose Hill Road, Knutsford.

Board Report

RECOMMENDATION:

THAT, "Notice of Temporary Use Permit" be issued to consider Temporary Use Permit Application No. 91 for 3125 Rose Hill Road (PID: 004-186-524) to enable traveller accommodation use (short-term rental) for three years.

12.3 Temporary Use Permit Application No. TUP 92 491 - 503
PID: 013-117-661 – (the "Property"), 9100 Highway 5, Little Fort, BC – Electoral Area "O", Western Canada Timber Products Ltd., Inc. No. BC 1398673– (the "Owner"), Rebecca Woodman, Wild Wing Adventures Ltd. – (the "Applicant")

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dated June 25, 2026.

The purpose of this report is to issue Temporary Use Permit No. 92 to allow Traveller Accommodation use (short-term rental) within an existing single-family dwelling for three years at 9100 Highway 5 in Little Fort, BC.

Board Report

RECOMMENDATION:

THAT, Temporary Use Permit No. TUP 92 to enable Traveller Accommodation Use (short-term rental) from a single-family dwelling at 9100 Highway 5 (PID 013-117-661) for three years be issued.

13 REPORTS

13.1 Regular

13.1.1 CAO Verbal Report 504 - 506

Verbal report from Chief Administrative Officer, S. Hildebrand.

Board Report

13.1.2 2025 Statement of Financial Information (SOFI) 507 - 561

All/Unweighted Corporate

Report from Interim Chief Financial Officer, S. Hildebrand, dated June 25, 2026.

The purpose of this report is to present the Board with the TNRD 2025 Statements of Financial Information (SOFI) for approval.

Board Report

RECOMMENDATION:

THAT, the Thompson-Nicola Regional District Statement of Financial Information for the year ended December 31, 2025 be approved and made available for public inspection.

13.1.3 Regional Grants & Sponsorship Fall 2026 Cancellation and Reallocation to 2027 Intakes 562 - 563

All/Unweighted Corporate

Report from Interim Chief Financial Officer, S. Hildebrand, dated June 25, 2026.

The purpose of this report is to obtain Board approval to cancel the Fall 2026 intake of the Regional Grants and Sponsorships program and reallocate the approved $25,000 budget equally between the Spring 2027 and Fall 2027 intakes.

Board Report

RECOMMENDATION:

THAT, the Board cancel the Fall 2026 intake of the Regional Grants and Sponsorships program and reallocate the approved $25,000 budget, equally between the Spring 2027 and Fall 2027 intakes, increasing the total available funding for each intake to $37,500.

13.1.4 North Kamloops Library Partnership with Literacy in Kamloops (LINK) 564 - 572

All/Unweighted Corporate

Report from General Manager of Library Services, J. Creaser, dated June 25, 2026.

The purpose of this report is to seeks Board authorization to provide a room in the North Kamloops Library to Literacy in Kamloops (LINK) for a five-year term at $0 a month for the purposes of providing literacy support to adults in Kamloops and surrounding areas.

Board Report

RECOMMENDATION:

1. **THAT, the Board direct staff to post Notice of Disposition of a community room in the North Kamloops Library to Literacy in Kamloops for $0 per month for a five-year term for a mutually beneficial partnership.**

2. **THAT, the Board direct staff to enter into a Memorandum of Understanding with Literacy in Kamloops for a collaborative partnership for a five-year term;**

AND THAT, the Board authorize the General Manager of Library Services to execute the Memorandum of Understanding after the notice period has expired.

13.1.5 Request For Exemption to Electoral Area Grant-in-Aid Funding Policy 5.1.4 for Electoral Area "B" (Thompson Headwaters) 573 - 583

All/Unweighted Corporate

Report from Interim Chief Financial Officer, S. Hildebrand, dated June 25, 2026.

The purpose of this report is to consider an exemption to Electoral Area Grant-in-Aid Funding Policy 5.1.4 to increase the maximum allowable grant for the Blue River Community Association to $6,200 for 2026.

Board Report

RECOMMENDATION:

THAT, the Board approve an exemption to the Electoral Area Grant-in-Aid Policy to increase the maximum allowable grant for the Blue River Community Association to $6,200 for 2026.

13.1.6 Contract Award for Scrap Metal Recycling Services 584 - 586

All/Unweighted Corporate

Report from General Manager of Operations, J. Veira, dated June 25, 2026.

The purpose of this report is to seek Board authorization to enter into a new five (5) year agreement for scrap metal recycling services at TNRD solid waste management facilities.

Board Report

RECOMMENDATION:

THAT, the Chair and Corporate Officer be authorized to execute a contract with Central Salvage Ltd. for scrap metal recycling services at TNRD waste management

facilities, for an amount of $157,000 per year, to a maximum of $785,000 over a five (5) year term.

13.1.7 Brookmere School House Property (SD 58) 587 - 591

All/Unweighted Corporate
Report from General Manager of Operations, J. Vieira, dated June 25, 2026

The purpose of this report is to obtain Board direction to investigate acquisition of the former Brookmere School House property from School District No. 58 for a possible TNRD community hall and community park.

Board Report

RECOMMENDATION:

THAT, the Board direct staff to investigate options for the acquisition and establishment of the Brookmere School House property as a potential community hall and park, including initiating negotiations with School District No. 58 for the purchase of the property, and to provide a report with recommendations at a future Board meeting.

13.1.8 Parkland Dedication at Tobiano 592 - 602

All/Unweighted Corporate

Report from General Manager of Development Services, A. Krause, dated June 25, 2026.

The purpose of this report is to obtain Board approval to continue the current practice of not requiring parkland dedication at Tobiano.

Board Report

RECOMMENDATION:

THAT, staff be directed to continue not requiring parkland dedication pursuant to section 510 of the Local Government Act at Tobiano;

AND THAT, a Memorandum of Understanding be signed with the Developer, Kamland Holdings, recognizing that existing parkland is maintained by

Tobiano Resort Association (TRA) and ensuring that the Developer meets its obligation to provide five per cent parkland by full build-out.

13.1.9 Building Permit Activity Highlights - May 2026 603 - 604

BP Activity Highlights - May 2026

14 COMMITTEES

15 CORRESPONDENCE

15.1 Action Requested

15.1.1 Region District of Okanagan-Similkameen (RDOS) - Bill M214 Firefighters' Health Act 605 - 606

Letter from the RDOS Board Chair, Mark Pendergraft regarding Bill M214 Firefighters' Health Act, and implications for Regional Districts.

Correspondence dated May 28, 2026

15.1.2 Chase Curling Club 607 - 608

Letter from the Chase Curling Club to request a letter of support to preserve and transform the Chase Curling Club into a four-season community recreation centre.

Correspondence dated June 12, 2026

15.2 Information Only

15.2.1 Sun Peaks Transfer Station 609 - 627

Letters from Sun Peaks business owners highlighting concern regarding Sun Peaks Transfer Station commercial access restrictions.

Correspondence Received

15.2.2 Letter of Concerns on Proposed Biosolids Treatment Near Pritchard 628 - 631

Letter from resident to express concern on proposed biosolids treatment near Pritchard.

Correspondence dated May 28, 2026

15.2.3 **Squamish-Lillooet Regional District (SLRD) - Downton Creek Forest Service Road Access** 632 - 633

Letter from Squamish-Lillooet Regional District (SLRD) Board Chair, Jen Ford expressing concerns about the closure of the Downton Creek Forest Service Road (FSR) and the associated implications on public recreational access

Correspondence dated May 29, 2026

15.2.4 **District of Central Saanich - Provincially Mandated Housing Targets** 634 - 635

Letter from the District of Central Saanich Mayor, Ryan Windsor regarding a request for dedicated provincial funding to support municipalities that achieve provincially mandated housing targets.

Correspondence dated May 21, 2026

15.2.5 **Ward Stamer, MLA - Land Misuse along Jamieson Creek FSR** 636 - 653

Letter from MLA for Kamloops, Ward Stamer on illegal land use and squatting in the Jamieson Creek Forest Service Road area.

Correspondence dated June 3, 2026
Supporting Information

15.2.6 **Lorne Doerkson, MLA - TNRD Rural Gravel Roads** 654 - 655

Letter from MLA for Cariboo-Chilcotin, Lorne Doerkson, on the need for road base repairs and increased maintenance funding for rural gravel roads in the TNRD.

Correspondence dated May 21, 2026

16 NEW BUSINESS – MEMBERS

16.1 Director Thorpe

Request letter of thanks to the Skeetchestn Band.

RECOMMENDATION:

THAT, the Board direct staff to send a letter of thanks to the Skeetchestn Band for their quick response to the grass fire in Thompson River Estates on May 28, 2026, and to express appreciation for their ongoing support and willingness to assist the neighbouring community during past fire events.

17 NOTICE OF MOTION

18 CLOSED MEETING

RECOMMENDATION:

THAT, the meeting be closed under Community Charter sections 90(1)(c) labour relations or other employee relations; and (g) litigation or potential litigation affecting the regional district.

19 ADJOURNMENT

NOTICE OF PUBLIC HEARING

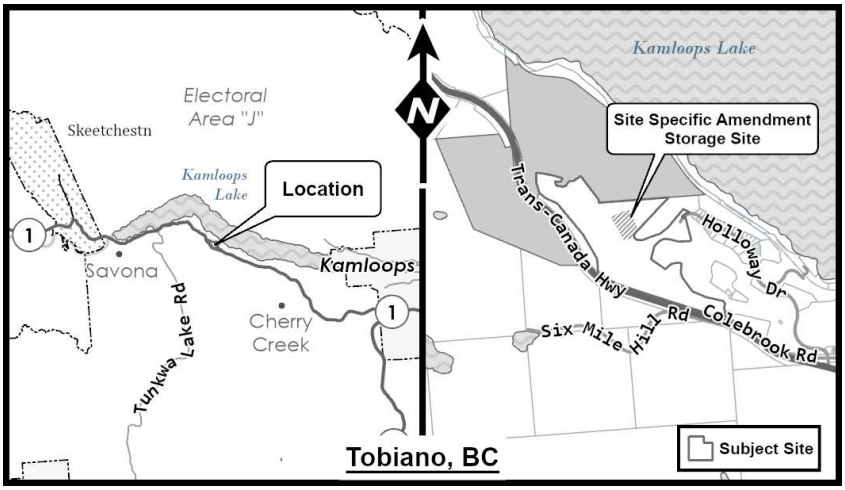
Thompson-Nicola Regional District

When? Thursday, June 25, 2026, at 1:30 PM

The Board of Directors of the Thompson-Nicola Regional District gives notice that it will hold a Public Hearing in the TNRD Boardroom, 4th Floor - 465 Victoria Street, Kamloops, BC, to consider proposed Bylaw No. 2913, 2026.

What is Zoning Amendment Application No. BA 280, Bylaw No. 2913, 2026?

Bylaw No. 2913, 2026 would enable, on a site-specific basis, the development of commercial storage limited to motor vehicles, recreational vehicles, trailers, watercraft, and off-road vehicles on a portion of the property on Holloway Drive in the community of Tobiano, PID: 027-300-323.



All persons who believe that their interest in property may be affected by the proposed bylaw shall be afforded a reasonable opportunity to provide input at the Public Hearing. Anyone who wishes to present at the Hearing virtually (via Zoom) must contact Legislative Services prior to noon on Tuesday, June 23, 2026, to arrange virtual access. Anyone may also make written submissions on the matter of Bylaw No. 2913 (via the options below), which must be received at our office prior to noon on Tuesday, June 23, 2026. The entire content of all submissions will be made public and form part of the public record for this matter.

How do I get more information?

Copies of the proposed Bylaw and all supporting information can be inspected from 8:30 a.m. to 4:30 p.m., Monday - Friday (except statutory holidays) at our office, from June 5, 2026, until 1:30 p.m. on the day of the Hearing; or please contact us via any of the options below.

For info & submissions

Mail	Phone	Email	Website
#300-465 Victoria St Kamloops, BC V2C 2A9	(250) 377-8673 1 (877) 377-8673	legservices@tnrd.ca	www.tnrd.ca

No representations will be received by the Board of Directors after the Public Hearing has been concluded.

A. Krause, General Manager of Development Services

THOMPSON-NICOLA REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: Development Services

SUBJECT: **Zoning Amendment Bylaw No. 2913, 2026** **Application No. BA 280**
PID: 027-300-323– (the "**Property**")
Holloway Drive, Tobiano, BC – Electoral Area "J"
Kamlands Holdings Ltd. – (the "**Owner**") and Diverse Properties c/o Joe Massier – (the "**Agent**")

RECOMMENDATION:

THAT, Public Hearing input and staff report be considered and, if no amendments are proposed, that Zoning Amendment Bylaw No. 2913, 2026, be read a third time.

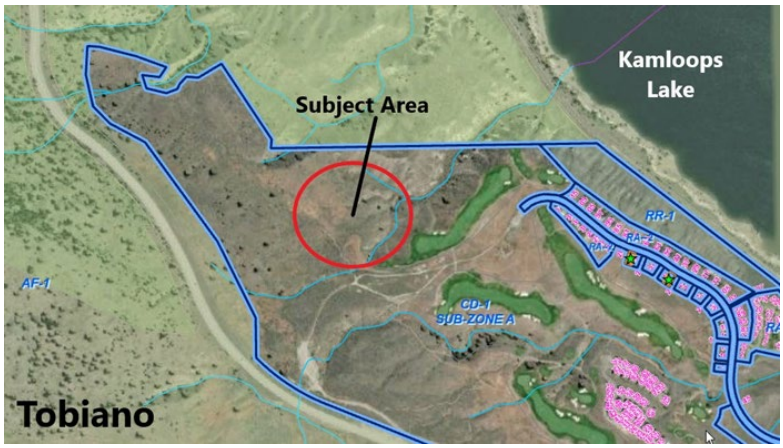
A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Dan Wallace, RPP, MCIP

PURPOSE:

This application is to secure a site-specific zoning bylaw amendment to enable the development of a commercial storage facility in the community of Tobiano.



SUMMARY:

On behalf of the Owners, the Agent requests a site-specific zoning bylaw change to allow a commercial storage facility on a 3.2-hectare portion of the Property. The proposed land use change would remain in the *CD-1: Comprehensive Development Zone – Sub-Zone A*, thus no OCP amendment is required. The CD-1 zone's *Sub-Zone A* already permits a broad mix of commercial and residential uses except commercial storage (properties in Sub-Zone B, or that upland area adjacent to the marina, permits limited storage in the form of "recreational equipment storage").

BACKGROUND:

Site Characteristics and History

The proposed development site is located at the western end of Holloway Drive, ~20 km west of Kamloops' City limits, in the community of Tobiano. The location is physically removed from the existing residential neighbourhood, just west of the golf course's 14th fairway. Six Mile Hill Protected Area is immediately adjacent to the west. No other land uses are located in the area. The Property is currently vacant grassland.

Given Tobiano's evolution as a leading regional suburban neighborhood, the rising demand for commercial storage has become a growing byproduct of its demographic growth. This trend is driven by an active resident base with expanding collections of recreational and leisure equipment and a clear deficit in existing storage options. Furthermore, most residential areas either prohibit open storage by strata bylaws/building scheme or landowners are constrained by space.

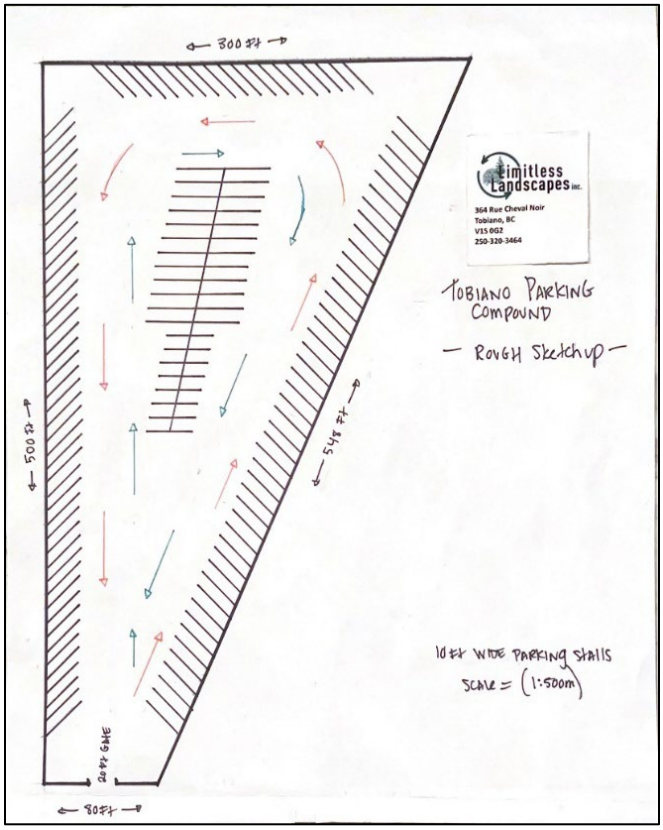
DISCUSSION:

OCP and Zoning

In the past, we have reported that the Tobiano land use zones were created as separate and distinct from the existing land use zones in the TNRD zoning bylaw – all as a means to distinguish the previous *Kamloops on the Lake* development. For the most part, the Tobiano CD-1 zone has remained unchanged since 1998. This is despite changes in the overall development concept and accepted land use bylaw lexicon. More specifically, the CD-1 zone, which comprises the majority of Tobiano, was created to maximize flexibility for the implementation of the original resort master plan with specific uses described in each of the CD-1 zone's Sub-zone A and B.

The whole Property, including that area proposed for development, is designated *Comprehensive Resort Development* in the OCP. Despite this OCP designation's name, the designation does support a mix of commercial land uses in the Tobiano community – including those that are complimentary (or arguably a result of) a variety of residential densities.

The Property is wholly located within Sub-zone A which does not permit commercial storage use. Parcels closer to the marina and waterfront are in Sub-zone A where limited recreational storage uses were originally directed. The purpose of this application is to provide a secured outdoor storage facility that primarily serves the Tobiano community. The Agent was specific with the intended storage items noted in the site-specific wording. No other chattels will be permitted on the site. The Property is not within a Development Permit Area and is not impacted by the BC *Riparian Area Protection Regulation*.



Site Planning

The Agent contends that the site will be carefully developed to ensure long-term management and security objectives. The Agent offered the inset site plan to illustrate the proposed design which includes orderly parking and ingress/egress. In the absence of a Development Permit area that controls Form and Character, the Agent offered the attached letter that commits to key site developments and security measures. No services are required as there will be no buildings or dwelling unit.

Conclusion

The demand for commercial storage infrastructure is increasingly prevalent within Tobiano, necessitating strategic planning and provision on the part of the Owners. Approval to enable RV and boat storage at this location will change, in part, the grassland viewscape on Tobiano's western edge. However, these facilities are best planned for appropriate locations that are

acceptable to local area residents. Considering all factors established to date, staff recommend this application proceed based on the following:

1. the proposed use generally meets OCP policy for local commercial uses in Tobiano;
2. a clear need for exterior resident storage has emerged in the past few years;
3. the property is not noticeably visible to immediate residents yet proximal and convenient to most residential neighbourhoods in Tobiano;
4. given the building scheme/strata bylaw restrictions for off-street storage in Tobiano's residential areas, the proposed use fulfills the need for an outdoor commercial storage facility to be more readily available to primarily Tobiano residents; and
5. helps reduce vehicle trip generations to commercial storage facilities outside the Tobiano community.

REFERRALS AND LIASION

- **TNRD Advisory Planning Commission (APC)** recommended approval of the proposed zoning bylaw amendment.
- **Ministry of Transportation and Transit (MoTT)** staff confirm that Section 52 of the *Transportation Act* will apply as the property is located within 800 metres of a controlled access. The bylaw will need to be approved by MoTT staff prior to adoption. A Commercial Access Permit is also required. The Ministry has no concerns with this proposal.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development
- **Economic Sustainability & Resiliency**
  - Projects that support local economies

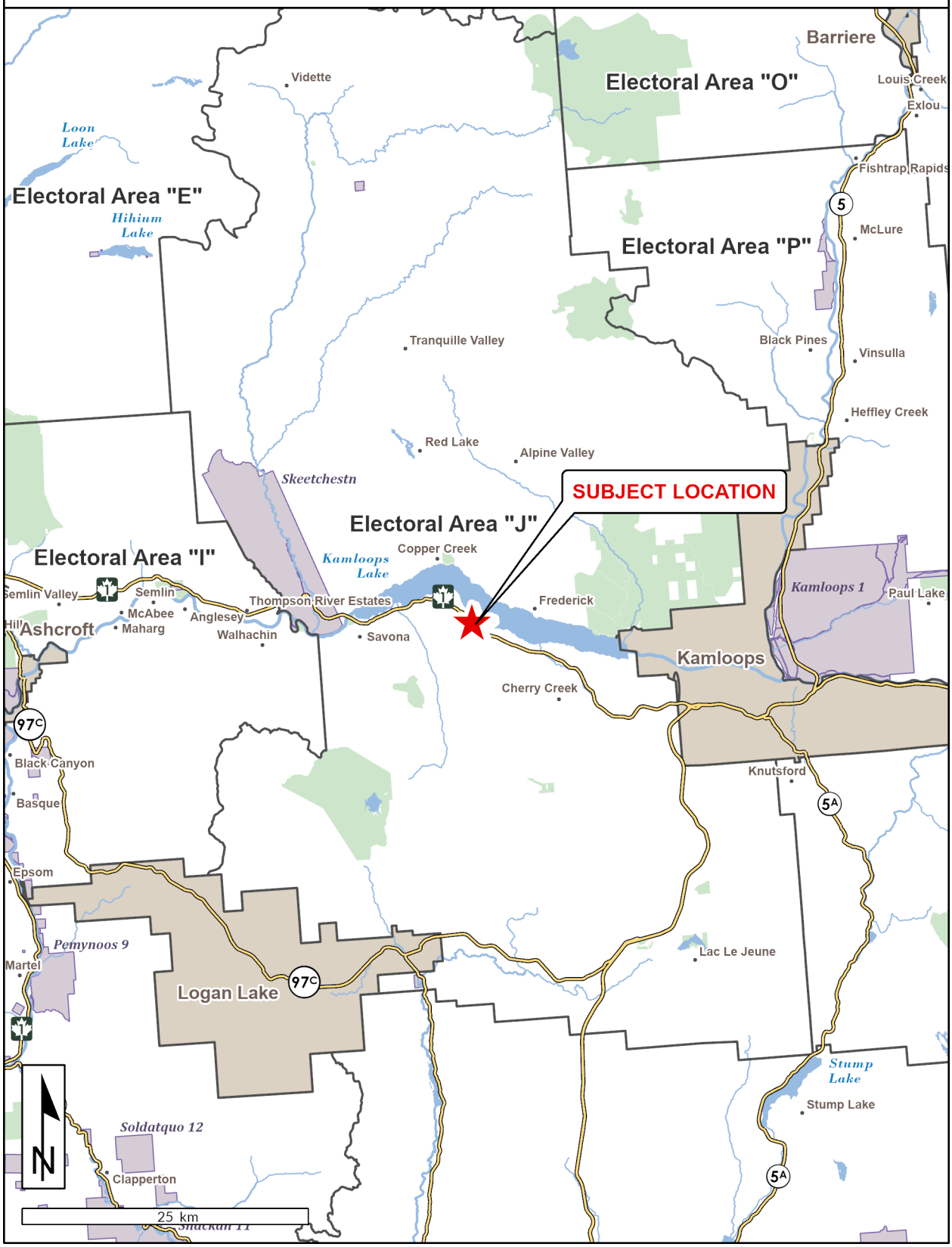
COMMUNICATIONS/PUBLIC CONSULTATION:

The Board of Directors' decision on this item will be communicated to the public in the meeting minutes. In accordance with Development Procedures Bylaw No. 2385, 2013, a development notice sign has been placed on the Property on December 22, 2025, informing the community of the proposed change. Following Board authorization on May 14, 2026, a public hearing notice was sent to all owners and occupiers within a 150 metre radius of the Property. Planning staff sent the public hearing notice on June 5, 2026. In addition, the public hearing information was communicated on the TNRD website, distributed to TNRD local email groups, and displayed in the TNRD Civic Building.

Attachments

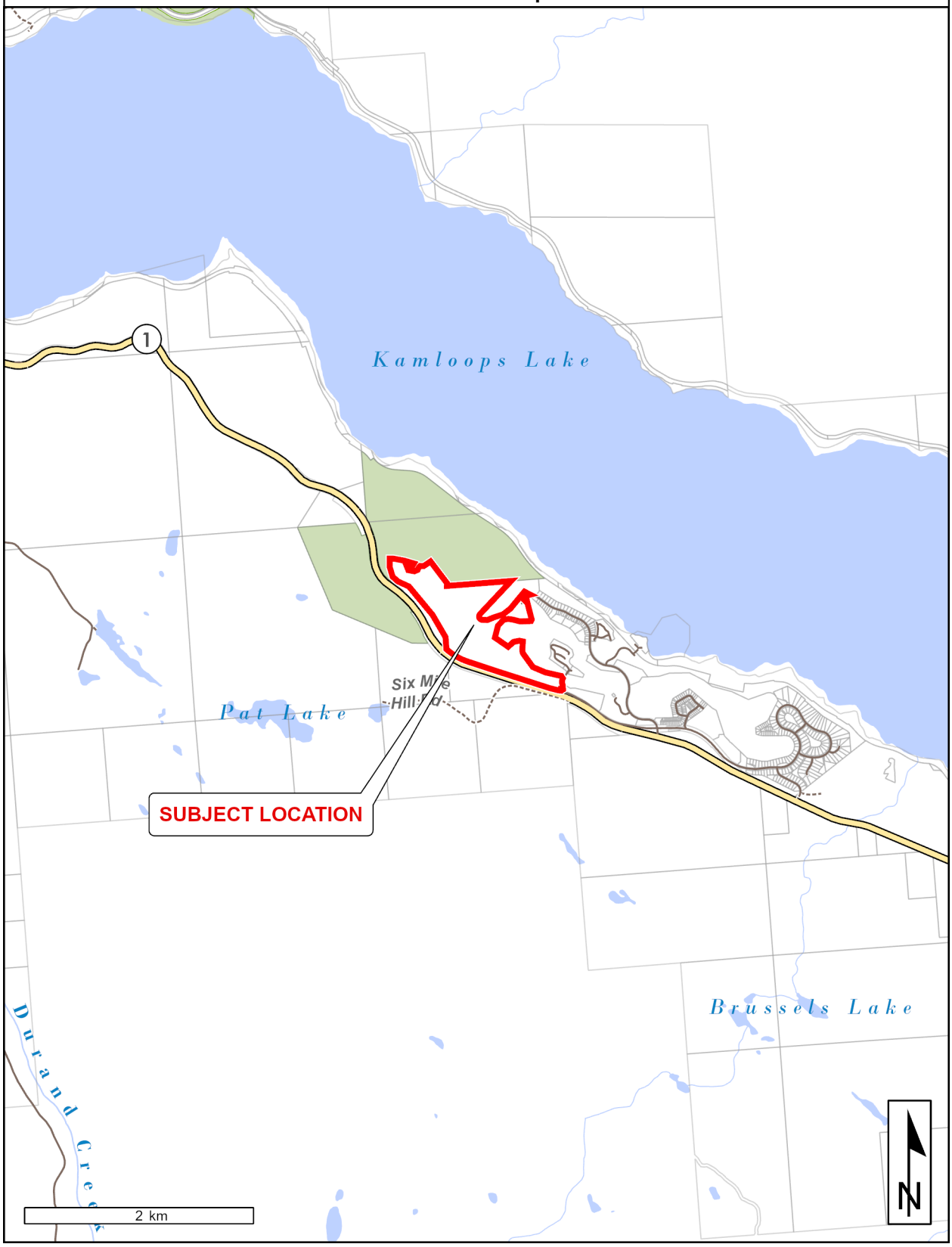
- Overview Map
- Location Map
- Zoning & ALR Map
- Ortho Map
- Letter of Intent from Owner dated April 23, 2026
- Bylaw No. 2913, 2026

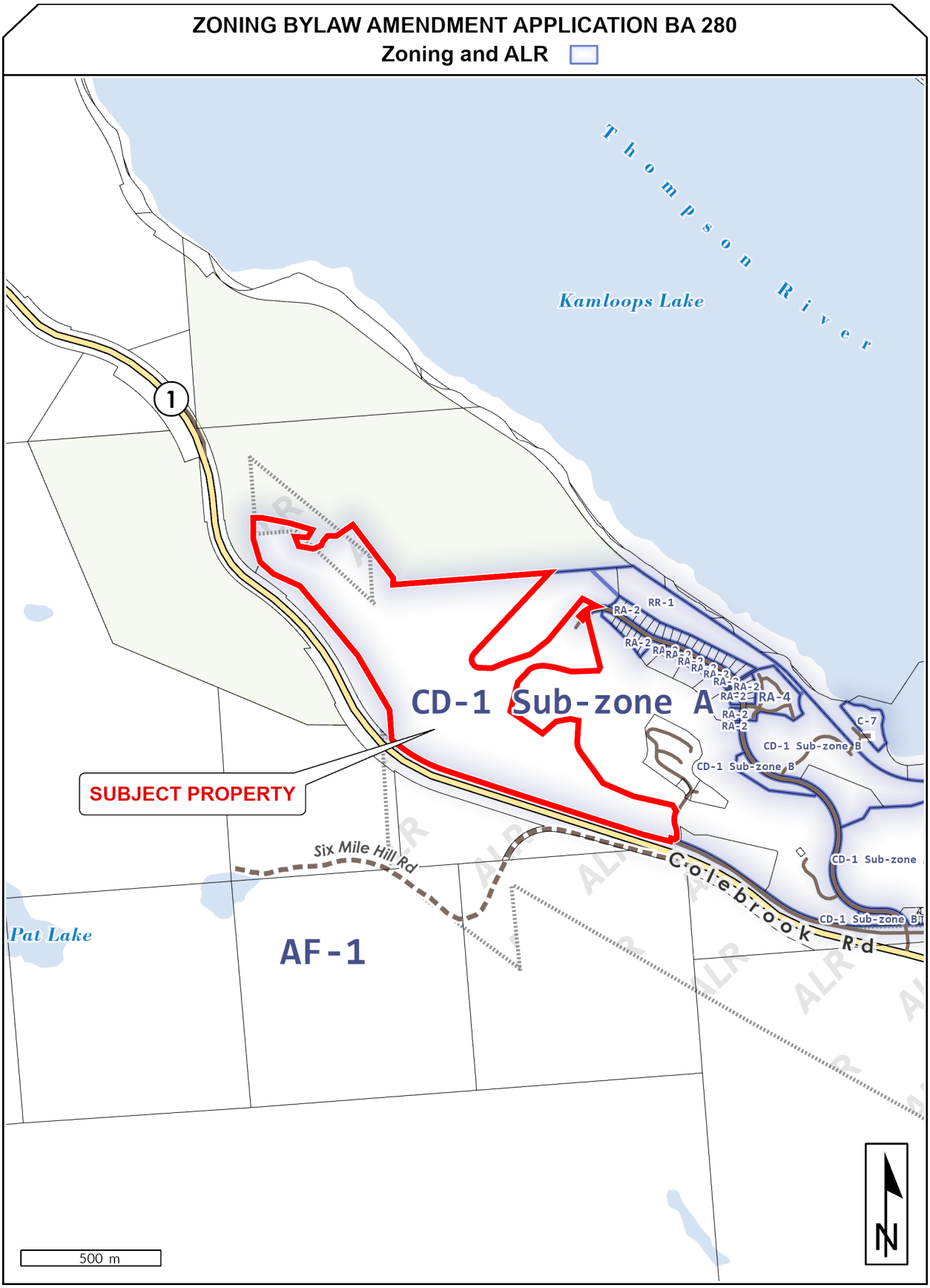
ZONING BYLAW AMENDMENT APPLICATION BA 280
Overview



ZONING BYLAW AMENDMENT APPLICATION BA 280

Location Map




ZONING BYLAW AMENDMENT APPLICATION BA 280
Zoning and ALR
Thompson River
Kamloops Lake
1
CD-1 Sub-zone A
SUBJECT PROPERTY
Six Mile Hill Rd
Colebrook Rd
Pat Lake
AF-1
RR-1
RA-2
RA-4
C-7
CD-1 Sub-zone B
CD-1 Sub-zone
ALR
500 m
N

ZONING BYLAW AMENDMENT APPLICATION BA 280
Ortho Map

DIVERSE

Thompson Nicola Regional District
300 – 465 Victoria Street
Kamloops, BC
V2C 2A9

April 23, 2026

Attn: Dan Wallace, Planner

RE: Proposed Storage Facility Details at PID: 027-300-323

Dear Mr. Wallace,

This letter is to confirm the intended development and operational approach for the proposed storage yard.

Surface Treatment & Dust Control
The site will be prepared with appropriate ground cover (crushed base) to provide drainage, mitigate mud, and control dust. A dust control application will also be used as needed.

Fencing, Security & Access
The site is intended to be secured with a chain link fence and controlled access via an automatic gate with electronic entry. Access will be limited to authorized users only.

Operations
The facility is intended to operate year-round without restriction on hours of access; however, operational hours may be revisited if concerns arise.

Lighting
Lighting is proposed to be limited and motion-activated to avoid continuous illumination, with activation only when the facility is in use. The intent is to minimize any off-site light impact.

Timing & Completion
While timing of facility construction will be influenced by market conditions, all site preparation, security measures, and operational elements described above will be completed prior to the facility being opened for use.

Please let us know if any additional information or clarification is required.

Sincerely,

Kamlands Holdings Ltd.

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2913

A bylaw to amend "Thompson-Nicola Regional District Zoning Bylaw No. 2400"

WHEREAS an application for amendment to Zoning Bylaw No. 2400, 2012 has been made;

AND WHEREAS the proposed changes in uses of land and buildings are deemed advisable;

AND WHEREAS the amendment conforms to the Cherry Creek-Savona Official Community Plan;

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

1.1 This Bylaw may be cited as "Thompson-Nicola Regional District Zoning Amendment Bylaw No. 2913, 2026."

2. **AMENDMENT**

2.1 The following is added as sub-section (b) to Part 32.2.1.1 of the CD-1 Sub-Zone A:

"32.2.1.1 Permitted Uses – Site Specific

(b) Commercial storage limited to motor vehicles, recreational vehicles, trailers, watercraft, and off-road vehicles, in the case of a 3.2 hectare portion of Lot 4, Section 33, Township 20, Range 20, W6M, KDYD, Plan KAP 85332, (Holloway Drive)."

2.2 "Schedule 'A' Zoning Map" to Bylaw No. 2400 is hereby amended to indicate a site-specific use on a portion of the lands shown shaded on Schedule '1', attached hereto and forming part of this Bylaw.

READ A FIRST TIME this 14th day of May, 2026.

READ A SECOND TIME this 14th day of May, 2026.

PUBLIC HEARING held on the day of , 2026.

READ A THIRD TIME this day of , 2026.

APPROVED by the Ministry of Transportation and Transit this day of , 2026.

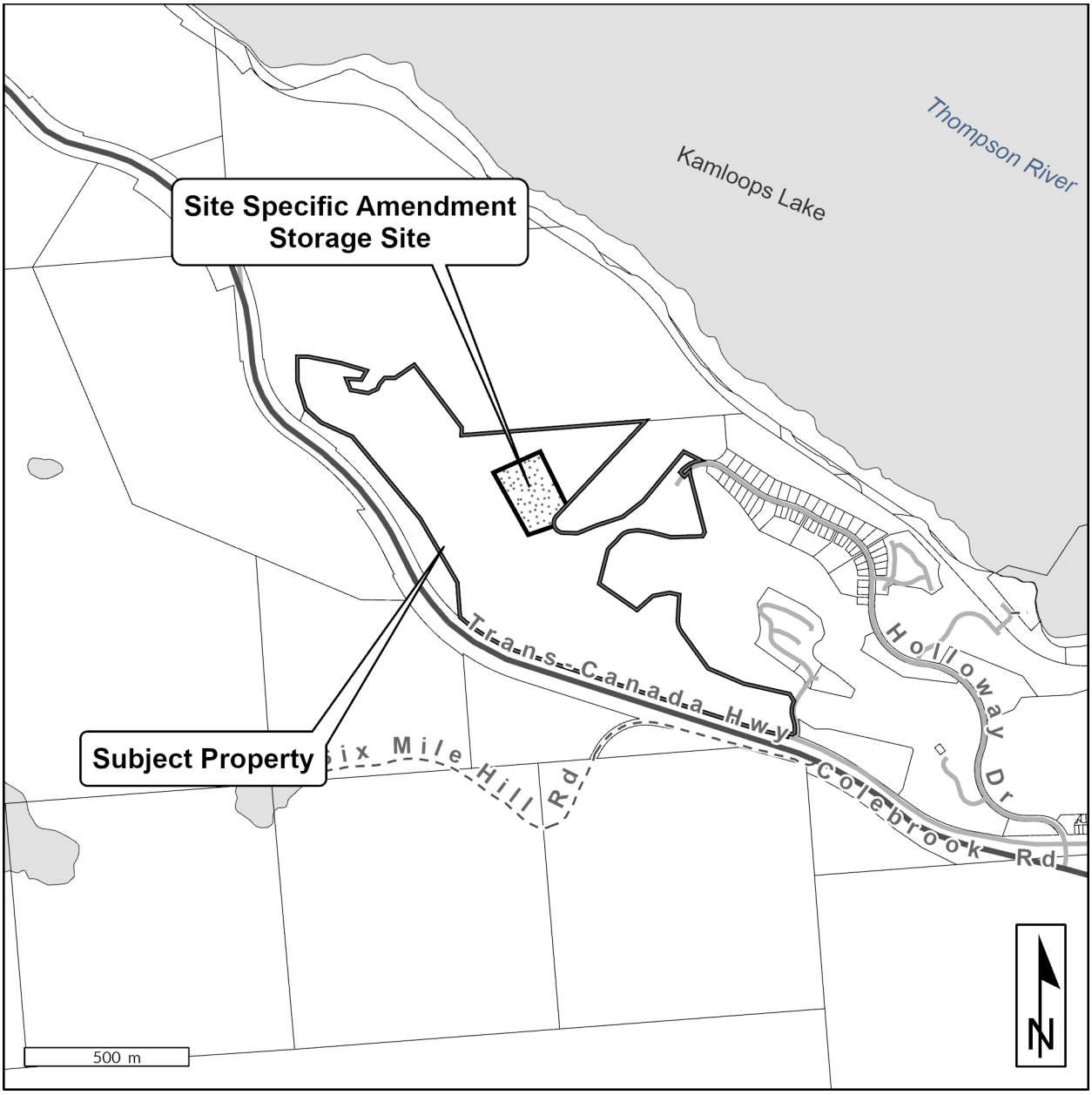
ADOPTED this day of , 2026.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this _____ day of _____, 20____

_____
for Minister of Transportation & Transit

_____ _____
Corporate Officer Chair

SCHEDULE “1”



This Schedule “1” is incorporated in and forms part of Bylaw No. 2913, 2026

Certified Correct:

_____

Corporate Officer

NOTICE OF PUBLIC HEARING

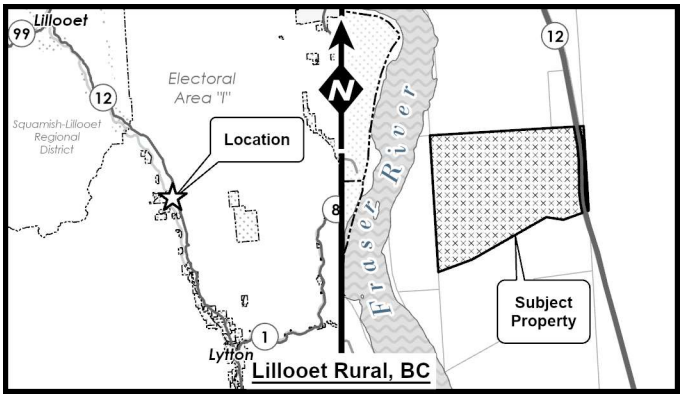
Thompson-Nicola Regional District

When? Thursday, June 25, 2026, at 1:30 PM

The Board of Directors of the Thompson-Nicola Regional District gives notice that it will hold a Public Hearing in the TNRD Boardroom, 4th Floor - 465 Victoria Street, Kamloops, BC, to consider proposed Temporary Use Permit No. TUP 90, Bylaw 2924, 2026.

What is Temporary Use Permit No. TUP 90, Bylaw 2924, 2026?

TUP No. 90, Bylaw 2924, 2026 would allow Traveller Accommodation use (short-term rental) from an existing single-family dwelling for up to three years at 5645 Lytton-Lillooet Highway 12, north of Lytton, BC (PID: 012-965-758).



All persons who believe their interest in property may be affected by the proposed bylaw shall be afforded a reasonable opportunity to provide input at the Public Hearing. Anyone who wishes to present at the Hearing virtually (via Zoom) must contact Legislative Services prior to noon on Tuesday, June 23, 2026, to arrange virtual access. Anyone may also make written submissions on the matter of Bylaw 2924, 2026 via the options below, which must be received at our office prior to noon on Tuesday, June 23, 2026. The entire content of all submissions will be made public and form part of the public record for this matter.

How do I get more information?

Copies of the proposed Bylaw and all supporting information can be inspected from 8:30 a.m. to 4:30 p.m., Monday - Friday (except statutory holidays) at our office, from June 5, 2026, until 1:30 p.m. on the day of the Hearing; or please contact us via any of the options below.

For info & submissions

Mail	Phone	Email	Website
#300-465 Victoria St Kamloops, BC V2C 2A9	(250) 377-8673 1 (877) 377-8673	legservices@tnrd.ca	www.tnrd.ca

No representations will be received by the Board of Directors after the Public Hearing has been concluded.

A. Krause, General Manager of Development Services

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO:	Chair and Board of Directors	**MEETING DATE:**	June 25, 2026
FROM:	Development Services		

SUBJECT: **Temporary Use Permit Application No. TUP 90, Bylaw No. 2924, 2026**
PID: 012-965-758 – (the "**Property**")
5645 Lytton-Lillooet Highway 12, north of Lytton, BC – Electoral Area "I"
EC Holdings Inc., Inc. No. BC0830862 – (the "**Owner**")
Adrienne Chilton – (the "**Applicant**")

RECOMMENDATIONS:

THAT, Public Hearing input and staff report be considered and if no amendments are proposed:

1. **THAT, Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026, be read a third time.**

2. **THAT, Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026, be adopted.**

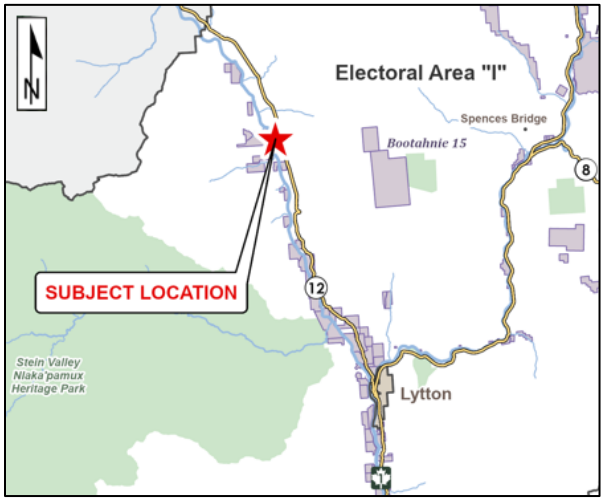
A. Krause, MCIP, RPP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Linda Piroddi, Planner

PURPOSE:

To consider Temporary Use Permit No. 90 to allow Traveller Accommodation Use (short-term rental) within an existing single-family dwelling for up to three years at 5645 Lytton-Lillooet Highway 12, north of Lytton.



SUMMARY:

The Applicant has requested a TUP to rent the principal dwelling unit of an existing single-family dwelling for Traveller Accommodation Use or short-term rental accommodation, while the Owner

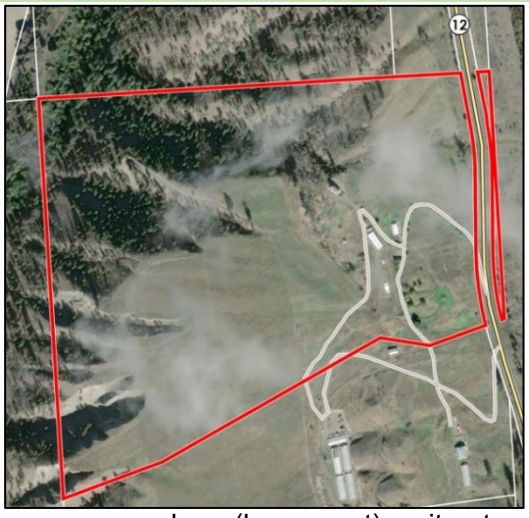
or a caretaker lives in the basement suite. The Property is zoned RL-1: *Rural*, which does not permit Traveller Accommodation Use.

The Property is in the Agricultural Land Reserve (ALR) but does not need Agricultural Land Commission (ALC) approval, as it is deemed a bed and breakfast use under ALC regulations.

The TUP would enable the short-term rental for three years with the potential for a three-year extension. As the Property is not within an Official Community Plan (OCP) area, the TUP must be considered through a bylaw process and public hearing. **At the time of report writing, two written submissions were received in response to the public hearing advertisement.**

BACKGROUND:

Site Characteristics, Surrounding Uses and History



The Property is located north of Lytton, on the west side of Highway 12, zoned RL-1: *Rural*, partially within the ALR, and is approximately 45 ha (111) acres in area. The Property is used for rural residential purposes and in the past year, short-term rental accommodation in the summer months. BC Assessment classifies the Property as Class 1: *Residential*.

The Property contains multiple buildings, including the three-bedroom single family dwelling with a one-bedroom secondary (basement) suite, two covered and unenclosed eating and BBQ areas, various storage buildings, and outhouses.

The Property is surrounded by large, RL-1 zoned Crown lands, except the adjacent parcel to the south, also owned by EC Holdings.

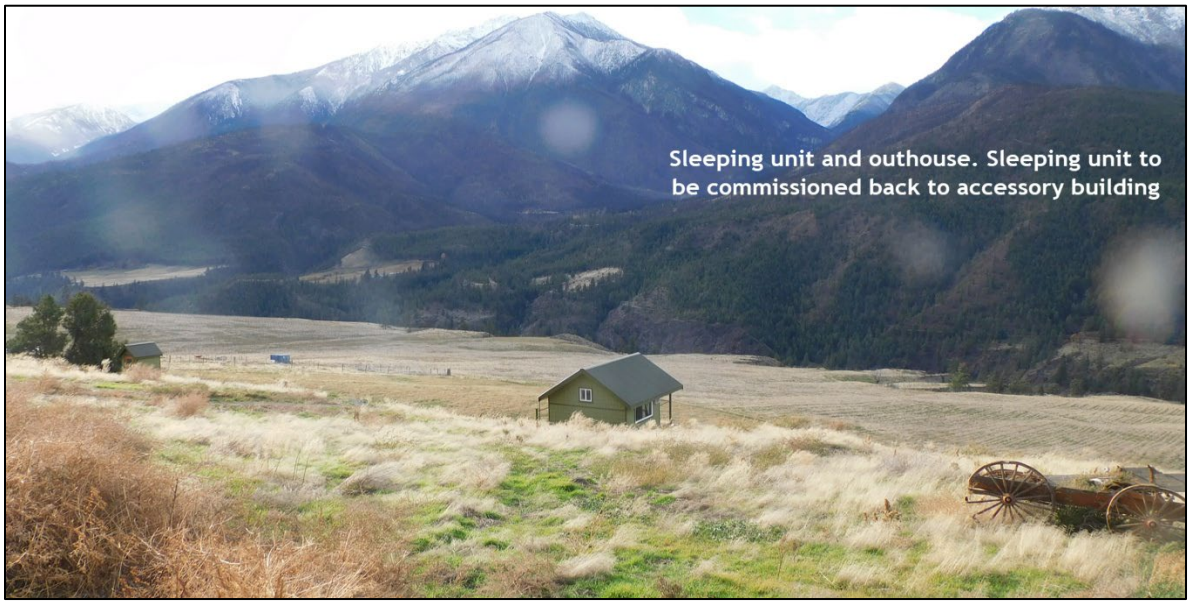
In the fall of 2025, the Province requested confirmation from the TNRD that the short-term rental was operating in compliance with TNRD Bylaws. Staff confirmed the Property did not have the proper zoning or a TUP in place to operate short-term rentals. A site visit by Planning and Building staff confirmed there were three short-term rental accommodations; one within the single-family

dwelling, and two from accessory buildings converted to sleeping units. At the time, no rentals were taking place; rental activity had ceased at the end of the summer.

In addition, renovations to the principal dwelling unit and the basement suite occurred without building permits. Staff provided a list of requirements to obtain building permits for the renovations to the principal dwelling (short-term rental unit), secondary suite in the basement, and to bring the sleeping units into compliance with the BC Building Code. Staff also advised that ALC approval for three short-term rental units would be required, in addition to a TUP application.

Subsequently, the Applicant opted to apply for a TUP to rent the single-family dwelling only and omitted the sleeping units; the requirements to legalize the sleeping units were too onerous. ALC approval is not required as the short-term rental in the principal dwelling unit is considered a bed and breakfast by the ALC. The buildings containing the sleeping units will be reverted back to their original accessory uses by removing electrical wiring, the stove, and beds from one building, and removing beds from the other building (where there were no cooking facilities). The Owner is also working with the Building Department to finalize building permits for the renovations, including the secondary suite.

It should be noted that this application is not the result of bylaw complaint from a neighboring resident, but an inquiry from the Province's Short-Term Rental Branch.



DISCUSSION:

Zoning and Temporary Uses Permits

Throughout the TNRD, short-term rentals, or Traveller Accommodation Use, are permitted in commercial zones, specific zones catering to tourism around lakes, or by a site-specific amendment. TUPs are temporary approvals to accommodate a short-term use or provide a 'trial' for a proposed use before considering a permanent zoning change.

Province-wide, TUPs have been a common mechanism to legalize zoning for short-term rentals in existing dwelling units as TUPs can have conditions to minimize neighborhood impacts and have a three-year time limit. They can be renewed after three years or *not* renewed if there are complaints or issues. Alternatively, a new TUP application is also an option if modifications to the proposed use or different conditions in the TUP are warranted.

BBQ and Outdoor Amenity Area

This Property (and all Electoral Area "I") are not covered by an Official Community Plan (OCP), so the TUP must be adopted by Bylaw with a Public Hearing. An OCP provides guidance and advice to direct land use or support land use amendments. Although there are no policies to guide this application, Staff are of the opinion that the proposed TUP will provide a much-needed service in this remote area of Electoral Area "I". The Applicant indicated their clientele are a mix between tourists and people visiting or working in Lytton, and there are very few options for short-term stays outside of Lillooet. Because of the remote location, surrounding Crown lands, and a caretaker residing in the building, the impact on the community is expected to be minimal.

TUP Conditions and House Rules

The Owner has agreed to the following conditions to minimize their impact on the area:

a) The principal dwelling unit with the single-family dwelling is the only dwelling unit permitted to be used as the short-term rental unit.
b) The owner or caretaker must reside in the secondary dwelling (basement suite) while the short-term rental is occupied and be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from the short-term rental unit.
c) The additional use must comply with all ALC regulations.
d) Additional short-term rental units, including sleeping units, require TNRD or ALC approvals.
e) A minimum of three parking spaces shall be provided.
f) The Owner and all guests must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.
g) The Owner and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.
h) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.
i) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.
j) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

Conclusion

Planning staff support the application to allow a short-term rental unit as it provides an underutilized service in a remote area of the TNRD, will have minimal impact on the surrounding area, and will bring the use into compliance. The use is compliant with ALC regulations, and the Applicant is working with the Building Department to obtain necessary approvals. Staff recommend proceeding with issuing Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026.

REFERRALS AND LIASION

The application was sent to the following agencies for comments:

- **Building Inspection Services**, who have been working with the Owner bring the dwelling unit into compliance.
    - The renovations to the principal dwelling and the basement suite require a Building Permit.
    - The sleeping units need to meet BC Building Code or be commissioned back to their accessory use state.
- **ALC** has advised that the short-term rental is classified as a bed and breakfast, as the short-term rental unit and suite are in the same building. Therefore, ALC approval is not needed.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
- Long-term planning or development
- **Economic Sustainability & Resiliency**
- Projects that support local economies

COMMUNICATIONS OR PUBLIC CONSULTATION:

The decision of the Board of Directors regarding this item will be communicated to the public in the meeting minutes. Following Board authorization on May 14, 2026, notification of the Public Hearing was mailed to owners and occupiers within a 500 m radius of the Property, and provided electronically on the TNRD's website, social media channels, and distributed through the TNRD's email subscription service. **At the time of report writing, two written submissions were received.**

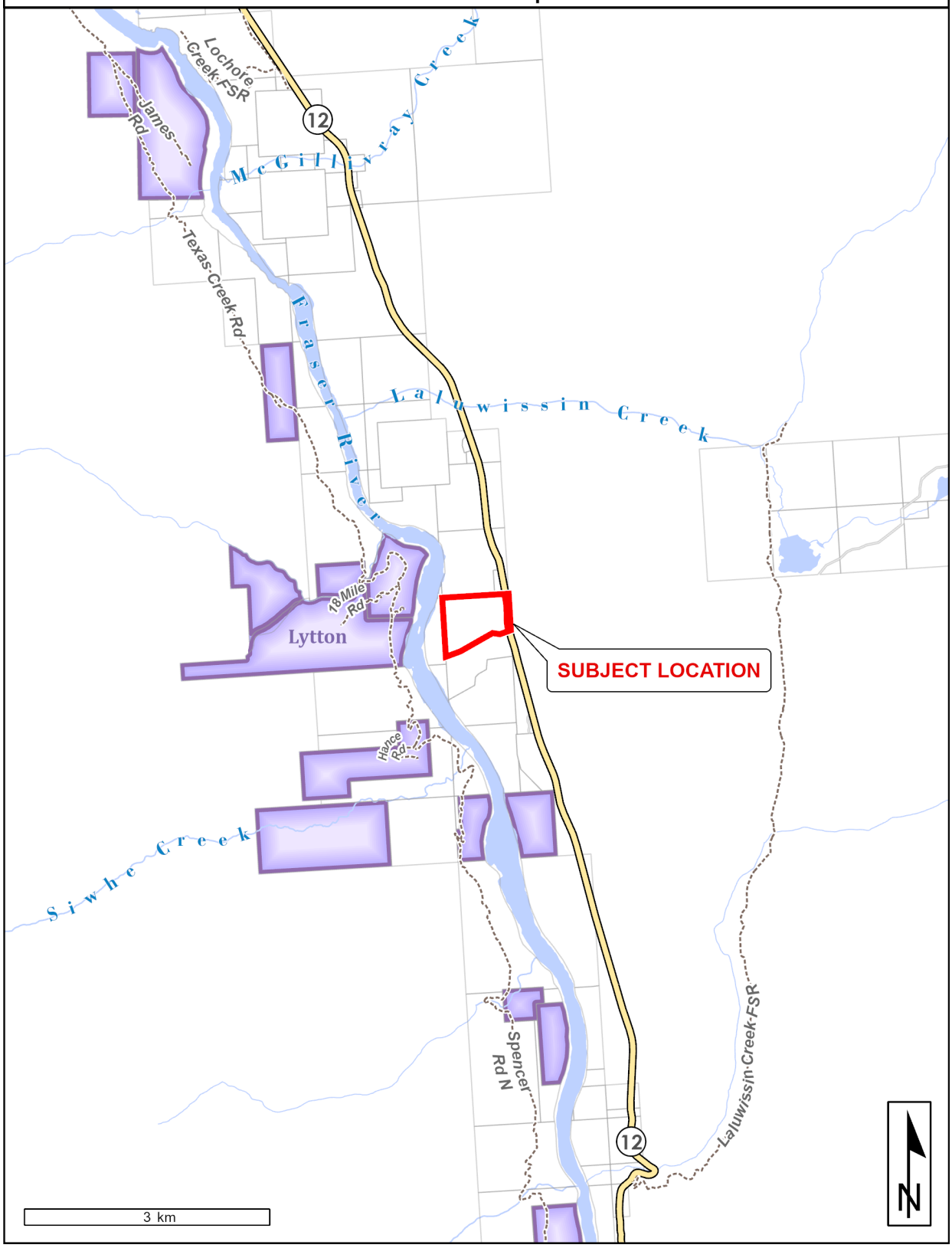
Attachments

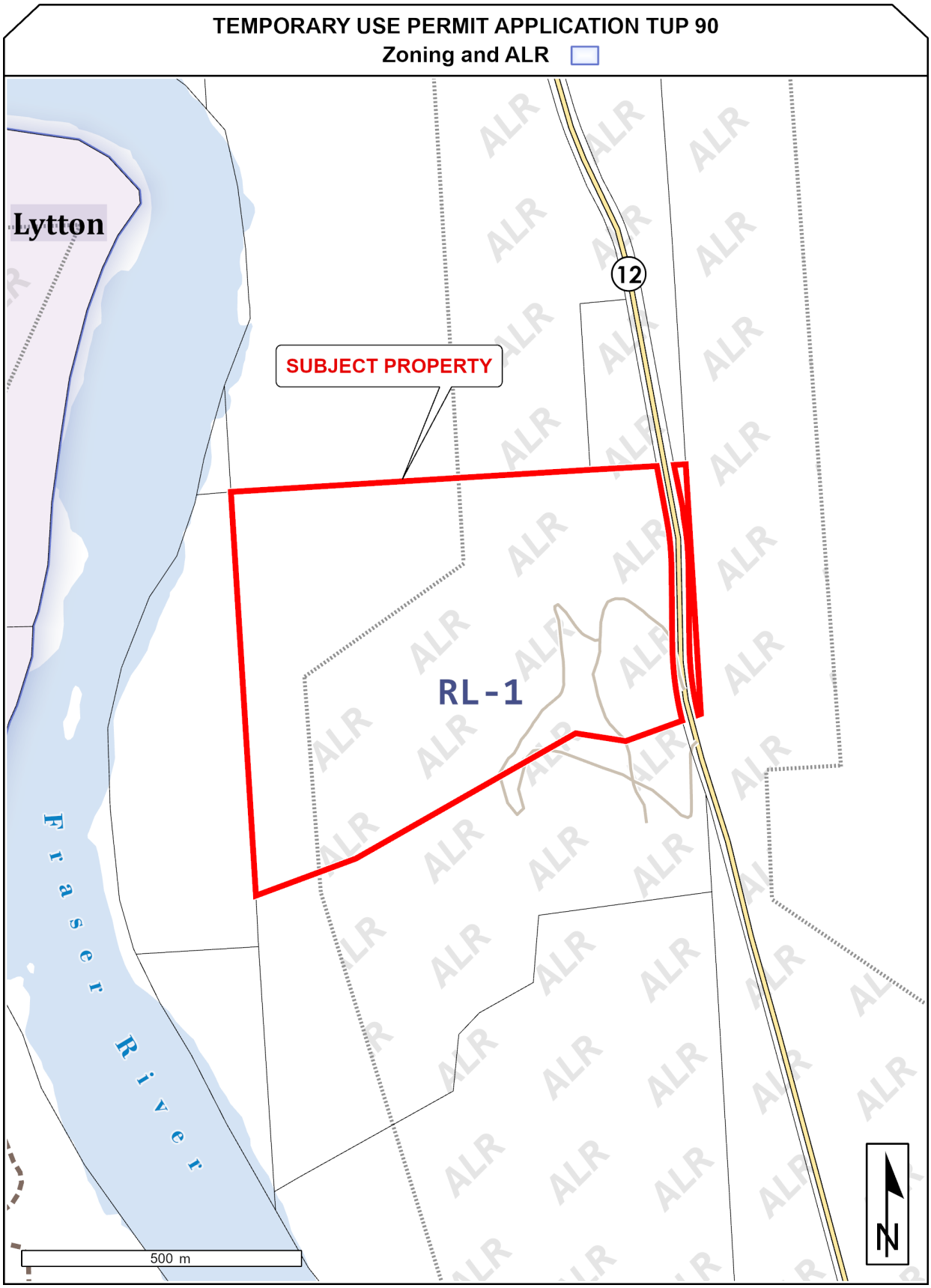
- Overview Map
- Location Map
- Zoning and ALR Map
- Site Map Provided by Applicant
- Bylaw No. 2924, 2026 & Proposed Temporary Use Permit No. TUP 90
- Written submissions from T. Luck & D. Erickson

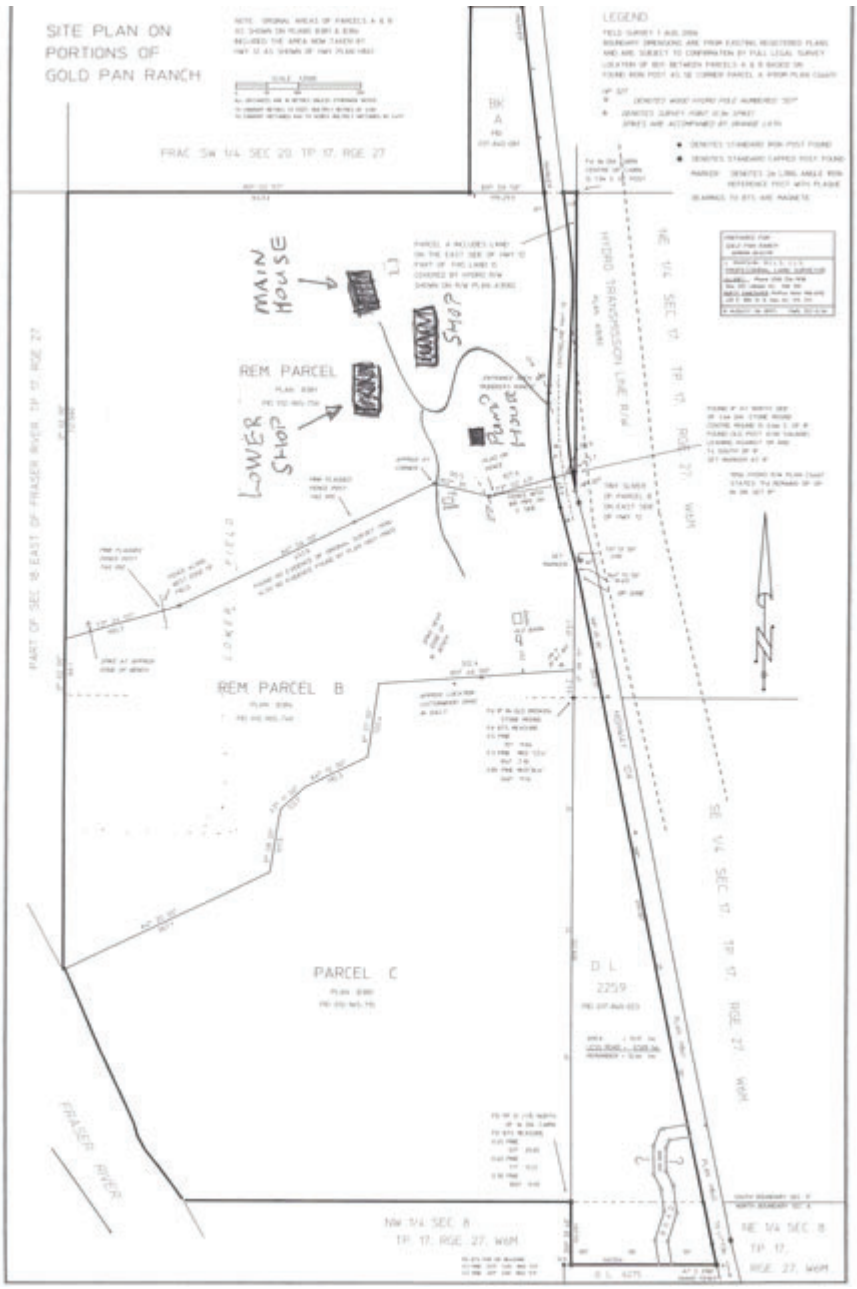
TEMPORARY USE PERMIT APPLICATION TUP 90
Overview

TEMPORARY USE PERMIT APPLICATION TUP 90

Location Map




TEMPORARY USE PERMIT APPLICATION TUP 90
Zoning and ALR
Lytton
12
SUBJECT PROPERTY
RL-1
Fraser River
500 m
N


SITE PLAN ON
PORTIONS OF
GOLD PAN RANCH
LEGEND
MAIN HOUSE
SHOP
REM PARCEL
LOWER SHOP
PUMP HOUSE
REM PARCEL B
PARCEL C
D.L. 2259
FRASER RIVER
NW 1/4 SEC 8
TP. 17, RGE. 27, W6M
NE 1/4 SEC 8
TP. 17,
RGE. 27, W6M
FRAC SW 1/4 SEC 20 TP. 17, RGE 27
PART OF SEC 18 EAST OF FRASER RIVER TP 17, RGE 27

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2924

A BYLAW TO AUTHORIZE THE ISSUANCE OF A TEMPORARY USE PERMIT

WHEREAS an application for Temporary Use Permit has been made;

AND WHEREAS the *Local Government Act* provides that a local government may issue a temporary use permit by bylaw, in relation to land within an area outside a municipality, if there is no official community plan in effect for the area;

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. CITATION

   1.1 This bylaw may be cited as "Thompson-Nicola Regional District Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026".

2. PURPOSE

   2.1 The temporary use at 5645 Lytton-Lillooet Highway 12, (legally described as **Those portions of District Lot 81, KDYD, and of Section 17, Township 17, Range 27, W6M, KDYD, Shown outlined in red on Plan B381 Except Plan H841**), as shown shaded and outlined on Schedule "1" attached hereto and forming part of this Bylaw, shall be permitted in accordance with the terms and conditions set forth in the attached Schedule "2", which is incorporated in and forms part of this Bylaw.

READ A FIRST TIME the 14th day of May, 2026.

READ A SECOND TIME the 14th day of May, 2026.

PUBLIC HEARING held on the day of ,2026.

READ A THIRD TIME the day of , 2026.

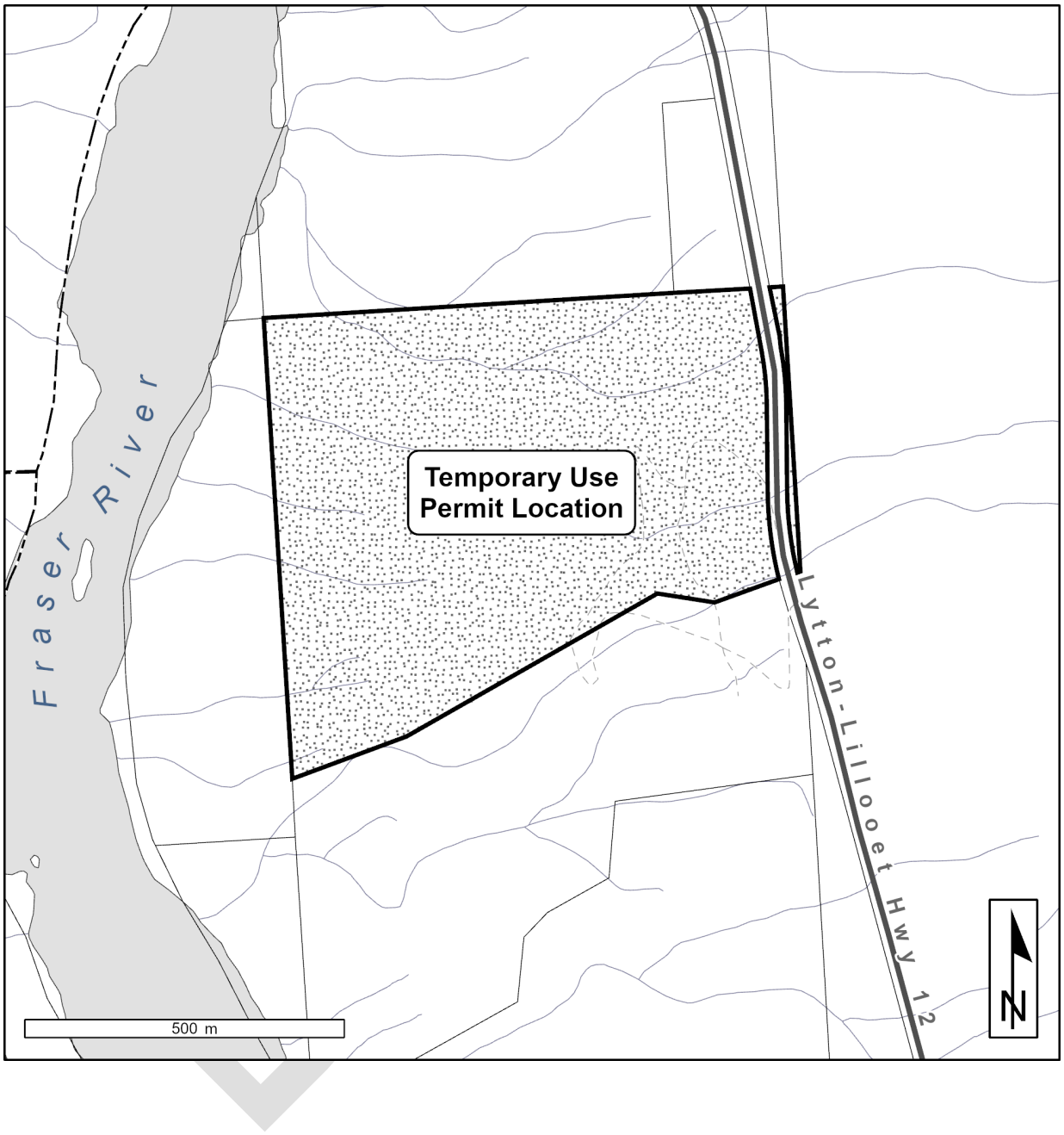
ADOPTED this day of , 2026.

Corporate Officer

Chair

DRAFT

SCHEDULE “1”



This Schedule “1” is incorporated in and forms part of Bylaw No. 2924, 2026

Certified Correct:

_____

Corporate Officer

SCHEDULE "2"

THOMPSON-NICOLA REGIONAL DISTRICT
TEMPORARY USE PERMIT NO. TUP 90

Permittee: **EC Holdings Inc., Inc. No. BC0830862**

Address: **5645 Lytton-Lillooet Highway 12**

1. This Temporary Use Permit ("TUP") is issued subject to compliance with all applicable bylaws of the Thompson-Nicola Regional District ("TNRD"), except as specifically varied or supplemented by this TUP.

2. This TUP is limited to the land, premises, and structures at 6098 Deadman-Vidette Road, as shown shaded on Schedule "1" attached hereto and legally described as:

   Those portions of District Lot 81, KDYD, and of Section 17, Township 17, Range 27, W6M, KDYD, Shown Outlined in Red on Plan B381 Except Plan H841;

   PID: 012-965-758

   (the "**Land**")

3. In addition to those uses of the Land permitted by TNRD Zoning Bylaw 2400 (the "Zoning Bylaw"), the following additional use is permitted upon the Land in accordance with the terms and conditions of this TUP:

   Traveller Accommodation Use in the single-family dwelling on the Land.

4. This TUP, and the use of the Land permitted under this TUP, is subject to the following conditions:

   a) The principal dwelling unit within the single-family dwelling is the only dwelling unit permitted to be used as the short-term rental unit.

   b) The owner or caretaker must reside in the secondary dwelling (basement suite) while the short-term rental is occupied and be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from the short-term rental unit.

   c) The additional use must comply with all ALC regulations.

   d) Additional short-term rental units, including sleeping units, may require TNRD or ALC approvals.

   e) A minimum of three parking spaces shall be provided.

   f) All guests must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.

DRAFT

g) The Owner and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.

h) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.

i) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.

j) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

5. Should the Permittees fail to abide by the terms and conditions set out in this TUP, upon written notice this TUP can be cancelled by the TNRD Board; and thereafter, the permitted uses of the Land shall be limited to those of the Zoning Bylaw, if and as amended.

6. The Land shall be used strictly in accordance with the Bylaws of the TNRD and with the terms, conditions, and provisions of this TUP.

7. **This TUP shall expire three years from the date of authorizing resolution by the Board of Directors of the TNRD, as noted below.**

8. Any application to amend this TUP shall be considered as a new application.

9. This TUP is not a Building Permit.

Authorizing resolution passed by the Board of Directors this __ day of _____, 2026.

Certified Correct:

_____
Corporate Officer

I, EC Holdings Inc., Inc. No. BC0830862, agree to the terms and conditions of TUP 90.

_____ _____
Duncan Ewen Cameron, Owner
EC Holdings Inc., Inc. No. BC0830862

DRAFT

Dear …..

I am writing to offer a letter of support to assist my constituent with restarting his small business. I recognize the intent and importance of both the Agricultural Land Reserve and the Thompson Nicola Regional District. With that said, I am asking for discretionary approval to restart his registered Airbnb operation, which was halted and now requires specific approval from the Agricultural Land Reserve and the Thompson Nicola Regional District. The property in question is located at 5645 Hwy 12, Lytton, BC (also known as The 18 Mile Ranch).

The registered Airbnb operates part time alongside regular ranch operations. This business operated at the highest level successfully for two years prior to the Province of British Columbia determining that approval must be secured from the Agricultural Land Reserve and the Thompson Nicola Regional District.

During this time, the ranch welcomed guests from the Lower Mainland families and even the family visiting from Europe. Guests observed ranch activities firsthand and gained a greater understanding of BC's integral agriculture industry.

The 18 Mile Ranch Airbnb showcased its agricultural activities, supporting the long-term viability of the ranch and stewardship of agricultural land. Clearly this use does not detract from farming activities; rather, it helps sustain them in this ever-changing economic climate. Supporting the continued operation of the Airbnb also creates a local economic multiplier effect. For example, visitors contribute directly to nearby communities through fuel purchases, food stops, and tourism opportunities. More, a few guests have expressed interest in moving to the area for reasons such as retirement, which is a clear benefit to our small communities.

Given the clear economic and community benefits while maintaining the mandate of the Agricultural Land Reserve and Thompson Nicola Regional District, I am requesting discretionary approval so that this Airbnb may resume operations. Supporting its continued operation creates economic benefits to many stakeholders while maintaining the mandate of both the Agricultural Land Reserve and the Thompson Regional District.

Sincerely,

Tony Luck, MLA

Formal Letter of Appeal: 18 Mile Ranch Listing Status

Subject: Formal Appeal Regarding Listing Status: 18 Mile Ranch, Lillooet, BC

To the VRBO Compliance and Appeals Department,
I am writing to you in my capacity as a Board Member of Fountainview Academy in Lillooet, British Columbia. It has recently come to our attention that certain accommodation options at the **18 Mile Ranch**—specifically the cabin and the river-valley bedroom—have been restricted or removed from your platform.

I am writing to formally urge a reconsideration of this decision. Our institution serves a global student body, with parents traveling from all over the world to visit their children. While the Academy provides on-site housing, we frequently operate at maximum capacity. This makes nearby, reliable short-term rentals a mechanical necessity for our community.

The 18 Mile Ranch is uniquely positioned just eight minutes from our campus, making it the most vital lodging resource for our visiting families. The recent condemnation of these specific units has placed an undue strain on parents who now face a severe lack of viable lodging options in the Lillooet area. We find the restriction of these units particularly perplexing for several reasons:

- **Standard of Facilities:** The units in question offer robust amenities, including electricity, kitchenettes, and dedicated outdoor living spaces with full hygiene facilities (showers and toilets).
- **Platform Consistency:** We observe that VRBO frequently lists primitive accommodations—such as yurts or rustic campsites—with significantly fewer amenities than those provided at 18 Mile Ranch. The cabin and valley view bedroom exceed the standards of many "unique stay" listings currently active on your site.
- **Regional Scarcity:** Lillooet is a rural area with extremely limited commercial hospitality infrastructure. Every lost bed directly impacts the ability of international families to visit their children.

- **Weather Events:** The geography of the Lillooet region makes travel highly vulnerable to seasonal weather. When the rainy season triggers rockslides or heavy snowfall closes major mountain passes, the few access routes we have are often shut down. During these times, having local, proximal housing like 18 Mile Ranch is critical; losing these units further isolates our families and cuts off the very limited housing access we have during environmental emergencies.

The 18 Mile Ranch has been a staple for our visitors, and its full availability is essential to the logistical health of our school's family programs. We ask that you review the specific requirements for these units and provide a path toward immediate reinstatement.

Thank you for your time and for your support of our rural community.

Sincerely,
Doug Erickson, Board Member, Fountainview Academy Lillooet, BC, Canada

THOMPSON - NICOLA REGIONAL DISTRICT

Regular Board Meeting Minutes

May 28, 2026

MINUTES of a Regular Meeting of the Board of Directors of the THOMPSON-NICOLA REGIONAL DISTRICT held in at Sun Peaks Centre on Thursday, May 28, 2026 commencing at 10:30 AM.

PRESENT:	Director B. Roden (Chair)	Village of Ashcroft
	Director R. Kerslake	District of Barriere
	Director R. Stanke	Village of Clinton
	Director D. Lepsoe	Village of Chase
	Director M. Blackwell	District of Clearwater
	Director B. Sarai	City of Kamloops
	Director. K. Hall	City of Kamloops
	Director M. O'Reilly	City of Kamloops
	Director D. Bass	City of Kamloops
	Director M. Middleton	City of Kamloops
	Director S. Karpuk	City of Kamloops
	Director D. O'Connor	Village of Lytton
	Director M. Goetz	City of Merritt
	Director R. O'Toole	Sun Peaks Mountain Resort Municipality
	Director U. Tsao	Electoral Area "A" (Wells Gray Country)
	Director L. Onslow	Electoral Area "B" (Thompson-Headwaters)
	Director J. Smith	Electoral Area "E" (Bonaparte Plateau)
	Director T. Thorpe	Electoral Area "I" (Blue Sky Country)
	Director M. Grenier	Electoral Area "J" (Copper Desert Country)
	Director D. Haughton	Electoral Area "L" (Grasslands)
	Director D. Laird	Electoral Area "M" (Beautiful Nicola Valley - North)
	Director J. Hayward	Electoral Area "O" (Lower North Thompson)
	Director L. Morris	Electoral Area "P" (Rivers and the Peaks)
ABSENT:	Director H.S. Graham	Electoral Area "N" (Beautiful Nicola Valley - South)
	Director K. Neustaeter	City of Kamloops
	Director J. Ranta	Village of Cache Creek
	Director R. Smith	District of Logan Lake

STAFF: Mr. J. Vieira, General Manager of Operations and Acting Chief Administrative Officer
Ms. M. Jeremiah, Corporate Officer
Mr. A. Krause, General Manager of Development Services
Ms. J. Creaser, General Manager of Library Services
Ms. A. Bennett Arrieta, General Manager of Corporate Services
Ms. T. Hadwin, Film Commissioner
Mr. C. Davies, Manager of Communications & Marketing
Mr. I. Dalgleish, Manager of Capital Planning & Projects
Mr. T. McCabe, Manager of Utility Services

Draft

Ms. M. Lowenberg, Manager of Community Libraries & Engagement
Ms. L. Costantino, Executive Assistant
Ms. N. Johnson, Administrative Assistant
Ms. C. Dobell, Recording Secretary

PRESS: 0 media persons

OTHERS: 0 interested persons

1 CALL TO ORDER

Chair Roden called the meeting to order at 10:32 PM and respectfully acknowledged the Tk'emlúps te Secwe̓pemc Territory in which the meeting was held.

2 CHAIR'S ANNOUNCEMENTS

The Chair delivered announcements highlighting the upcoming mosquito control service referendum in Electoral Area “B”, including Avola and Blue River, various FireSmart™ events, the Search and Rescue Alternative Approval Process (APP), Clearwater Repair Café and GoByBike week in Clearwater.

Director O’Reilly informed Directors of a Kamloops Cancer Centre tour that will occur after the June 25th Hospital Board Meeting.

3 ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4 MINUTES

4.1 Regular Board Meeting Minutes dated, May 14, 2026

Moved by Director Middleton
Seconded by Director Goetz

THAT, the minutes of the May 14, 2026, Regular Board Meeting be adopted.

CARRIED

5 DELEGATIONS / INVITED PRESENTATIONS

5.1 Tourism Sun Peaks

The Board received a presentation from the Executive Director of Tourism Sun Peaks, Naomi Kerchinsky, on the regional economic benefits of tourism in Sun Peaks. Ms. Kerchinsky highlighted the AltiTunes Music Festival as a

prominent feature in bringing external revenue to Sun Peaks during off-season. Further, Ms. Kerchinsky showcased various past and future events that have positively impacted tourism at Sun Peaks.

6 QUESTION PERIOD

None

7 DEVELOPMENT APPLICATIONS

7.1 Clean Energy Referrals Nos. REF 797 & REF 800 Spences Bridge South Project, Spences Bridge North Project, Ashcroft Project, and Coldwater – (BCER File No. 3413885) – EAs "I" & "N" (Proponent: Acestes Power ULC; Agent: SABR Energy Consulting Inc.)

The Board received a report for information from General Manager of Development Services, A. Krause, dated May 28, 2026. The report was to provide information on a proposed clean energy project and an Investigative-Use Licence (IUL) on unsurveyed Crown Land in Electoral Areas "I" and "N".

7.2 Temporary Use Permit Application No. TUP 92 PID: 013-117-661 – (the "Property"), 9100 Highway 5, Little Fort, BC – Electoral Area "O", Western Canada Timber Products Ltd., Inc. No. BC 1398673– (the "Owner"), Rebecca Woodman, Wild Wing Adventures Ltd. – (the "Applicant")

Director Blackwell declared a conflict of interest as his uncle owns the property adjacent to the proponent and subsequently recused himself from the meeting a 10:55 AM.

The Board received a report from General Manager of Development Services, A. Krause, dated May 28, 2026. The purpose of this report was to obtain Board approval to issue Notice that the Board will consider a Temporary Use Permit (TUP) to allow Traveller Accommodation use (short-term rental) within an existing single-family dwelling for three years at 9100 Highway 5 in Little Fort, BC.

Director Blackwell re-entered the meeting at 10:56 AM.

Moved by Director Hayward
Seconded by Director O'Reilly

THAT, "Notice of Temporary Use Permit" be issued to consider Temporary Use Permit No. TUP 92 to enable Traveller Accommodation Use (short-term rental) for three years at PID 013-117-661 (9100 Highway 5, Little Fort, B.C.).

CARRIED

All/Unweighted Corporate

8 REPORTS

8.1 Regular

8.1.1 CAO Verbal Report

The Board received a verbal update from Acting Chief Administrative Officer, J. Vieira, who thanked staff, speakers, and municipalities for the beautiful experiences granted to Staff and Board members throughout the Education Session and Out of Town Board meeting.

Mr. Vieira noted the Union of British Columbia Municipalities (UBCM) convention to be held in Vancouver on September 14th to 15th and expressed that minister requests have been submitted. He explained UBCM has altered meetings with provincial staff to occur over Zoom two weeks prior to the event.

8.1.2 Resident Survey Results and Budgetary Considerations for the Proposed Sun Peaks Library

The Board received a report and presentation from General Manager of Library Services, J. Creaser, dated May 28, 2026 to inform the Board of the resident survey results related to a proposed brick and mortar library in the Sun Peaks community and to advise on early potential capital and operational costs for opening a TNRL location in the community based on current operations.

Ms. Creaser's presentation highlighted resident feedback, which included interest in borrowing materials, digital library services, service extenders, a makerspace, meeting rooms and technology such as WIFI, public computers, charging stations, printing/scanning services, and self checkout. Highlights to accessibility feedback included a barrier free design, sensory and neurodivergent friendly space, and assistive technology designs.

Ms. Creaser also provided a predicted range of costs for a new library, provided a summary of current funds in reserve, and estimated capital and operating costs of the proposed library.

The Board expressed concerns about the limited space and development opportunities in the area, and identified potential for a joint venture between the Sun Peaks Housing Authority and the TNRD over a 5 to 6 year timeline. In the interim, options such as a tiny, mobile, or portable/modular library were suggested.

On question, Ms. Creaser identified services provided by the library that were not included in the survey, such as cooling centres and community reliance during crisis and noted these services rely on staffing, safety, and funding. Ms. Creaser noted the TNRL is underfunded by approximately $20 per capita in comparison to other libraries. She also emphasized that staff safety is a primary concern and identified a need for security contracts across various locations within the TNRD were identified as a need.

Moved by Director Blackwell
Seconded by Director O'Toole

THAT, the Board receive as information the resident survey results to support the proposed library in Sun Peaks;

AND THAT, the Board direct staff to continue work on the capital and operational plans for the proposed library at Sun Peaks with an understanding of the potential impact on the 2027 through 2029 budgets.

CARRIED
All/Unweighted Corporate

8.1.3 Pritchard Water Treatment Plant Funding Re-allocation

The board received a report from General Manager of Operations, J. Vieira, dated May 28, 2026, to seek Board authorization to reallocate funding previously approved through the capital plan related to the Pritchard Water Treatment Plant. The funding reallocation will allow for additional funding for other utilities capital projects to be completed.

Mr. Vieira noted the Water Treatment Plant is significantly under budget and recommended the remaining funds be allocated to other projects that have come over budget.

Moved by Director Haughton
Seconded by Director Sarai

THAT, the funding allocation from the Pritchard Community Water System capital reserve for the construction of the Prichard Water Treatment Plant be increased from the previously approved amount of $150,000 to $500,000.

CARRIED
All/Unweighted Corporate

Moved by Director O'Toole
Seconded by Director Goetz

THAT, the funding allocation from the Growing Communities fund for the construction of the Pritchard Water Treatment Plant be reduced from the previously approved amount of $1,050,000 to $0.

CARRIED
All/Unweighted Corporate

8.1.4 Walhachin Reservoir Contract Award

The Board received a report from General Manager of Operations, J. Vieira, dated May 28, 2026, to seek the Board's authorization to award a contract for the construction of a new water reservoir in the Walhachin community and to allocate $480,000 from the Growing Communities Fund to the project.

Moved by Director Thorpe
Seconded by Director J. Smith

THAT, the contract for the construction of the Walhachin Reservoir be awarded to Rivermist Excavating Ltd. for a maximum price of $1,603,503 inclusive of a 10% contingency.

CARRIED
All/Unweighted Corporate

Moved by Director Thorpe
Seconded by Director Middleton

THAT, an additional $480,000 be allocated to the Walhachin Reservoir Project from the Growing Communities Fund.

CARRIED
All/Unweighted Corporate

8.1.5 Pritchard Wastewater Treatment Plant Contract Award

The Board received a report from General Manager of Operations, J. Vieira, dated May 28, 2026, to seek Board authorization to award a contract for the construction of a wastewater treatment plant in the Pritchard community and to allocate additional funding towards the project.

Moved by Director Blackwell
Seconded by Director Haughton

THAT, the contract for construction of the Pritchard Wastewater Treatment Plant be awarded to Spooner Electric Ltd. for a maximum amount of $1,938,598.48, inclusive of a 10% contingency.

CARRIED
All/Unweighted Corporate

Moved by Director O'Toole
Seconded by Director Morris

THAT, an additional $570,000 be allocated to the Pritchard Wastewater Treatment Plant project from the Growing Communities Fund.

CARRIED
All/Unweighted Corporate

Moved by Director J. Smith
Seconded by Director Morris

THAT, an additional $100,000 be allocated to the Pritchard Wastewater Treatment Plant project from the Canada Community-Building Fund, Area "P".

CARRIED
All/Unweighted Corporate

Moved by Director Morris
Seconded by Director Haughton

THAT, an additional $106,000 be allocated from the Pritchard Wastewater Capital Reserve Fund to the Pritchard Wastewater Treatment Plant project.

CARRIED
All/Unweighted Corporate

8.1.6 Tobiano Fire Hall

Th Board received a report from General Manager of Operations, J. Vieira, dated May 28, 2026, to seek Board approval to proceed with community consultation and preparations for a public assent process for the Tobiano Fire Protection Service Area regarding the proposed construction of a firehall in the community.

On question, Mr. Vieira explained the previous proposal for a firehall was for a larger facility and included costs for apparatus. This project

does not require apparatus. As presented the size of service is not increasing or changing, however the construction cost/sq ft will increase to meet required design elements and aesthetics from the developer.

Moved by Director Grenier
Seconded by Director Thorpe

THAT, staff be directed to proceed with next steps in planning a Tobiano Firehall for the existing Tobiano Fire Protection Service Area, including community consultation and preparations for a public assent process.

CARRIED
All/Unweighted Corporate

8.1.7 Electoral Area "B" Mosquito Control

The Board received a report from Corporate Officer, M. Jeremiah, dated May 28, 2026, to request that the Board rescind the third reading of Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026, and re-read the bylaw a third time, following input received from the Ministry of Municipal Affairs regarding the determination of the maximum amount to be included in the service establishment bylaw.

Moved by Director Onslow
Seconded by Director J. Smith

THAT, third reading of Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026, be rescinded.

CARRIED
All/Unweighted Corporate

Moved by Director Blackwell
Seconded by Director Onslow

THAT, Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026 be re-read a third time, as amended.

CARRIED
All/Unweighted Corporate

Moved by Director Onslow
Seconded by Director Middleton

THAT, the Board approve the amended question for assent voting on Bylaw No. 2920, 2026, as follows:

"Are you in favour of the Thompson-Nicola Regional District adopting Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026 which would establish a service within the boundary of Electoral Area "B" (Thompson Headwaters) for the purpose of providing nuisance mosquito surveillance and control; which if approved will result in a maximum annual tax requisition for operating costs of $130,700."

CARRIED
All/Unweighted Corporate

8.1.8 Referral File No. REF 809
Proposed New First Nations Reserve to be known as Gordon Creek Ranch Indian Reserve No. 14
Dot area – southeast of Spences Bridge – Electoral Area "I"

The Board received a report from General Manager of Development Services, A. Krause, dated May 28, 2026, to inform the Board of a request, forwarded by Indigenous Services Canada (ISC), from the Shackan Indian Band (Band) to establish a new First Nations Reserve. The Band wishes to transfer three fee simple parcels into a new Reserve to be known as Gordon Creek Ranch Indian Reserve No. 14.

On question, Mr. Krause explained the Band purchased the property as fee simple and want to add the property to the Band lands. Taxation will be affected in small amounts.

Moved by Director Thorpe
Seconded by Director Sarai

THAT, the Board support the application to transition the lands identified as Parcels 1 to 3 inclusive into a new First Nations Reserve to be known as Gordon Creek Ranch Indian Reserve No. 14, provided that the applicants continue to work towards having the building bylaw infractions remedied and Bylaw Contravention Notices removed from Parcels 1 and 3.

CARRIED
All/Unweighted Corporate

Moved by Director Thorpe
Seconded by Director Goetz

THAT, staff be authorized to discharge the additional dwelling and wildfire interface TNRD covenants from Parcels 1 and 2 to facilitate the Reserve status.

CARRIED
All/Unweighted Corporate

8.1.9 TNRD Signage Artwork Approval

The Board received a report from General Manager of Corporate Services, A. Bennett Arrieta, dated May 28, 2026, to request the Board of Directors approve the design concept for five TNRD entrance signs to be installed in various highway locations.

Moved by Director Sarai
Seconded by Director Karpuk

THAT, the Board approve the design concept for the TNRD Highway Entrance Sign project for use on all five highway entrance signs.

CARRIED
All/Unweighted Corporate

9 COMMITTEES

9.1 Electoral Area Directors Committee

Director Onslow commented on the Electoral Area (EA) Committees dedication to enhance flow of information for a better understanding of projects moving forward.

Director O'Rielly indicated that a pipeline project is likely forthcoming and emphasized the importance of this type of advocacy

Director Karpuk noted upcoming Southern Interior Local Government Association (SILGA) and the opportunity to broaden the reach of the Boards concerns.

Moved by Director Onslow
Seconded by Director Grenier

THAT, the Board request that BC Assessment provide detailed assessment information based on, or that is reflective of, current Canadian market values and methodology related to the pipeline valuations and that they match the level of detail provided in 2025.

CARRIED

10 CORRESPONDENCE

10.1 Information Only

10.1.1 City of Kamloops - Taxation and Utility Assessment Implications of a Potential Increase in Trans Mountain Pipeline Capacity

The Board received a letter from the City of Kamloops to the Minister of Finance expressing concerns regarding a potential increase in Trans Mountain's pipeline capacity and the implications for utility assessments and municipal taxation.

The Board noted a need to advocate for clarity in writing and noted previous Solar projects that carried promises to the Region that were not seen to fruition.

10.1.2 Village of Cache Creek - Proposed Regional Search and Rescue Hall

The Board received a letter of support from the Mayor and Council of the Village of Cache Creek for the proposed Search and Rescue Hall and Training Facility in Kamloops.

10.1.3 District of Saanich - Local Government Climate Action Program Funding

The Board received a letter from the District of Saanich to the Province outlining the need for continued Local Government Climate Action Program (LGCAP) funding.

11 NEW BUSINESS - MEMBERS

11.1 Director Middleton

On behalf of Director Neustaeter, Director Middleton asked the Board to provide a special letter of thanks to Gavin Van Sickle from High Country 4H (Westwold) and Teagan Allen from Yellowhead 4H (Barriere) the [Kamloops District 4-H Senior Council] for their presentation at the Skwaam Bay Community Hall.

11.2 Director Haughton

Director Haughton brought attention to the 18 participants from the province at the BC's Finest Butcher competition at Thompson River's University (TRU) and noted the best 3 of 18 butchers were residents of the TNRD. Three participants were from the TRU Butchering School. Director Haughton emphasised the need for butchering education and its importance for communities to continue to thrive.

11.4 Director Thorpe

Director Thorpe invited the Board to a family friendly event in Walhachindig in Walhachin on June 6th, 2026.

11.5 Director O'Toole

Director O'Toole expressed appreciation regarding a motor vehicle accident near Chase, and commended the combined effort of Chase, Sun Peaks, and Adams Lake Fire Protection to successfully extract of the individuals involved. Director O'Toole noted the importance of collaboration between small fire halls. He pointed to the continued development of a service agreement between Sun Peaks Fire and Rescue and Whitecroft as a strong example of such collaboration. He noted this project plans to be in the works for the next couple of years.

11.6 Director Bass

Director Bass noted she participated in the joint review of the TNRD and Tk'emlúps te Secwépemc Memorandum of Understanding (MOU) with Director Morris, External Relations and Advocacy Advisor, C. Kelley, and TteS Council members Dave Manual and Nikki Fraser.

Director Bass also noted TRU has announced they are dismantling the Faculty of Adventure, Culinary Arts and Tourism to find operational efficiencies. She explained the Culinary Program and students will be rehomed into other faculties.

11.7 Director Hayward

Director Hayward thanked ranchers in the North Thompson Valley as they have donated to the North Thompson Food Banks.

11.8 Chair Roden

Chair Roden referenced Director Thorpe's reference to Walhachindig on June 6, 2026 and brought focus to the plenaries at Walhachin.

11.9 Director Karpuk

Director Karpuk noted the Snowbirds are being decommissioned. The City of Kamloops is offering letter of support for the Kamloops Airport Society to obtain a decommissioned Snowbird and hoped the Board would provide a letter of support as well.

Moved by Director Karpuk
Seconded by Director O'Toole

THAT, the Board provide a letter of support to Kamloops Airport Licensing to obtain a retired Snowbird Jet.

CARRIED
Opposed – Director Lepsoe

12 NOTICE OF MOTION

None

13 ADJOURNMENT

The Chair adjourned the meeting at 12:15 PM.

Certified Correct:

_____
Chair

_____
Corporate Officer

NOTICE OF PUBLIC HEARING

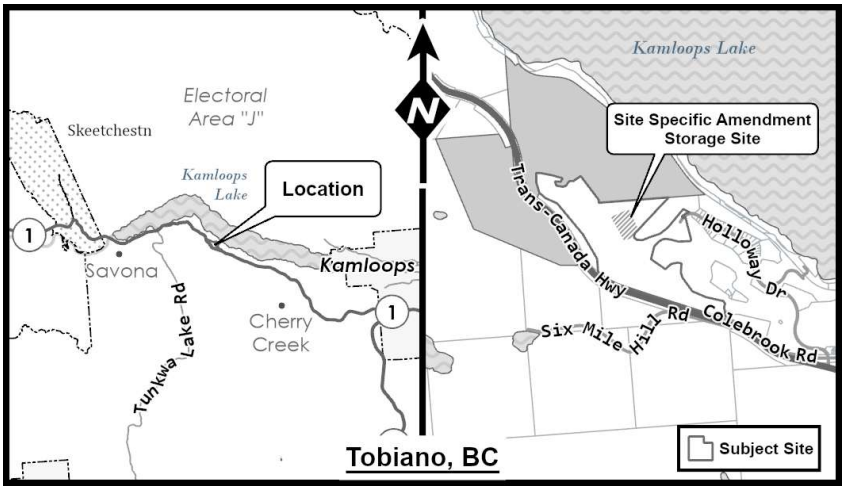
Thompson-Nicola Regional District

When? Thursday, June 25, 2026, at 1:30 PM

The Board of Directors of the Thompson-Nicola Regional District gives notice that it will hold a Public Hearing in the TNRD Boardroom, 4th Floor - 465 Victoria Street, Kamloops, BC, to consider proposed Bylaw No. 2913, 2026.

What is Zoning Amendment Application No. BA 280, Bylaw No. 2913, 2026?

Bylaw No. 2913, 2026 would enable, on a site-specific basis, the development of commercial storage limited to motor vehicles, recreational vehicles, trailers, watercraft, and off-road vehicles on a portion of the property on Holloway Drive in the community of Tobiano, PID: 027-300-323.



All persons who believe that their interest in property may be affected by the proposed bylaw shall be afforded a reasonable opportunity to provide input at the Public Hearing. Anyone who wishes to present at the Hearing virtually (via Zoom) must contact Legislative Services prior to noon on Tuesday, June 23, 2026, to arrange virtual access. Anyone may also make written submissions on the matter of Bylaw No. 2913 (via the options below), which must be received at our office prior to noon on Tuesday, June 23, 2026. The entire content of all submissions will be made public and form part of the public record for this matter.

How do I get more information?

Copies of the proposed Bylaw and all supporting information can be inspected from 8:30 a.m. to 4:30 p.m., Monday - Friday (except statutory holidays) at our office, from June 5, 2026, until 1:30 p.m. on the day of the Hearing; or please contact us via any of the options below.

For info & submissions

Mail	Phone	Email	Website
#300-465 Victoria St Kamloops, BC V2C 2A9	(250) 377-8673 1 (877) 377-8673	legservices@tnrd.ca	www.tnrd.ca

No representations will be received by the Board of Directors after the Public Hearing has been concluded.

A. Krause, General Manager of Development Services

THOMPSON-NICOLA REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: Development Services

SUBJECT: **Zoning Amendment Bylaw No. 2913, 2026** **Application No. BA 280**
PID: 027-300-323– (the "**Property**")
Holloway Drive, Tobiano, BC – Electoral Area "J"
Kamlands Holdings Ltd. – (the "**Owner**") and Diverse Properties c/o Joe Massier – (the "**Agent**")

RECOMMENDATION:

THAT, Public Hearing input and staff report be considered and, if no amendments are proposed, that Zoning Amendment Bylaw No. 2913, 2026, be read a third time.

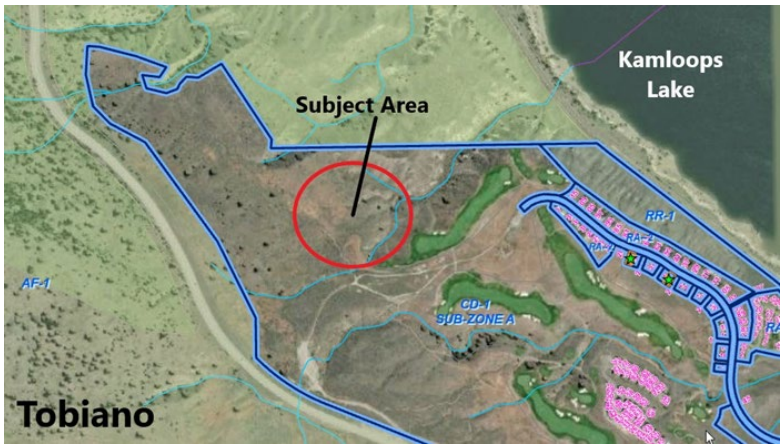
A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Dan Wallace, RPP, MCIP

PURPOSE:

This application is to secure a site-specific zoning bylaw amendment to enable the development of a commercial storage facility in the community of Tobiano.



SUMMARY:

On behalf of the Owners, the Agent requests a site-specific zoning bylaw change to allow a commercial storage facility on a 3.2-hectare portion of the Property. The proposed land use change would remain in the *CD-1: Comprehensive Development Zone – Sub-Zone A*, thus no OCP amendment is required. The CD-1 zone's *Sub-Zone A* already permits a broad mix of commercial and residential uses except commercial storage (properties in Sub-Zone B, or that upland area adjacent to the marina, permits limited storage in the form of "recreational equipment storage").

BACKGROUND:

Site Characteristics and History

The proposed development site is located at the western end of Holloway Drive, ~20 km west of Kamloops' City limits, in the community of Tobiano. The location is physically removed from the existing residential neighbourhood, just west of the golf course's 14th fairway. Six Mile Hill Protected Area is immediately adjacent to the west. No other land uses are located in the area. The Property is currently vacant grassland.

Given Tobiano's evolution as a leading regional suburban neighborhood, the rising demand for commercial storage has become a growing byproduct of its demographic growth. This trend is driven by an active resident base with expanding collections of recreational and leisure equipment and a clear deficit in existing storage options. Furthermore, most residential areas either prohibit open storage by strata bylaws/building scheme or landowners are constrained by space.

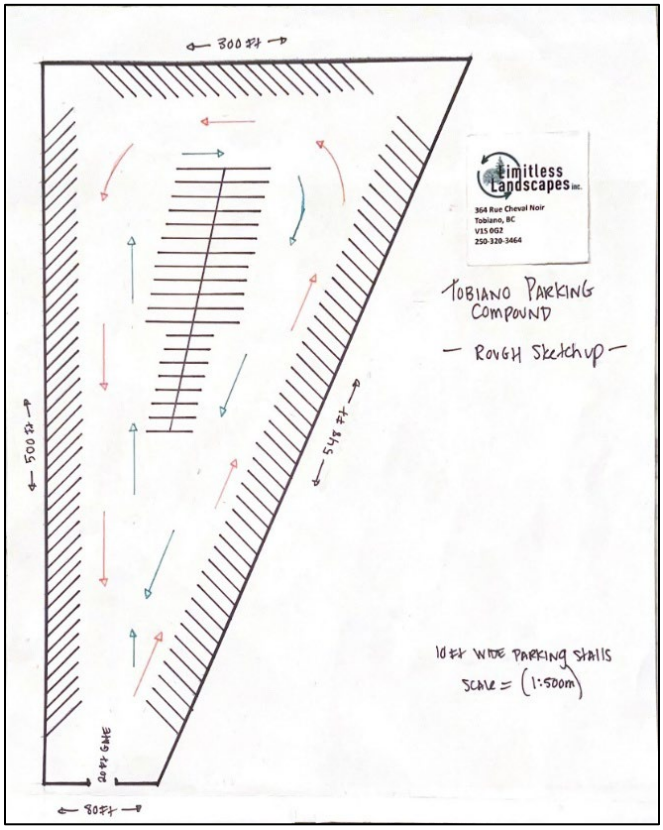
DISCUSSION:

OCP and Zoning

In the past, we have reported that the Tobiano land use zones were created as separate and distinct from the existing land use zones in the TNRD zoning bylaw – all as a means to distinguish the previous *Kamloops on the Lake* development. For the most part, the Tobiano CD-1 zone has remained unchanged since 1998. This is despite changes in the overall development concept and accepted land use bylaw lexicon. More specifically, the CD-1 zone, which comprises the majority of Tobiano, was created to maximize flexibility for the implementation of the original resort master plan with specific uses described in each of the CD-1 zone's Sub-zone A and B.

The whole Property, including that area proposed for development, is designated *Comprehensive Resort Development* in the OCP. Despite this OCP designation's name, the designation does support a mix of commercial land uses in the Tobiano community – including those that are complimentary (or arguably a result of) a variety of residential densities.

The Property is wholly located within Sub-zone A which does not permit commercial storage use. Parcels closer to the marina and waterfront are in Sub-zone A where limited recreational storage uses were originally directed. The purpose of this application is to provide a secured outdoor storage facility that primarily serves the Tobiano community. The Agent was specific with the intended storage items noted in the site-specific wording. No other chattels will be permitted on the site. The Property is not within a Development Permit Area and is not impacted by the BC *Riparian Area Protection Regulation*.



Site Planning

The Agent contends that the site will be carefully developed to ensure long-term management and security objectives. The Agent offered the inset site plan to illustrate the proposed design which includes orderly parking and ingress/egress. In the absence of a Development Permit area that controls Form and Character, the Agent offered the attached letter that commits to key site developments and security measures. No services are required as there will be no buildings or dwelling unit.

Conclusion

The demand for commercial storage infrastructure is increasingly prevalent within Tobiano, necessitating strategic planning and provision on the part of the Owners. Approval to enable RV and boat storage at this location will change, in part, the grassland viewscape on Tobiano's western edge. However, these facilities are best planned for appropriate locations that are

acceptable to local area residents. Considering all factors established to date, staff recommend this application proceed based on the following:

1. the proposed use generally meets OCP policy for local commercial uses in Tobiano;
2. a clear need for exterior resident storage has emerged in the past few years;
3. the property is not noticeably visible to immediate residents yet proximal and convenient to most residential neighbourhoods in Tobiano;
4. given the building scheme/strata bylaw restrictions for off-street storage in Tobiano's residential areas, the proposed use fulfills the need for an outdoor commercial storage facility to be more readily available to primarily Tobiano residents; and
5. helps reduce vehicle trip generations to commercial storage facilities outside the Tobiano community.

REFERRALS AND LIASION

- **TNRD Advisory Planning Commission (APC)** recommended approval of the proposed zoning bylaw amendment.
- **Ministry of Transportation and Transit (MoTT)** staff confirm that Section 52 of the *Transportation Act* will apply as the property is located within 800 metres of a controlled access. The bylaw will need to be approved by MoTT staff prior to adoption. A Commercial Access Permit is also required. The Ministry has no concerns with this proposal.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development
- **Economic Sustainability & Resiliency**
  - Projects that support local economies

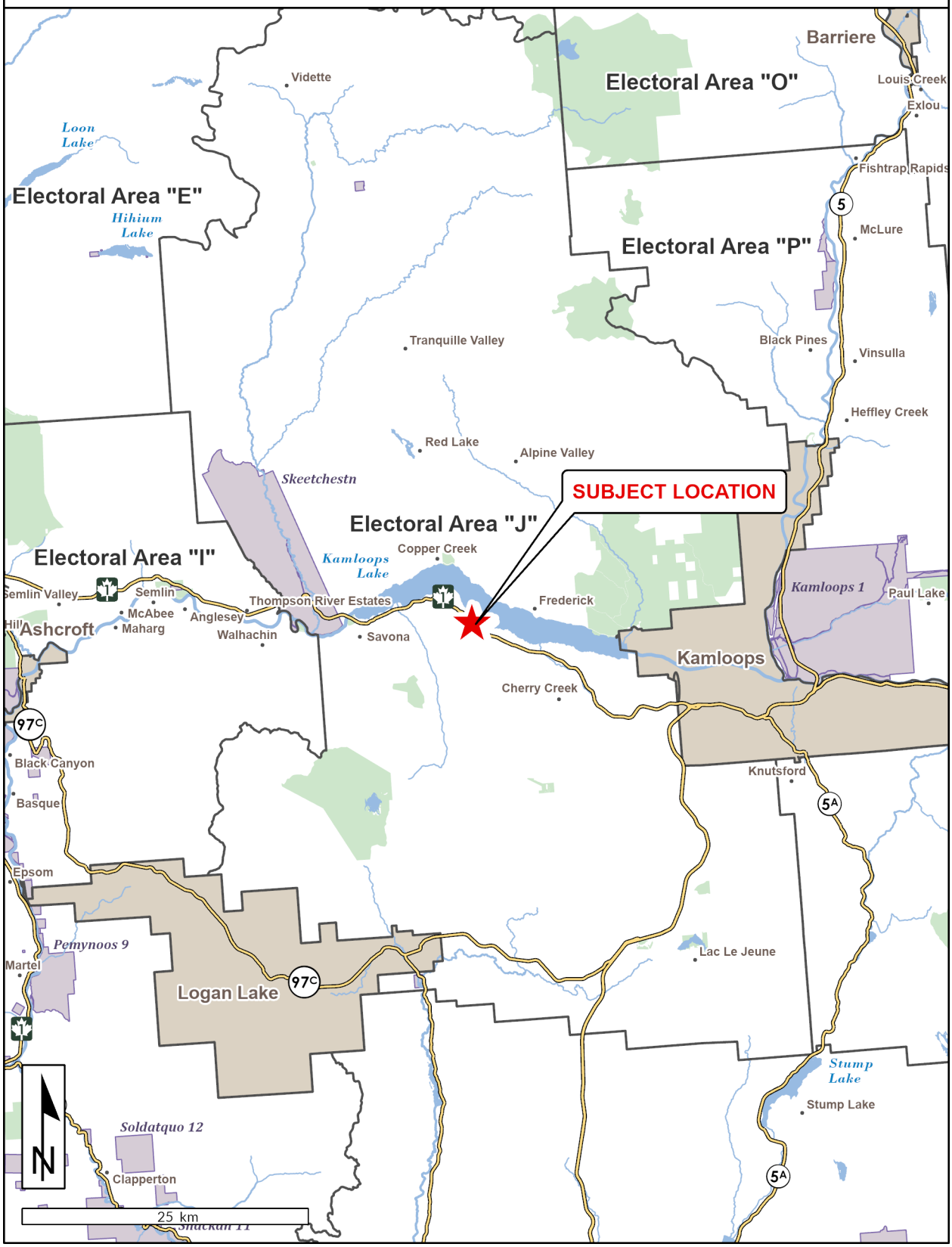
COMMUNICATIONS/PUBLIC CONSULTATION:

The Board of Directors' decision on this item will be communicated to the public in the meeting minutes. In accordance with Development Procedures Bylaw No. 2385, 2013, a development notice sign has been placed on the Property on December 22, 2025, informing the community of the proposed change. Following Board authorization on May 14, 2026, a public hearing notice was sent to all owners and occupiers within a 150 metre radius of the Property. Planning staff sent the public hearing notice on June 5, 2026. In addition, the public hearing information was communicated on the TNRD website, distributed to TNRD local email groups, and displayed in the TNRD Civic Building.

Attachments

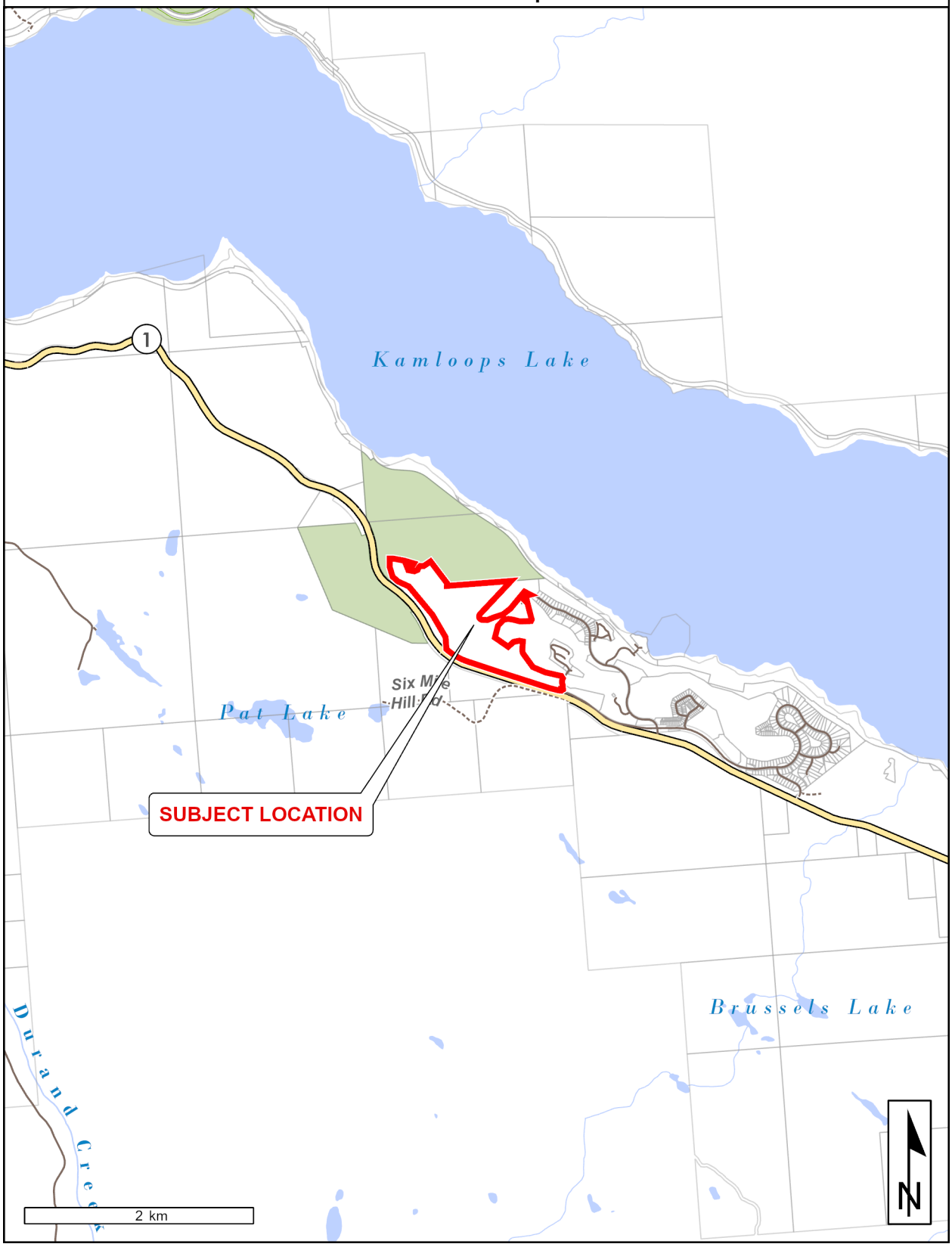
- Overview Map
- Location Map
- Zoning & ALR Map
- Ortho Map
- Letter of Intent from Owner dated April 23, 2026
- Bylaw No. 2913, 2026

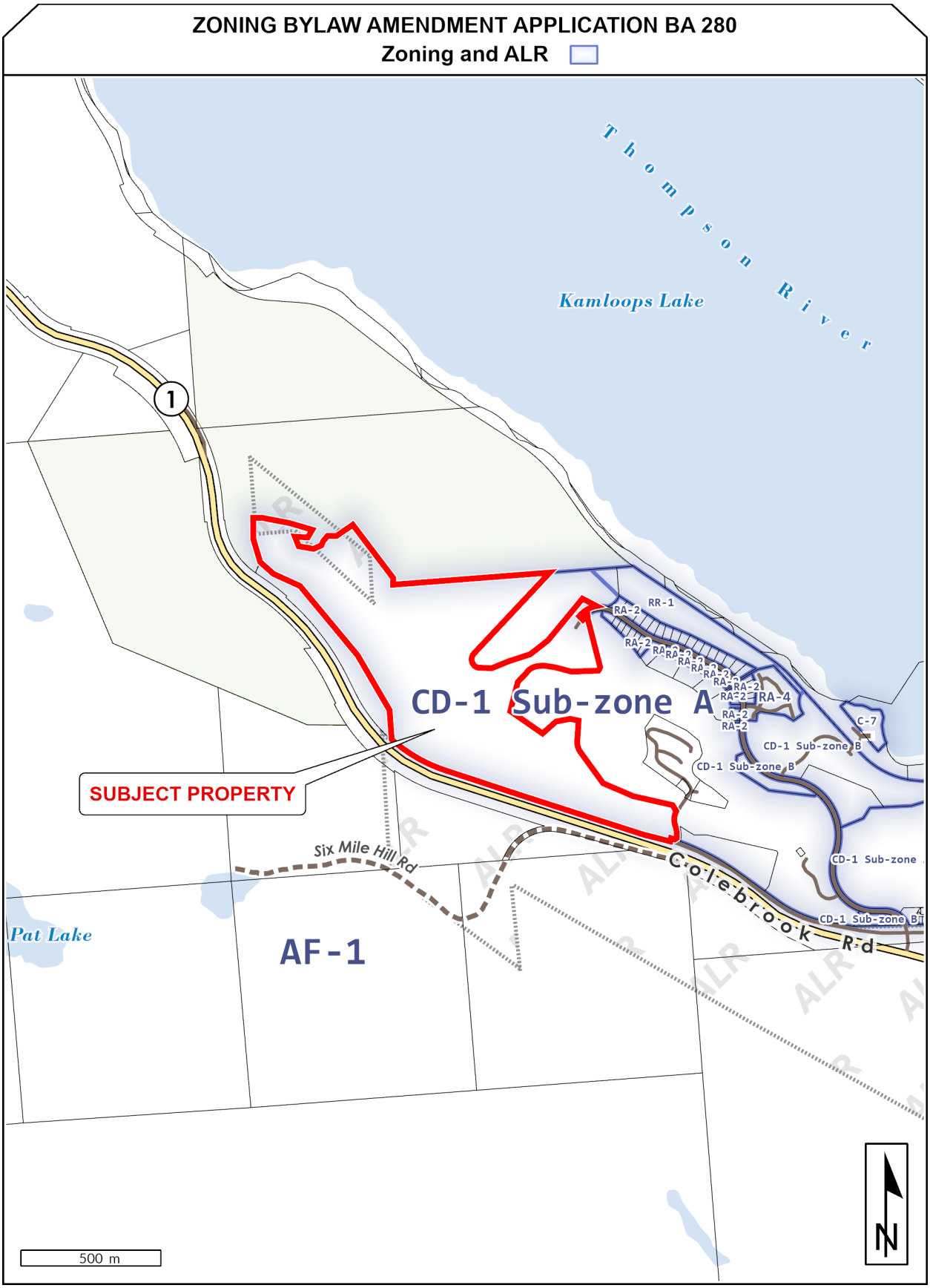
ZONING BYLAW AMENDMENT APPLICATION BA 280
Overview



ZONING BYLAW AMENDMENT APPLICATION BA 280

Location Map




ZONING BYLAW AMENDMENT APPLICATION BA 280
Zoning and ALR
Thompson River
Kamloops Lake
1
CD-1 Sub-zone A
SUBJECT PROPERTY
RR-1
RA-2
RA-4
C-7
CD-1 Sub-zone B
Six Mile Hill Rd
Colebrook Rd
Pat Lake
AF-1
ALR
500 m
N

ZONING BYLAW AMENDMENT APPLICATION BA 280
Ortho Map

DIVERSE

Thompson Nicola Regional District
300 – 465 Victoria Street
Kamloops, BC
V2C 2A9

April 23, 2026

Attn: Dan Wallace, Planner

RE: Proposed Storage Facility Details at PID: 027-300-323

Dear Mr. Wallace,

This letter is to confirm the intended development and operational approach for the proposed storage yard.

Surface Treatment & Dust Control
The site will be prepared with appropriate ground cover (crushed base) to provide drainage, mitigate mud, and control dust. A dust control application will also be used as needed.

Fencing, Security & Access
The site is intended to be secured with a chain link fence and controlled access via an automatic gate with electronic entry. Access will be limited to authorized users only.

Operations
The facility is intended to operate year-round without restriction on hours of access; however, operational hours may be revisited if concerns arise.

Lighting
Lighting is proposed to be limited and motion-activated to avoid continuous illumination, with activation only when the facility is in use. The intent is to minimize any off-site light impact.

Timing & Completion
While timing of facility construction will be influenced by market conditions, all site preparation, security measures, and operational elements described above will be completed prior to the facility being opened for use.

Please let us know if any additional information or clarification is required.

Sincerely,

Kamlands Holdings Ltd.

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2913

A bylaw to amend "Thompson-Nicola Regional District Zoning Bylaw No. 2400"

WHEREAS an application for amendment to Zoning Bylaw No. 2400, 2012 has been made;

AND WHEREAS the proposed changes in uses of land and buildings are deemed advisable;

AND WHEREAS the amendment conforms to the Cherry Creek-Savona Official Community Plan;

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. **CITATION**

1.1 This Bylaw may be cited as "Thompson-Nicola Regional District Zoning Amendment Bylaw No. 2913, 2026."

2. **AMENDMENT**

2.1 The following is added as sub-section (b) to Part 32.2.1.1 of the CD-1 Sub-Zone A:

"32.2.1.1 Permitted Uses – Site Specific

(b) Commercial storage limited to motor vehicles, recreational vehicles, trailers, watercraft, and off-road vehicles, in the case of a 3.2 hectare portion of Lot 4, Section 33, Township 20, Range 20, W6M, KDYD, Plan KAP 85332, (Holloway Drive)."

2.2 "Schedule 'A' Zoning Map" to Bylaw No. 2400 is hereby amended to indicate a site-specific use on a portion of the lands shown shaded on Schedule '1', attached hereto and forming part of this Bylaw.

READ A FIRST TIME this 14th day of May, 2026.

READ A SECOND TIME this 14th day of May, 2026.

PUBLIC HEARING held on the day of , 2026.

READ A THIRD TIME this day of , 2026.

APPROVED by the Ministry of Transportation and Transit this day of , 2026.

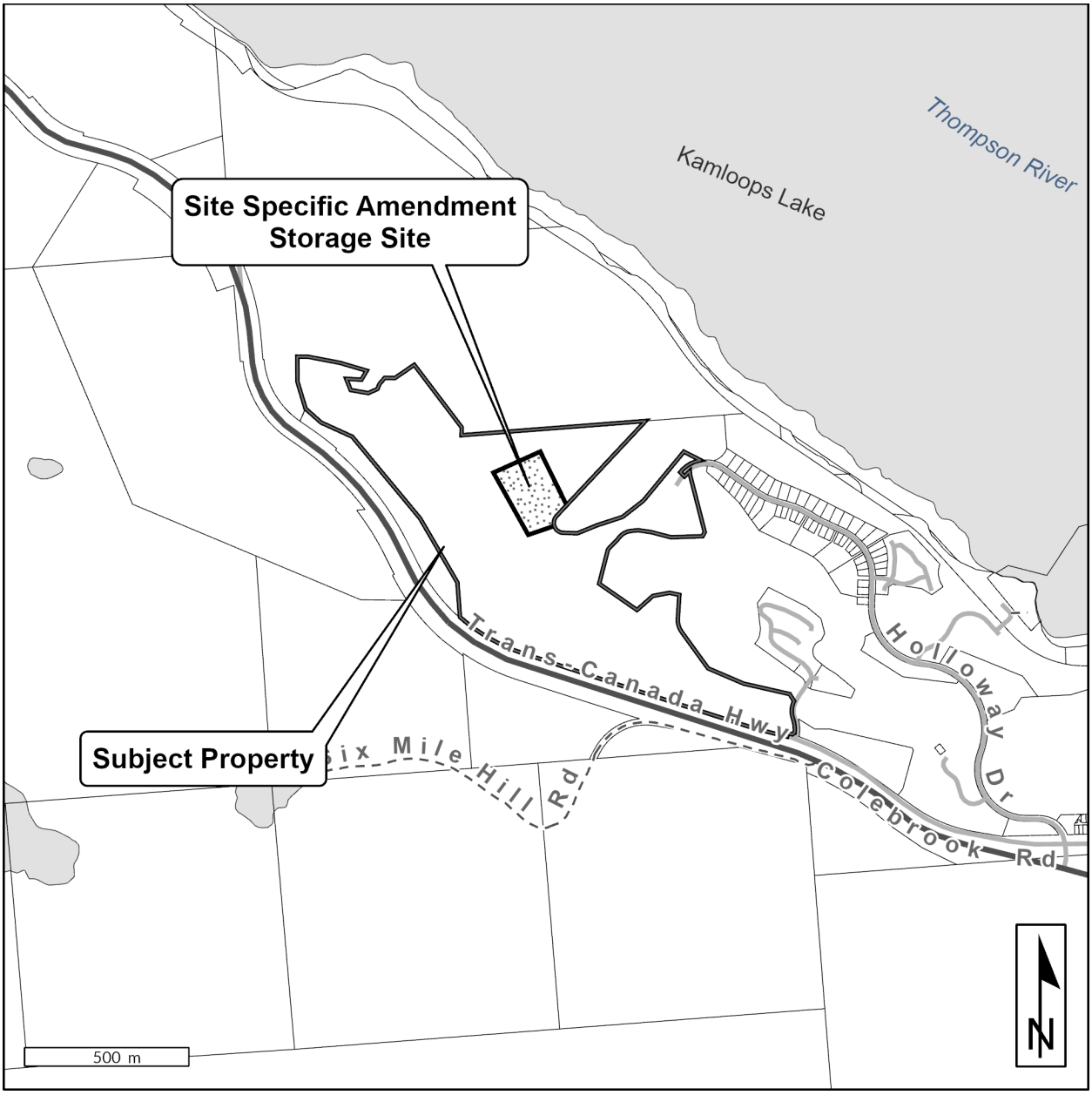
ADOPTED this day of , 2026.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this _____ day of _____, 20____

_____
for Minister of Transportation & Transit

_____ _____
Corporate Officer Chair

SCHEDULE “1”



This Schedule “1” is incorporated in and forms part of Bylaw No. 2913, 2026

Certified Correct:

_____

Corporate Officer

NOTICE OF PUBLIC HEARING

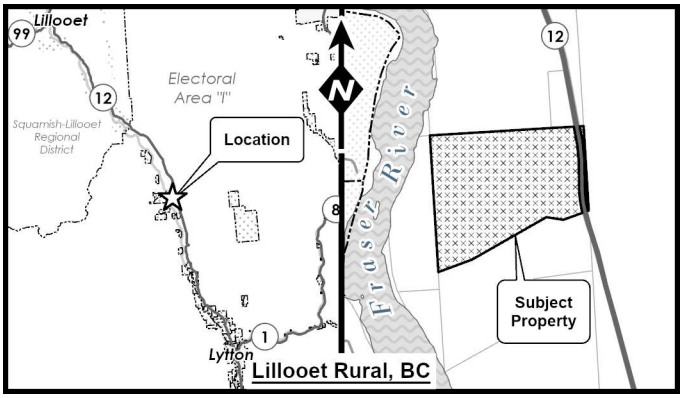
Thompson-Nicola Regional District

When? Thursday, June 25, 2026, at 1:30 PM

The Board of Directors of the Thompson-Nicola Regional District gives notice that it will hold a Public Hearing in the TNRD Boardroom, 4th Floor - 465 Victoria Street, Kamloops, BC, to consider proposed Temporary Use Permit No. TUP 90, Bylaw 2924, 2026.

What is Temporary Use Permit No. TUP 90, Bylaw 2924, 2026?

TUP No. 90, Bylaw 2924, 2026 would allow Traveller Accommodation use (short-term rental) from an existing single-family dwelling for up to three years at 5645 Lytton-Lillooet Highway 12, north of Lytton, BC (PID: 012-965-758).



All persons who believe their interest in property may be affected by the proposed bylaw shall be afforded a reasonable opportunity to provide input at the Public Hearing. Anyone who wishes to present at the Hearing virtually (via Zoom) must contact Legislative Services prior to noon on Tuesday, June 23, 2026, to arrange virtual access. Anyone may also make written submissions on the matter of Bylaw 2924, 2026 via the options below, which must be received at our office prior to noon on Tuesday, June 23, 2026. The entire content of all submissions will be made public and form part of the public record for this matter.

How do I get more information?

Copies of the proposed Bylaw and all supporting information can be inspected from 8:30 a.m. to 4:30 p.m., Monday - Friday (except statutory holidays) at our office, from June 5, 2026, until 1:30 p.m. on the day of the Hearing; or please contact us via any of the options below.

For info & submissions

Mail	Phone	Email	Website
#300-465 Victoria St Kamloops, BC V2C 2A9	(250) 377-8673 1 (877) 377-8673	legservices@tnrd.ca	www.tnrd.ca

No representations will be received by the Board of Directors after the Public Hearing has been concluded.

A. Krause, General Manager of Development Services

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO:	Chair and Board of Directors	**MEETING DATE:**	June 25, 2026
FROM:	Development Services		

SUBJECT: **Temporary Use Permit Application No. TUP 90, Bylaw No. 2924, 2026**
PID: 012-965-758 – (the "**Property**")
5645 Lytton-Lillooet Highway 12, north of Lytton, BC – Electoral Area "I"
EC Holdings Inc., Inc. No. BC0830862 – (the "**Owner**")
Adrienne Chilton – (the "**Applicant**")

RECOMMENDATIONS:

THAT, Public Hearing input and staff report be considered and if no amendments are proposed:

1. **THAT, Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026, be read a third time.**

2. **THAT, Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026, be adopted.**

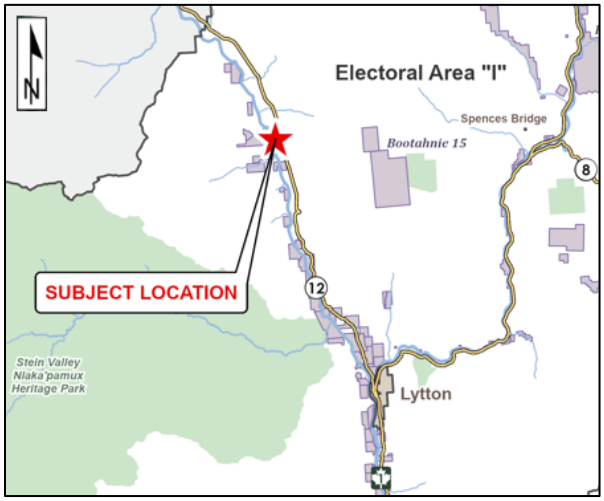
A. Krause, MCIP, RPP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Linda Piroddi, Planner

PURPOSE:

To consider Temporary Use Permit No. 90 to allow Traveller Accommodation Use (short-term rental) within an existing single-family dwelling for up to three years at 5645 Lytton-Lillooet Highway 12, north of Lytton.



SUMMARY:

The Applicant has requested a TUP to rent the principal dwelling unit of an existing single-family dwelling for Traveller Accommodation Use or short-term rental accommodation, while the Owner

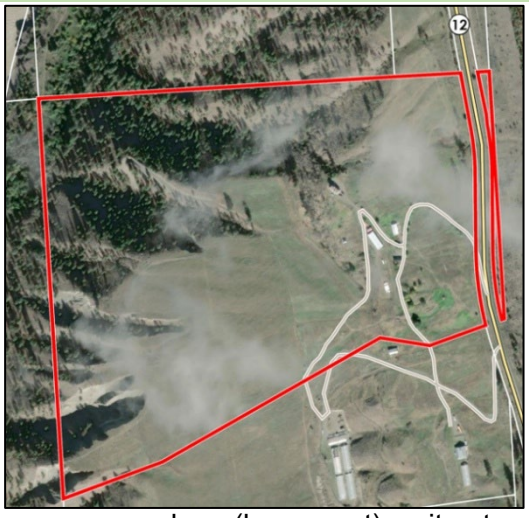
or a caretaker lives in the basement suite. The Property is zoned RL-1: *Rural*, which does not permit Traveller Accommodation Use.

The Property is in the Agricultural Land Reserve (ALR) but does not need Agricultural Land Commission (ALC) approval, as it is deemed a bed and breakfast use under ALC regulations.

The TUP would enable the short-term rental for three years with the potential for a three-year extension. As the Property is not within an Official Community Plan (OCP) area, the TUP must be considered through a bylaw process and public hearing. **At the time of report writing, two written submissions were received in response to the public hearing advertisement.**

BACKGROUND:

Site Characteristics, Surrounding Uses and History



The Property is located north of Lytton, on the west side of Highway 12, zoned RL-1: *Rural*, partially within the ALR, and is approximately 45 ha (111) acres in area. The Property is used for rural residential purposes and in the past year, short-term rental accommodation in the summer months. BC Assessment classifies the Property as Class 1: *Residential*.

The Property contains multiple buildings, including the three-bedroom single family dwelling with a one-bedroom secondary (basement) suite, two covered and unenclosed eating and BBQ areas, various storage buildings, and outhouses.

The Property is surrounded by large, RL-1 zoned Crown lands, except the adjacent parcel to the south, also owned by EC Holdings.

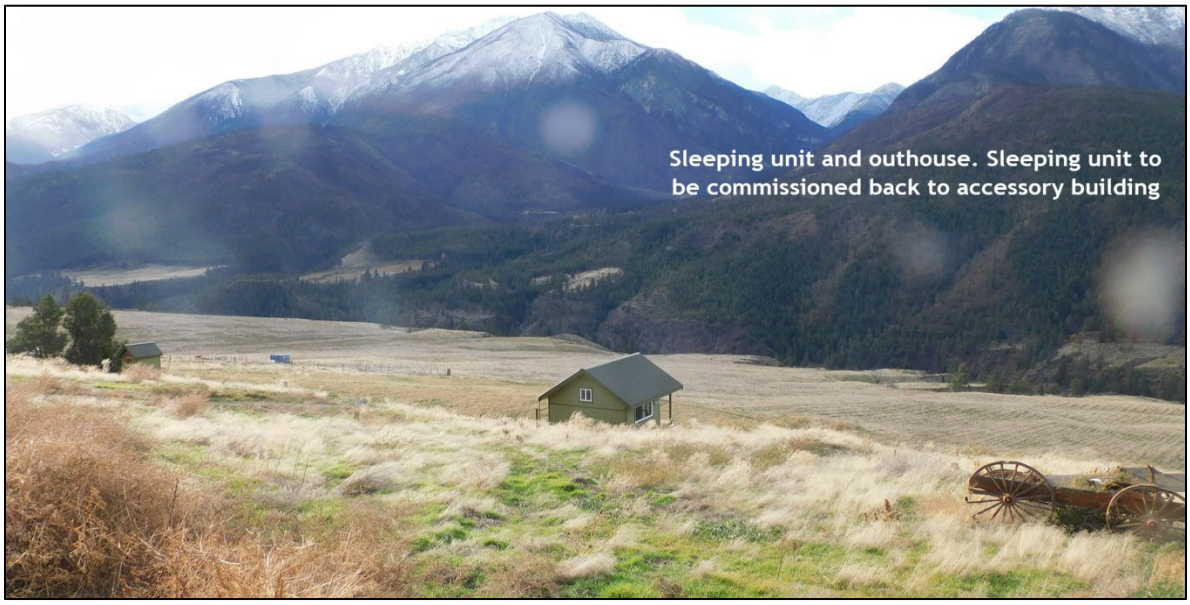
In the fall of 2025, the Province requested confirmation from the TNRD that the short-term rental was operating in compliance with TNRD Bylaws. Staff confirmed the Property did not have the proper zoning or a TUP in place to operate short-term rentals. A site visit by Planning and Building staff confirmed there were three short-term rental accommodations; one within the single-family

dwelling, and two from accessory buildings converted to sleeping units. At the time, no rentals were taking place; rental activity had ceased at the end of the summer.

In addition, renovations to the principal dwelling unit and the basement suite occurred without building permits. Staff provided a list of requirements to obtain building permits for the renovations to the principal dwelling (short-term rental unit), secondary suite in the basement, and to bring the sleeping units into compliance with the BC Building Code. Staff also advised that ALC approval for three short-term rental units would be required, in addition to a TUP application.

Subsequently, the Applicant opted to apply for a TUP to rent the single-family dwelling only and omitted the sleeping units; the requirements to legalize the sleeping units were too onerous. ALC approval is not required as the short-term rental in the principal dwelling unit is considered a bed and breakfast by the ALC. The buildings containing the sleeping units will be reverted back to their original accessory uses by removing electrical wiring, the stove, and beds from one building, and removing beds from the other building (where there were no cooking facilities). The Owner is also working with the Building Department to finalize building permits for the renovations, including the secondary suite.

It should be noted that this application is not the result of bylaw complaint from a neighboring resident, but an inquiry from the Province's Short-Term Rental Branch.



DISCUSSION:

Zoning and Temporary Uses Permits

Throughout the TNRD, short-term rentals, or Traveller Accommodation Use, are permitted in commercial zones, specific zones catering to tourism around lakes, or by a site-specific amendment. TUPs are temporary approvals to accommodate a short-term use or provide a 'trial' for a proposed use before considering a permanent zoning change.

Province-wide, TUPs have been a common mechanism to legalize zoning for short-term rentals in existing dwelling units as TUPs can have conditions to minimize neighborhood impacts and have a three-year time limit. They can be renewed after three years or *not* renewed if there are complaints or issues. Alternatively, a new TUP application is also an option if modifications to the proposed use or different conditions in the TUP are warranted.

BBQ and Outdoor Amenity Area

This Property (and all Electoral Area "I") are not covered by an Official Community Plan (OCP), so the TUP must be adopted by Bylaw with a Public Hearing. An OCP provides guidance and advice to direct land use or support land use amendments. Although there are no policies to guide this application, Staff are of the opinion that the proposed TUP will provide a much-needed service in this remote area of Electoral Area "I". The Applicant indicated their clientele are a mix between tourists and people visiting or working in Lytton, and there are very few options for short-term stays outside of Lillooet. Because of the remote location, surrounding Crown lands, and a caretaker residing in the building, the impact on the community is expected to be minimal.

TUP Conditions and House Rules

The Owner has agreed to the following conditions to minimize their impact on the area:

a) The principal dwelling unit with the single-family dwelling is the only dwelling unit permitted to be used as the short-term rental unit.
b) The owner or caretaker must reside in the secondary dwelling (basement suite) while the short-term rental is occupied and be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from the short-term rental unit.
c) The additional use must comply with all ALC regulations.
d) Additional short-term rental units, including sleeping units, require TNRD or ALC approvals.
e) A minimum of three parking spaces shall be provided.
f) The Owner and all guests must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.
g) The Owner and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.
h) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.
i) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.
j) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

Conclusion

Planning staff support the application to allow a short-term rental unit as it provides an underutilized service in a remote area of the TNRD, will have minimal impact on the surrounding area, and will bring the use into compliance. The use is compliant with ALC regulations, and the Applicant is working with the Building Department to obtain necessary approvals. Staff recommend proceeding with issuing Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026.

REFERRALS AND LIASION

The application was sent to the following agencies for comments:

- **Building Inspection Services**, who have been working with the Owner bring the dwelling unit into compliance.
    - The renovations to the principal dwelling and the basement suite require a Building Permit.
    - The sleeping units need to meet BC Building Code or be commissioned back to their accessory use state.
- **ALC** has advised that the short-term rental is classified as a bed and breakfast, as the short-term rental unit and suite are in the same building. Therefore, ALC approval is not needed.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
- Long-term planning or development
- **Economic Sustainability & Resiliency**
- Projects that support local economies

COMMUNICATIONS OR PUBLIC CONSULTATION:

The decision of the Board of Directors regarding this item will be communicated to the public in the meeting minutes. Following Board authorization on May 14, 2026, notification of the Public Hearing was mailed to owners and occupiers within a 500 m radius of the Property, and provided electronically on the TNRD's website, social media channels, and distributed through the TNRD's email subscription service. **At the time of report writing, two written submissions were received.**

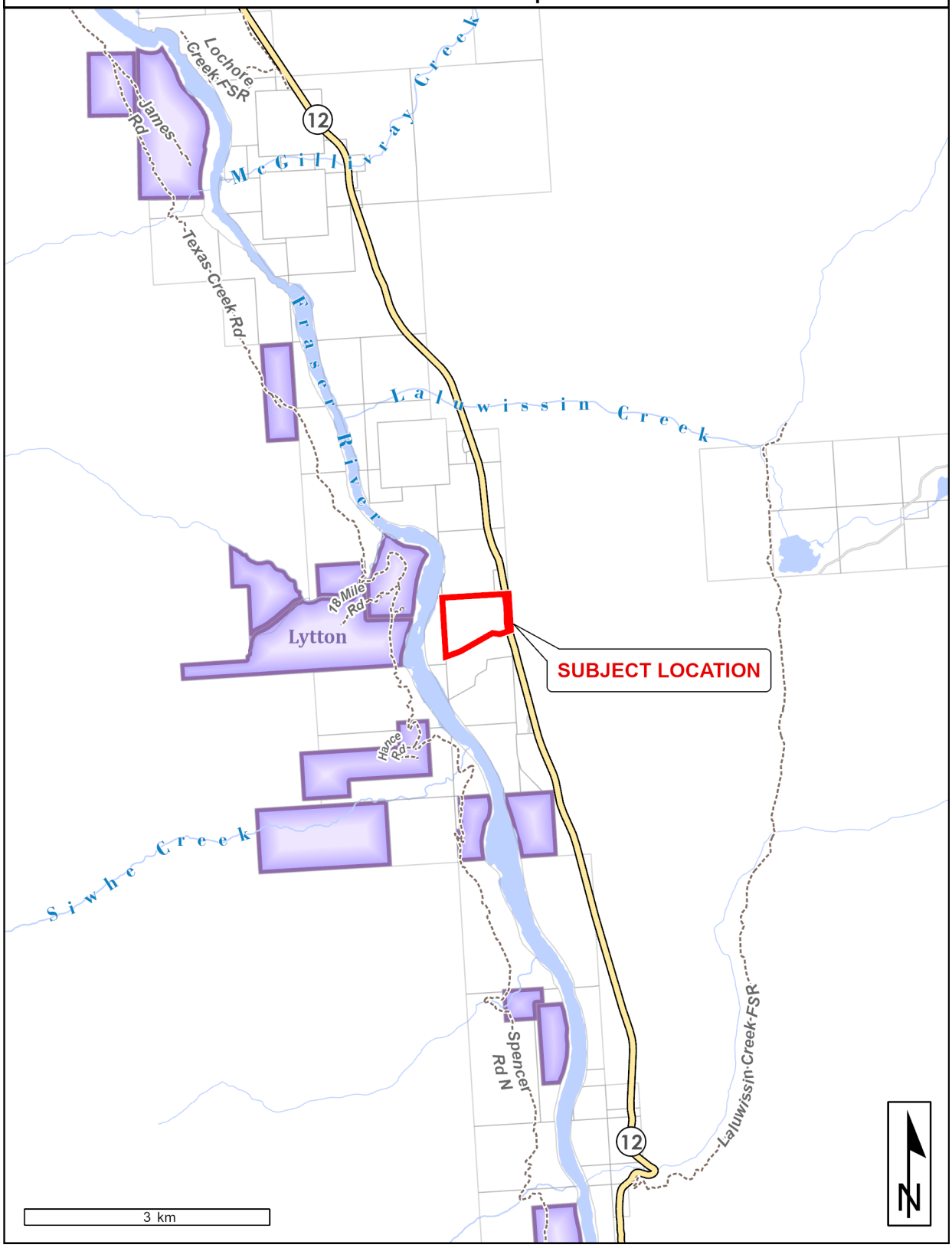
Attachments

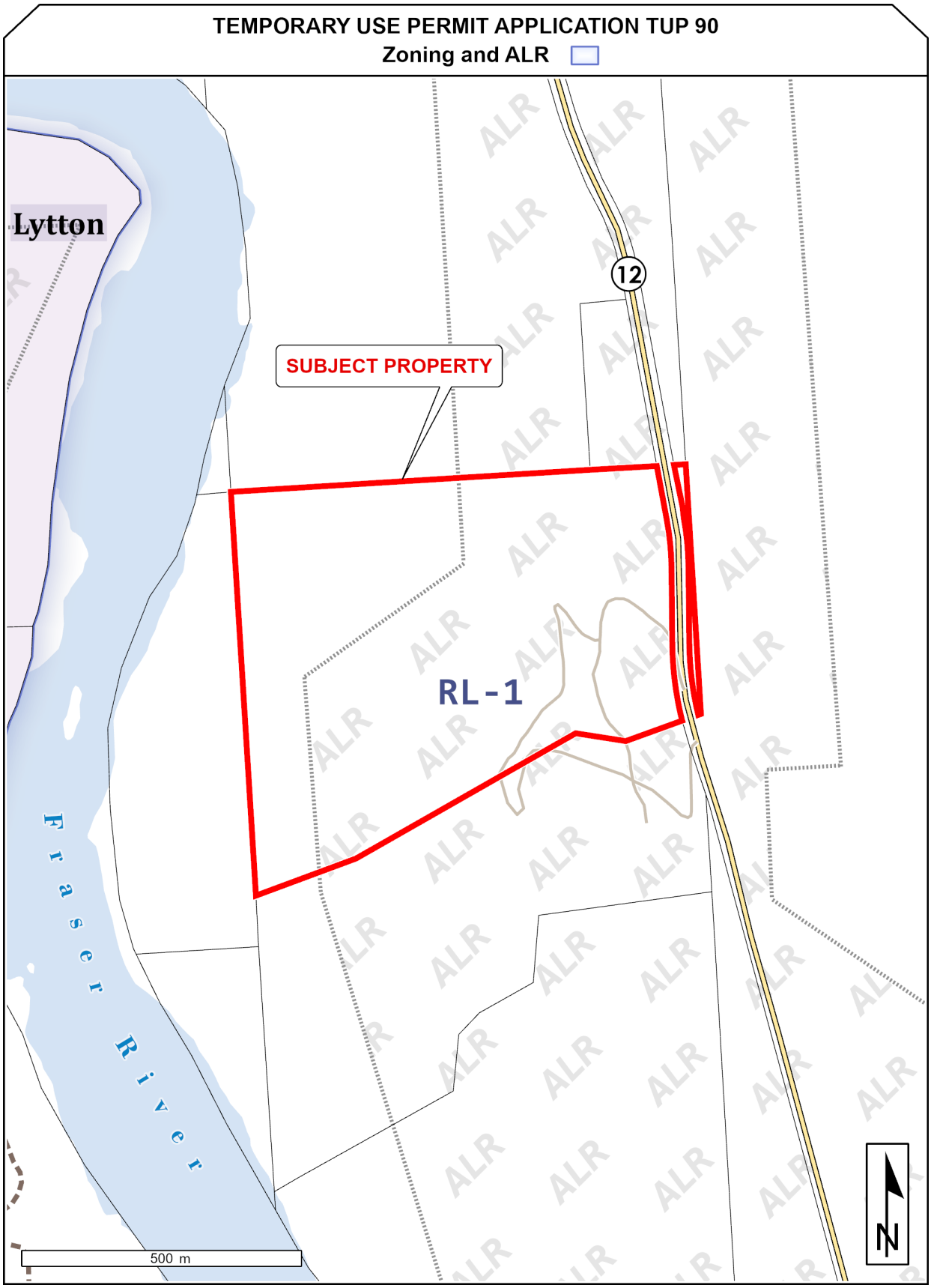
- Overview Map
- Location Map
- Zoning and ALR Map
- Site Map Provided by Applicant
- Bylaw No. 2924, 2026 & Proposed Temporary Use Permit No. TUP 90
- Written submissions from T. Luck & D. Erickson

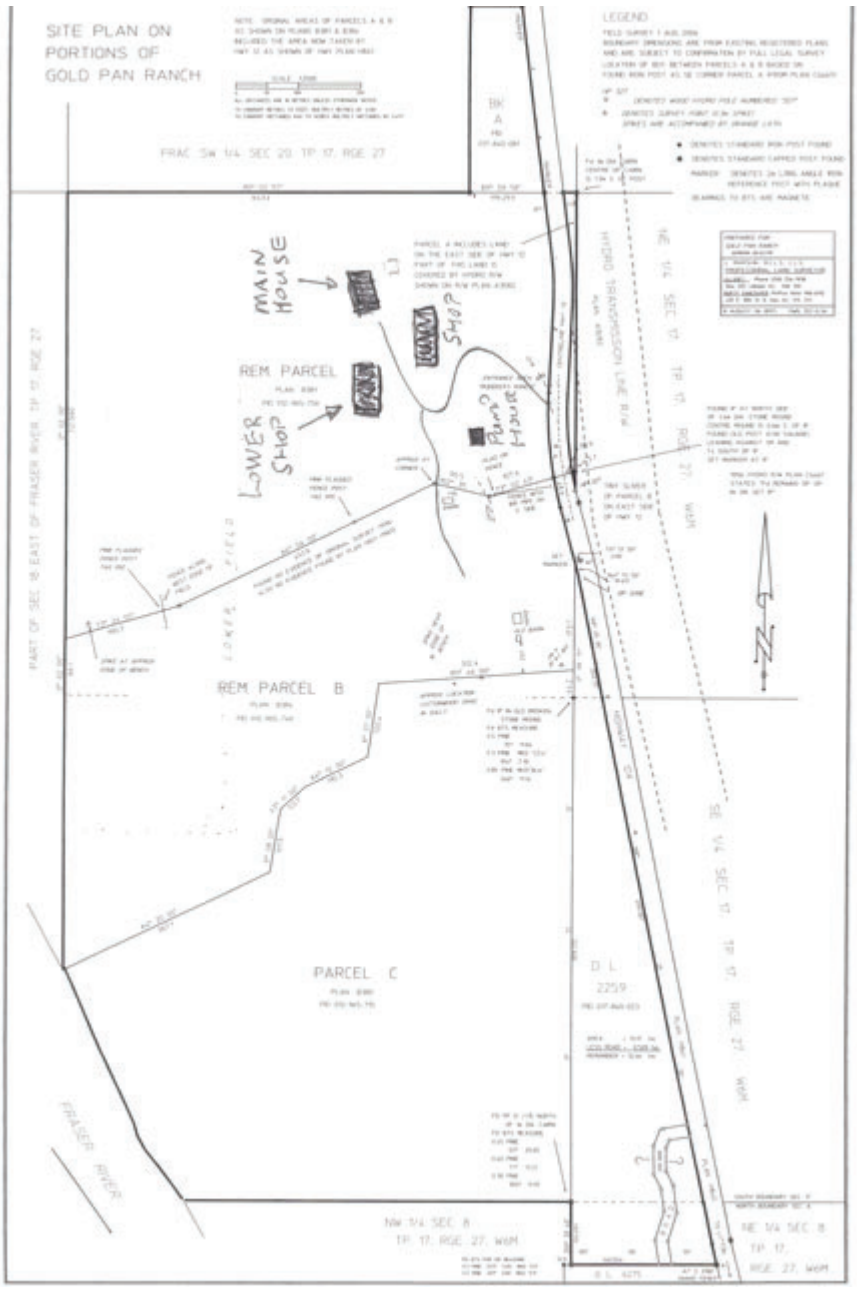
TEMPORARY USE PERMIT APPLICATION TUP 90
Overview

TEMPORARY USE PERMIT APPLICATION TUP 90

Location Map




TEMPORARY USE PERMIT APPLICATION TUP 90
Zoning and ALR
Lytton
12
SUBJECT PROPERTY
RL-1
Fraser River
500 m
N


SITE PLAN ON
PORTIONS OF
GOLD PAN RANCH
LEGEND
MAIN HOUSE
SHOP
REM PARCEL
LOWER SHOP
PUMP HOUSE
REM PARCEL B
PARCEL C
D.L. 2259
FRASER RIVER
NW 1/4 SEC 8
TP. 17, RGE. 27, W6M
NE 1/4 SEC 8
TP. 17,
RGE. 27, W6M
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THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2924

A BYLAW TO AUTHORIZE THE ISSUANCE OF A TEMPORARY USE PERMIT

WHEREAS an application for Temporary Use Permit has been made;

AND WHEREAS the *Local Government Act* provides that a local government may issue a temporary use permit by bylaw, in relation to land within an area outside a municipality, if there is no official community plan in effect for the area;

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. CITATION

   1.1 This bylaw may be cited as "Thompson-Nicola Regional District Temporary Use Permit No. TUP 90, Bylaw No. 2924, 2026".

2. PURPOSE

   2.1 The temporary use at 5645 Lytton-Lillooet Highway 12, (legally described as **Those portions of District Lot 81, KDYD, and of Section 17, Township 17, Range 27, W6M, KDYD, Shown outlined in red on Plan B381 Except Plan H841**), as shown shaded and outlined on Schedule "1" attached hereto and forming part of this Bylaw, shall be permitted in accordance with the terms and conditions set forth in the attached Schedule "2", which is incorporated in and forms part of this Bylaw.

READ A FIRST TIME the 14th day of May, 2026.

READ A SECOND TIME the 14th day of May, 2026.

PUBLIC HEARING held on the day of ,2026.

READ A THIRD TIME the day of , 2026.

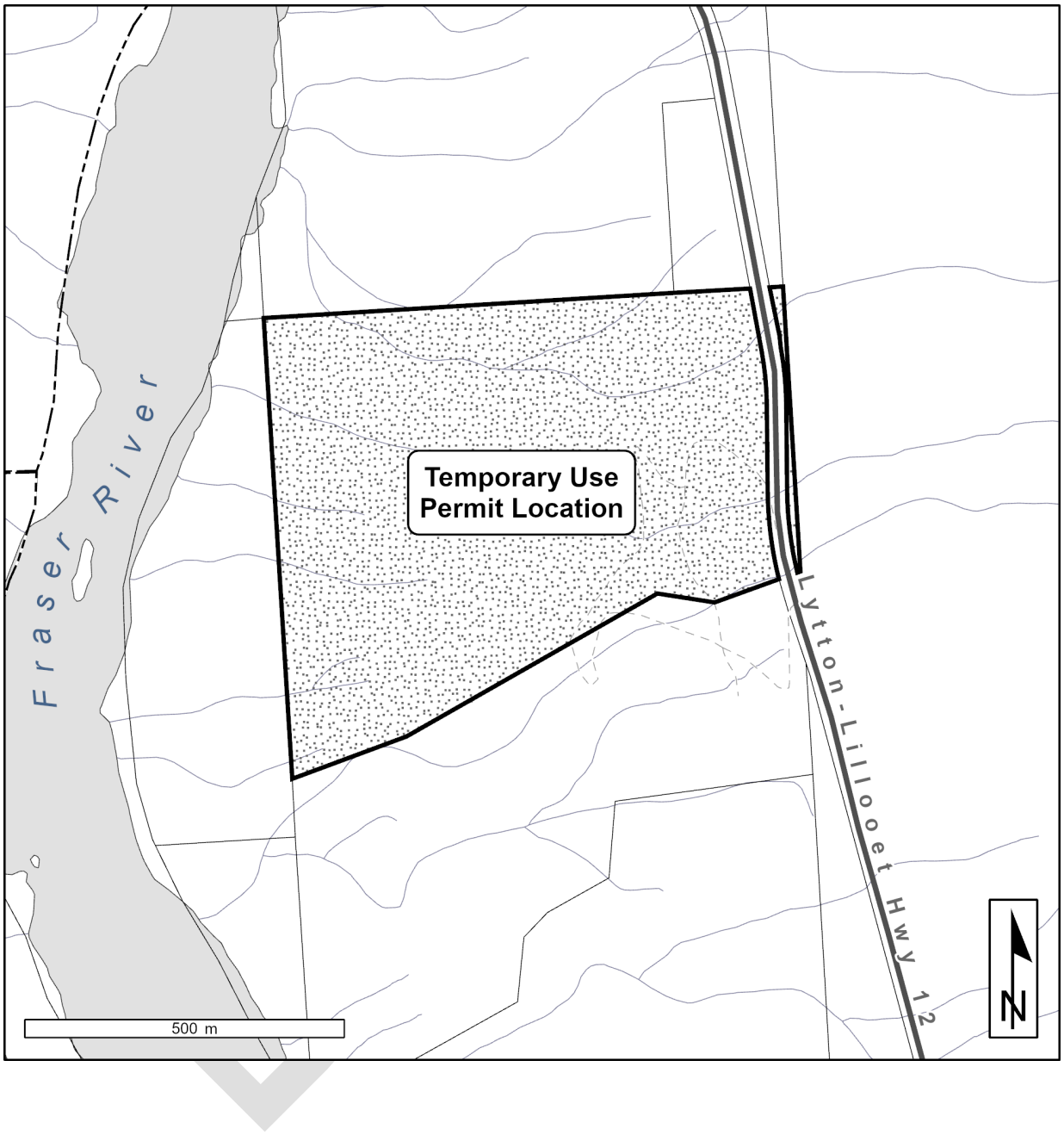
ADOPTED this day of , 2026.

Corporate Officer

Chair

DRAFT

SCHEDULE “1”



This Schedule “1” is incorporated in and forms part of Bylaw No. 2924, 2026

Certified Correct:

_____

Corporate Officer

SCHEDULE "2"

THOMPSON-NICOLA REGIONAL DISTRICT
TEMPORARY USE PERMIT NO. TUP 90

Permittee: **EC Holdings Inc., Inc. No. BC0830862**

Address: **5645 Lytton-Lillooet Highway 12**

1. This Temporary Use Permit ("TUP") is issued subject to compliance with all applicable bylaws of the Thompson-Nicola Regional District ("TNRD"), except as specifically varied or supplemented by this TUP.

2. This TUP is limited to the land, premises, and structures at 6098 Deadman-Vidette Road, as shown shaded on Schedule "1" attached hereto and legally described as:

   Those portions of District Lot 81, KDYD, and of Section 17, Township 17, Range 27, W6M, KDYD, Shown Outlined in Red on Plan B381 Except Plan H841;

   PID: 012-965-758

   (the "**Land**")

3. In addition to those uses of the Land permitted by TNRD Zoning Bylaw 2400 (the "Zoning Bylaw"), the following additional use is permitted upon the Land in accordance with the terms and conditions of this TUP:

   Traveller Accommodation Use in the single-family dwelling on the Land.

4. This TUP, and the use of the Land permitted under this TUP, is subject to the following conditions:

   a) The principal dwelling unit within the single-family dwelling is the only dwelling unit permitted to be used as the short-term rental unit.

   b) The owner or caretaker must reside in the secondary dwelling (basement suite) while the short-term rental is occupied and be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from the short-term rental unit.

   c) The additional use must comply with all ALC regulations.

   d) Additional short-term rental units, including sleeping units, may require TNRD or ALC approvals.

   e) A minimum of three parking spaces shall be provided.

   f) All guests must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.

DRAFT

g) The Owner and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.

h) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.

i) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.

j) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

5. Should the Permittees fail to abide by the terms and conditions set out in this TUP, upon written notice this TUP can be cancelled by the TNRD Board; and thereafter, the permitted uses of the Land shall be limited to those of the Zoning Bylaw, if and as amended.

6. The Land shall be used strictly in accordance with the Bylaws of the TNRD and with the terms, conditions, and provisions of this TUP.

7. **This TUP shall expire three years from the date of authorizing resolution by the Board of Directors of the TNRD, as noted below.**

8. Any application to amend this TUP shall be considered as a new application.

9. This TUP is not a Building Permit.

Authorizing resolution passed by the Board of Directors this __ day of _____, 2026.

Certified Correct:

_____
Corporate Officer

I, EC Holdings Inc., Inc. No. BC0830862, agree to the terms and conditions of TUP 90.

_____ _____
Duncan Ewen Cameron, Owner
EC Holdings Inc., Inc. No. BC0830862

DRAFT

Dear …..

I am writing to offer a letter of support to assist my constituent with restarting his small business. I recognize the intent and importance of both the Agricultural Land Reserve and the Thompson Nicola Regional District. With that said, I am asking for discretionary approval to restart his registered Airbnb operation, which was halted and now requires specific approval from the Agricultural Land Reserve and the Thompson Nicola Regional District. The property in question is located at 5645 Hwy 12, Lytton, BC (also known as The 18 Mile Ranch).

The registered Airbnb operates part time alongside regular ranch operations. This business operated at the highest level successfully for two years prior to the Province of British Columbia determining that approval must be secured from the Agricultural Land Reserve and the Thompson Nicola Regional District.

During this time, the ranch welcomed guests from the Lower Mainland families and even the family visiting from Europe. Guests observed ranch activities firsthand and gained a greater understanding of BC's integral agriculture industry.

The 18 Mile Ranch Airbnb showcased its agricultural activities, supporting the long-term viability of the ranch and stewardship of agricultural land. Clearly this use does not detract from farming activities; rather, it helps sustain them in this ever-changing economic climate. Supporting the continued operation of the Airbnb also creates a local economic multiplier effect. For example, visitors contribute directly to nearby communities through fuel purchases, food stops, and tourism opportunities. More, a few guests have expressed interest in moving to the area for reasons such as retirement, which is a clear benefit to our small communities.

Given the clear economic and community benefits while maintaining the mandate of the Agricultural Land Reserve and Thompson Nicola Regional District, I am requesting discretionary approval so that this Airbnb may resume operations. Supporting its continued operation creates economic benefits to many stakeholders while maintaining the mandate of both the Agricultural Land Reserve and the Thompson Regional District.

Sincerely,

Tony Luck, MLA

Formal Letter of Appeal: 18 Mile Ranch Listing Status

Subject: Formal Appeal Regarding Listing Status: 18 Mile Ranch, Lillooet, BC

To the VRBO Compliance and Appeals Department,
I am writing to you in my capacity as a Board Member of Fountainview Academy in Lillooet, British Columbia. It has recently come to our attention that certain accommodation options at the **18 Mile Ranch**—specifically the cabin and the river-valley bedroom—have been restricted or removed from your platform.

I am writing to formally urge a reconsideration of this decision. Our institution serves a global student body, with parents traveling from all over the world to visit their children. While the Academy provides on-site housing, we frequently operate at maximum capacity. This makes nearby, reliable short-term rentals a mechanical necessity for our community.

The 18 Mile Ranch is uniquely positioned just eight minutes from our campus, making it the most vital lodging resource for our visiting families. The recent condemnation of these specific units has placed an undue strain on parents who now face a severe lack of viable lodging options in the Lillooet area. We find the restriction of these units particularly perplexing for several reasons:

- **Standard of Facilities:** The units in question offer robust amenities, including electricity, kitchenettes, and dedicated outdoor living spaces with full hygiene facilities (showers and toilets).
- **Platform Consistency:** We observe that VRBO frequently lists primitive accommodations—such as yurts or rustic campsites—with significantly fewer amenities than those provided at 18 Mile Ranch. The cabin and valley view bedroom exceed the standards of many "unique stay" listings currently active on your site.
- **Regional Scarcity:** Lillooet is a rural area with extremely limited commercial hospitality infrastructure. Every lost bed directly impacts the ability of international families to visit their children.

- **Weather Events:** The geography of the Lillooet region makes travel highly vulnerable to seasonal weather. When the rainy season triggers rockslides or heavy snowfall closes major mountain passes, the few access routes we have are often shut down. During these times, having local, proximal housing like 18 Mile Ranch is critical; losing these units further isolates our families and cuts off the very limited housing access we have during environmental emergencies.

The 18 Mile Ranch has been a staple for our visitors, and its full availability is essential to the logistical health of our school's family programs. We ask that you review the specific requirements for these units and provide a path toward immediate reinstatement.

Thank you for your time and for your support of our rural community.

Sincerely,
Doug Erickson, Board Member, Fountainview Academy Lillooet, BC, Canada

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO:	Chair and Board of Directors	**MEETING DATE:**	June 25, 2026
FROM:	Development Services		
SUBJECT:	Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026 Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900, 2026 **Second Reading**		

RECOMMENDATIONS:

1. **THAT, Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026, be read a second time as amended, and taken to Public Hearing in conjunction with a regular Board meeting.**

2. **THAT, Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900, 2026, be read a second time as amended, and taken to Public Hearing in conjunction with a regular Board meeting.**

A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Dan Wallace, RPP, MCIP

PURPOSE:

The purpose of this report is to document project work for consideration of second reading of Beautiful Nicola Valley Official Community Plan Bylaw No. 2899 and Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900. The bylaws will enact a new Official Community Plan (OCP) for Electoral Areas "M" and "N" (M&N OCP) and a new OCP for Electoral Areas "L" and "P" (L&P OCP). M&N OCP will replace one existing OCP and L&P OCP will replace three existing OCPs and the *South Thompson Settlement Strategy* (STSS), with each providing a new vision for their respective parts of the region.

SUMMARY:

The Board gave Beautiful Nicola Valley Official Community Plan Bylaw No. 2899 and Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900 first reading on March 5, 2026 and authorized staff to continue the required agency consultation and community input process. Given the scope of both projects, we anticipated some revisions following first reading. A summary list of amendments is provided below. Minor grammar and formatting changes were also made.

Each OCP captures area residents' collective goals; vision of their future; and contemporary policies to implement new long-range planning objectives. Given that the last comprehensive review of each area's OCPs was 25-30 years ago, updates and changes were long overdue. Proposed Bylaws 2899 and 2900, the new OCPs, extend across the whole of Electoral Areas "M" and "N" and Electoral Areas "L" and "P", replacing Bylaws 1450, 1064, 1449 and 1451 (representing the localized OCPs) and South Thompson Settlement Strategy Bylaw No. 1888.

BACKGROUND:

Over the past two years, Planning staff have carried out comprehensive consultation. At the March 5, 2026 regular meeting, the Board accepted the consultation efforts undertaken and gave first reading to both OCP Bylaws. With first reading in place, staff continued further consultation as required under the *Local Government Act,* including referring the draft OCP documents to interested Provincial agencies, School Districts, and First Nations, along with advanced review with area residents.

Please refer to the March 5, 2026 first reading Board Report, available on our website at tnrd.civicweb.net/FileStorage/C94381DC777F4D92B05789E943621A08-Binder.pdf, **for a fulsome background and history, including a detailed description of project work, community engagement, and consultation completed prior to March 5, 2026.**

DISCUSSION:

The March 5th first reading report provides a thorough outline of the content, structure, and key components of the new OCPs (see link above). Rather than repeating past content, this report discusses the changes made since first reading based on public and agency feedback.

Post-First Reading Outreach

Planning staff, along with our Public Engagement Consultant Amy Clarke, prepared and presented two updated "What We Heard" videos for the public including a summary of key changes based on topics that residents told us matter most. The OCPs, accompanied by 'Summary of Key Changes' documents, were also made available on our website and distributed to TNRD Local Email Groups for review and input.

The video presentation for the Beautiful Nicola Valley OCP can be found on the TNRD YouTube channel at youtube.com/watch?v=QtB0C1s3ZdU; the video for the Rivers, Peaks and Grasslands OCP can be found on the TNRD YouTube channel at youtube.com/watch?v=K2CSSPYw5DM. The online presentations explained what is new in each draft OCP compared to previous land use planning documents and invited feedback from residents and property owners before the Board's consideration of second reading. At the time of writing this report, the two videos had a combined total of nearly 250 views.

Post-First Reading Amendments

The following represents the major amendments made to each OCP bylaw since March 5, 2026 First Reading of the two OCP bylaws:

- **Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026 and Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900, 2026**

    - General references and policies related to the TNRL Mobile Library were removed. Library staff also recommended additional text changes to better reflect regional library operations moving into the future.

    - Text was added to the Overview and Rural Settlement Area maps to make the following land use designations clearer:
        - Areas outside the Rural Settlement Areas were designated *Electoral Area Planning* areas and subject to policies described in Part 12*;* and
        - Designated Rural Settlement Areas are the preferred designated areas for future commercial, industrial and institutional uses subject to policies described in Part 12 (Future Land Use Strategy).

- Subdivision conditions under Part 12 were amended to include the following:
  - Encourage applicants to apply for subdivision to the Ministry of Transportation and Transit concurrently with a zoning bylaw amendment application that would enable subdivision. Securing an earlier Preliminary Layout Review (PLR) from the Ministry allows applicants to assess the conditions of subdivision prior to advancing further in the development process.
  - Requirement for zoning bylaw amendment applications that would enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional prior to proceeding to the Board for introduction of the associated amendment bylaw. This early 'proof of water' requirement was previously proposed to be required for all zoning bylaw amendment applications that would enable a subdivision.
  - Include a statement that the Board of Directors, at their discretion, may require a zoning bylaw amendment applicant to demonstrate water availability, similarly to what is required for 3 or more parcels, for any zoning bylaw amendment that would enable subdivision.

- Staff from the Ministry of Water, Land and Resource Stewardship suggested amendments to Section 9.2 – *Planning for Climate Change*, namely a reworded reference to impacts of annual rainfall on drought conditions.

- In response to future changes to the Crown's land referrals for Clean Energy Projects and potential Board policy amendments, Section 9.2 - Policy 8 is amended to read as follows: Ensure all Crown land referrals for Clean Energy Projects shall be subject to the Board's *Clean Energy Projects Processing and Referrals Policy No. 13.1.2*, as amended.

- Staff from the Ministry of Agriculture suggested additional wording to strengthen agricultural uses in the OCP. New policies were added under Section 9.4 to further support the *Agricultural Land Commission Act,* the *Farm Practices Protection (Right to Farm Act)* and support temporary farm worker housing for commercial farm operations.

- Staff from the Interior Health Authority offered several text changes to improve upon the OCP's healthy built environment policies, including:
  - Advocacy policy to encourage the Province to convene a collaborative roundtable of public and private representatives to align land use planning with current and future ground and surface water resources.
  - Policy adjustments related to public health, ground and surface water management, RV habitation, and climate change.
  - Advocacy for the efforts of Vision Zero BC and road safety.

- The Ministry of Water, Lands and Resource Stewardship's Water Authorizations Officer requested text to ensure potable water for traveller accommodation use is secured with the appropriate license.

- The Province's Archaeology Branch suggested text changes to reflect the protection afforded by the Province's *Heritage Conservation Act*.

- **Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026**
  - At their May 5, 2026, meeting, a member of the Advisory Planning Commission expressed the opinion that the impact of First Nations on the local economy was underreported in the OCP. A new sub-section, entitled *First Nations Entrepreneurship*, was written and is included under Section 5.4.

- **Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900, 2026**
  - Staff from Sun Peaks Mountain Resort Municipality asked that references to Sun Peaks as an "industrial centre" not be included with the other Plan area municipalities. These references have been removed.

  - In response to a signed, multi-resident request from residents on Shuswap Road, a new Advocacy Policy was included to *evaluate the feasibility of delivering fire protection services to residents located east of the Rivershore strata community on the north shore of the South Thompson River*.

In closing…

A significant amount of work has gone into these major projects. Based on resident feedback, there appears to be interest in the timely adoption of these OCPs. At this stage, staff recommend that both OCP Bylaws be forwarded to Public Hearing in conjunction with the regular meeting in July.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development
- **Relationships & Reconciliation**
- **Economic Sustainability & Resiliency**
- **Emergency Planning & Response**
- **Responsible Governance & Service Excellence**

COMMUNICATIONS OR PUBLIC CONSULTATION:

To date, the two OCPs have undergone extensive public consultation. The consultation efforts meet or exceed the requirements of the *Local Government Act* and the Board approved consultation process from March 21, 2024.

The decision of the Board of Directors regarding these OCP Bylaws will be communicated to the public in the minutes of the meeting. With Board authorization, notification that the OCP Bylaws are ready for a public hearing will be communicated as required in the *Local Government Act*. The Public Hearings will be advertised in accordance with Public Notice Bylaw No. 2894 to meet legislated requirements. In addition, they will also be advertised in local area newspapers.

Attachments:

- Bylaw No. 2899, 2026
- Bylaw No. 2900, 2026

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2899

A bylaw to adopt an Official Community Plan for Electoral Areas “M” and “N”

WHEREAS the *Local Government Act* provides that the Board of Directors may undertake and adopt an Official Community Plan;

AND WHEREAS the Board of Directors of the Thompson-Nicola Regional District deems it desirable to adopt an Official Community Plan for Electoral Areas “M” and “N”;

AND WHEREAS the amendments are consistent with the Regional Growth Strategy and Waste Management Plan, and do not affect the Regional District’s Financial Plan;

NOW THEREFORE the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. CITATION

1.1 This Bylaw shall be cited as the “Thompson-Nicola Regional District Beautiful Nicola Valley Official Community Plan Bylaw No. 2899, 2026”.

2. PURPOSE

2.1 The goals, objectives, and policies set out in Schedule “A,” attached hereto as incorporated in and forming a part of this Bylaw, are hereby designated as the “Beautiful Nicola Valley Official Community Plan”.

2.2 The Beautiful Nicola Valley Official Community Plan maps attached hereto as Schedule “Maps 1 to 4”, inclusive, are incorporated in and form a part of this Bylaw.

3. REPEAL

3.1 “Nicola Valley Official Community Plan Adoption Bylaw No. 1450, 1995” and all amendments thereto are hereby repealed.

4. SEVERABILITY

4.1 The provisions of this Bylaw are severable; if any provision is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

READ A FIRST TIME this 5th day of March, 2026.

READ A SECOND TIME, AS AMENDED, this day of , 2026.

PUBLIC HEARING this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

Corporate Officer

Chair

BEAUTIFUL
NICOLA VALLEY
OFFICIAL COMMUNITY PLAN

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Foreword and Acknowledgements

The Thompson-Nicola Regional District acknowledges that the Plan area comprises lands on the traditional, ancestral and unceded territory of the Syilx, Nlaka'pamux and Secwepemc people.

The Beautiful Nicola Valley Official Community Plan is the outcome of nearly two years of research, public participation and planning. The Regional District is grateful to all those residents and groups who provided interest, passion, and support from all corners of the Plan area culminating in the Plan development. We wish to recognize the following people for the exceptional amount of time and energy they dedicated to the planning process.

TNRD Board of Directors

Director David Laird, Electoral Area "M" (Beautiful Nicola Valley – North)

Director Herb Graham, Electoral Area "N" (Beautiful Nicola Valley – South)

TNRD Advisory Planning Commission

TNRD Agricultural Advisory Commission

Meetings, Conversations, Information Sharers and Photo Takers

Alison Fox – Ministry of Agriculture and Food

Amy Clarke – ARC Engagement

Anita Ely and Kelly MacDonald – Interior Health Authority

Claire Buchanan – Agricultural Land Commission

Danielle Toperczer, Nancy Flood and Allyson Blake – Thompson-Nicola Conservation Collaborative

Members from the Kamloops Photography Club – Judy Steeves, Denis Kitto, Hayden Scott, Kevin Palmer, Dave Whiting, Kent Simmonds

Staff and students at Merritt Secondary School

Taylor Clark – Ministry of Energy, Mines and Low Carbon Innovation

TNRD Communications & Marketing – Colton Davies and Mike Coulter

TNRD Emergency Services – Janice Winger and Naomi Tweedy

TNRD External Relations & Advocacy Advisor – Corbin Kelley

TNRD Film Commission – Explore photo collection

TNRD GIS Staff

TNRD Invasive Plant and Pest Management Program – Coleen Hougen

TNRD Planning Services Team

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OCP Effect

The vision, goals, objectives, and policies set out herein comprise the appended 'OCP Bylaw Schedule'; meanwhile, the balance of content such as photos, headings, numbering, statistics etc. is context or supporting information which may be updated if and as advisable.

Only those who risk going too far can possibly find out how far they can go.

T.S. Eliot

ELECTORAL AREAS M&N
OFFICIAL COMMUNITY PLAN

Part 1 | Our Plan Foundation

1.1 Context

The purpose of the Beautiful Nicola Valley Official Community Plan (OCP) is to provide a comprehensive set of objectives and policies for managing existing and future uses of land. The TNRD has developed this OCP to help current and future residents prepare themselves for both the challenges and opportunities that lie in the future. The Plan is also written as a guide for those who have yet to move to the area. All told, the objectives and policies contained in the OCP are a reflection of research, analysis, current trends and community values learned through public engagement.

This OCP is not the first long range plan for Electoral Areas "M" or "N". In 1979, the TNRD Board of Directors adopted the first *Official Regional Plan* in the TNRD. In the early 1980s, legislation at the time referred to the first long range plans as Official Settlement Plans or OSPs. The Nicola Valley Official Settlement Plans (OSP), adopted in 1984, represents the first long-range planning initiatives in the Nicola Valley. The OSPs offered the first area specific objectives and policies to guide decisions on planning and land use primarily around the City of Merritt and Lower Nicola areas. In the early 1990s, the legislation changed to rename the long-range plans to Official Community Plans or OCPs. The OSP was reviewed in the early 1990s, culminating in the adoption of the Nicola Valley OCP in 1996. The current OCP has remained virtually the same ever since.

Much has changed since these long-range plans were adopted. Although the Plan area abounds with opportunities, its communities share common rural development challenges including:

a) changing rural population;
b) a demographic profile considerably older than that of urban communities or of BC overall;
c) low birth rates and in-migration trends;
d) limited internet and cellular access;

e) changing climate trends resulting in a variety of natural disasters;
f) an older housing stock, comprising primarily of detached single-family dwellings or manufactured homes;
g) job losses in natural resource sectors, especially forestry;
h) access to a sustainable water source; and
i) limited financial resources and development capacity.

These issues form a critical backdrop for this OCP as Plan area communities move forward into the next 5-8 years. A focus on creative adaptability and resiliency is required to maintain the power of place. While the rural economy will remain reliant on traditional primary industries like agriculture and forestry, increased attention will be needed to leverage the Plan area's natural amenities, community and settlement assets, and the growing quaternary sector represented by Merritt's Nicola Valley Institute of Technology.

The new OCP replaces the existing Nicola Valley OCP and establishes long-range planning policy for the whole of Electoral Area "M" (Beautiful Nicola Valley - North) and Electoral Area "N" (Beautiful Nicola Valley – South).

1.2 Purpose of the Official Community Plan

Community planning means the planning of the scientific, aesthetic and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities. An Official Community Plan (OCP) helps with community planning by describing the long-term vision of communities.

The *Local Government Act* (Act) sets out local government authority in British Columbia. The Act defines an OCP as *a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government*. An OCP identifies where we are going and how we will respond to growth and change over the next 5-8 years. The OCP aims to achieve the following:

- Provide strategic direction on key, high-level issues within the Plan area;
- Sets out a long-term road map for how the Plan area will evolve over the next 5-8 years;
- Establishes a broad statement of objectives and policies that support the residents' vision;
- Enables the Board of Directors to make more informed decisions;
- Establishes community values and interests based on consultation with all residents; and
- Advocate for steps to address community needs over time – not all issues are resolved by the OCP – Plan implementation will occur over time through subsequent specific plans, bylaws and progression of development.

More specifically, the Act states that an OCP must include statements and map designations for the area covered by the plan respecting the following:

a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;

c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
e) the approximate location and phasing of any major road, sewer and water systems;
f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
g) housing policies of the local government respecting affordable housing, rental housing and special needs housing; and
h) targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

1.3 Effect of the Official Community Plan

The OCP is the primary policy document for any local government planning function. All bylaws adopted and works undertaken by the TNRD Board, following OCP adoption, must be consistent with the OCP's objectives and policies.

The OCP may also influence land use decisions made by other levels of government and jurisdictions within the region, including Provincial Approving Officers responsible for subdivision, the Agricultural Land Commission, Crown land officers overseeing uses on Crown lands, community water system administrators, and First Nations.

Importantly, the Act states that an OCP does not automatically commit or authorize the TNRD to proceed with any project specified in the Plan. But at the same time, no development may occur unless it is consistent with the OCP and with other planning and development control measures such as the Zoning Bylaw, Manufactured Home Park Bylaw, Building Bylaw and Subdivision Servicing Bylaw. OCP implementation is set out under Part 14.

1.4 Structure and Interpretation of the Plan

The OCP provides a coordinated action strategy so that property owners, developers and others can evaluate their respective proposed development, undertake projects and make more informed decisions, especially as regards the environment. It helps assure residents of consistent land use policy and greater certainty for the future of the community.

Policies in this Plan are numbered and clearly identified. The separate Parts in this OCP are preceded by a discussion which is intended to provide history or context to the policy statements. This OCP is organized by the following headings:

- **Goals** *are the high-level, long-term objectives guiding a community's physical, social, and environmental future, defining its vision for growth, land use, housing, infrastructure, and sustainability, with specific aims like increasing housing options, improving transport, or protecting green spaces, implemented through zoning bylaws and development decisions.*

- **Objectives** *are the mechanism to translate these goals into specifics. They set the overall direction and intent of the plan and provide a framework for land use decisions, policies, and future actions.*

- **Policies** *are the specific statements that explain how the objectives of the OCP will be achieved. They guide day-to-day land use and development decisions and are used by local governments when reviewing rezoning, subdivision, development permits, and other applications.*

- **Advocacy Policies** *are more targeted plans of action and a deliberate process for influencing decision-makers to support or prevent specific policy changes, often involving persuasive communication and building support for a particular cause, idea, or program.*

The OCP is not a land use or development “regulation.” Regulations are set out in bylaws such as the Zoning or Subdivision Servicing Bylaws which implement the policies identified in the OCP. Despite the current Nicola Valley OCP not being renewed in over 30 years, an OCP is not intended to be a static document. It is typically reviewed every 5 to 10 years to assess whether the goals, objectives and subsequent policies remain valid. Amendments may be warranted if there are changes in social conditions, environment or community priorities; however, to implement the Plan effectively, the Board may reject applications that disregard the spirit of or are contrary to the Plan. Again, all bylaws (as enacted or amended) or works undertaken by the TNRD must be consistent with this OCP upon its adoption.

1.5 Regional Context and Regional Growth Strategy (RGS)

Future growth and change within the Plan area are guided not only by the OCP, but also by a broader regional plan, the Regional Growth Strategy, that directs development across the TNRD. The Board adopted the current RGS in May 2013, replacing the original strategy adopted in 2000. The RGS is a strategic plan enabled by the *Local Government Act* that provides an overarching planning framework for coordinating the activities of local governments and the provincial government. The RGS encourages most new development to be directed to existing community nodes and municipalities to promote compact urban settlement, protect rural and agricultural/resource lands, safeguard the environment, improve servicing efficiency, and maintain regional mobility. As a long-range vision with a 20-to-30-year scope, it aims to ensure all 10 electoral areas and 11 municipalities within the region work toward a common future.

Regional Growth Trends

The TNRD is the sixth most populous regional district in BC with a total population of 156,094 in 2023. Most Plan area residents live within the City of Merritt and District of Logan Lake. Based on the 2024 RGS Monitoring report, updated population data (BC Stats sourced) shows that population continues to climb in the entire region – up 4.3% from 2021[1]. The last two years (2021 to 2023) experienced growth in every single municipality and electoral area.

Our municipalities and electoral areas are distinguished by political boundaries, yet they share many challenges and interests that the RGS gives voice to as a cooperative strategy for achieving a sustainable future throughout the region. The RGS underwent a comprehensive review, culminating with amendment approval in April of 2013. To stay current, staff research and prepare an RGS Monitoring Report every other year since 2020, with the latest being in December 2024.

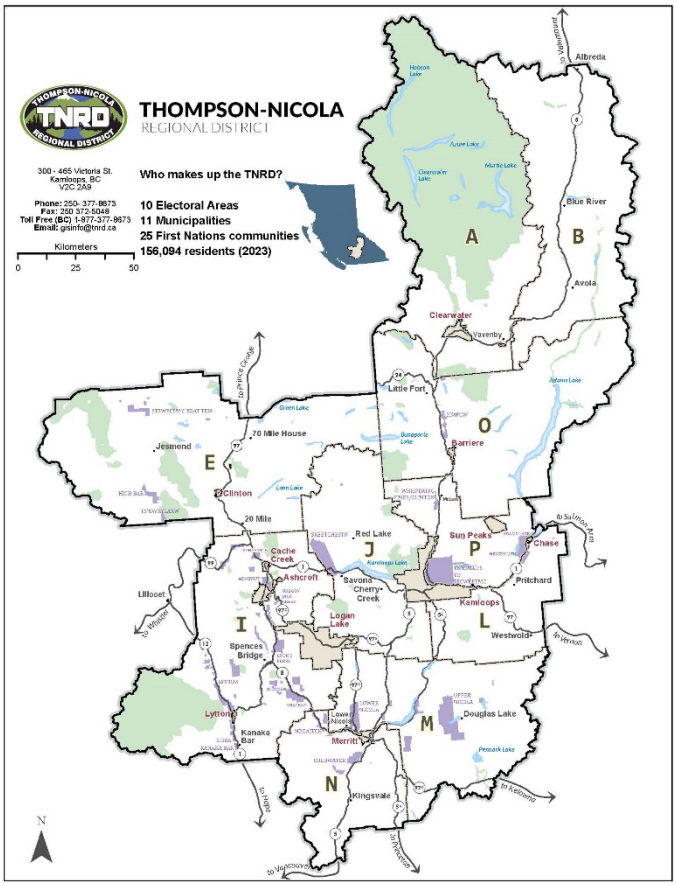


Figure 1: Thompson Nicola Regional District Electoral Areas, Member Municipalities and First Nations Communities

The current Plan area comprises two of the 10 electoral areas within the TNRD – Electoral Areas "M" and "N". These electoral areas, in partnership with the City of Merritt and the District of Logan Lake, have agreed to work together to limit rural sprawl, encourage economic development and promote environmental conservation through RGS adoption. The RGS articulates a shared vision of a desirable, sustainable future and sets out ten goals for achieving this vision. Pursuant to Part 445 of the *Local Government Act*, this OCP must be consistent with the RGS. Accordingly consistent to RGS goals, this OCP undertakes the following:

RGS Goal 1 *Promote and encourage local and regional economic development*

This OCP encourages and supports opportunities for varying levels of economic development in appropriate locations. The Lower Nicola Rural Settlement area and Nicola Lake Special Planning Area should act as local community hubs for the Plan area and thus offer the broadest range of opportunities outside the local municipalities given their existing commercial uses, services and road access. Adventure and experiential water-based tourism activities are encouraged in rural areas with high amenity values.

[1] 2024 Regional Growth Strategy Monitoring Report - https://tnrd.civicweb.net/filepro/documents/146763/

RGS Goal 2 *Protect and enhance the natural environment*

Given the diverse range of ecosystems in the Plan area, sections of the Plan discuss the importance of the natural environment to sustaining life and the lifestyle of Plan area residents. Policies for water, sewage disposal and storm water management also reference the importance of protecting the quality of life in the Plan area along with the quality of the environmental values residents hold close. Residents have placed the highest value on the protection of the natural environment – including watercourses, groundwater, green spaces, wildlife and sensitive ecosystems. The diverse range of natural environments in the Plan area warrants protection via policy. This OCP provides policies guiding property owners seeking to develop or redevelop property; policies for environmental protection; and policies that trigger legislation or planning guidance from upper levels of government.

RGS Goal 3 *Protect and maintain access to the resource base*

This OCP recognizes historic resource extraction industries including agriculture, forestry and mining. Policies reflect the continued importance of these industries in the Plan area. Extraction activity development will need to be increasingly cognizant of growing importance of non-extraction resource activities including tourism and resident impacts.

RGS Goal 4 *Preserve the rural and wilderness character of the region*

This OCP seeks to maintain the integrity of all rural land by supporting agriculture, forestry and small-scale economic and tourism opportunities at appropriate locations. Residents place a high value on the quiet and solitude found in their rural communities.

RGS Goal 5 *Protect farmland and encourage farming*

This OCP recognizes the value of agricultural land and the value of locally grown products. Larger parcel sizes, especially those within the Agricultural Land Reserve (ALR), will be encouraged outside the Rural Settlement and Special Planning areas. The future economy may include non-traditional agricultural products and local processing. The OCP includes a designation for lands in the ALR and policies reflecting the unique range of possibilities for present and future ag-entrepreneurs.

RGS Goal 6 *Ensure adequate and appropriate services are provided*

This OCP supports efficient, cost-effective community services by directing growth into existing municipalities or Rural Settlement Areas at densities that can be supported by existing infrastructure or into existing municipalities. Policies support the provision of community water and appropriate level of sewage disposal services for the purpose of facilitating additional development. Soft service management will need ongoing monitoring based on population levels.

RGS Goal 7 *Maintain mobility throughout the region*

This OCP recognizes that the Plan area comprises the crossroads of some of the most critical provincial and national travel routes in British Columbia. Geography, climate, route safety and economic sustainability are key mobility challenges to residents throughout the Plan area. Policies reflect the need to maintain safe and reliable access routes in the Plan area. The Plan supports the compact community foundation established in the Rural Settlement and Special Planning Areas served with active mobility networks.

RGS Goal 8 *Ensure adequate range of housing opportunities are available*

This OCP supports a range of housing types and choices that are suited to the chosen location. The plan supports affordable housing opportunities that allow people to live closer to essential services, their place of employment and proximity to friends and family. To accommodate the future housing needs, a range of housing choices will need to be considered including additional dwellings, suites and detached suites.

RGS Goal 9 *Promote regional collaboration on common issues*

This OCP supports ongoing communication and cooperation among all jurisdictions. The Plan was developed through a process that involved consultation with residents, key community partners, provincial agencies, municipal governments, high school youth and First Nations. The OCP should likewise be implemented in a way that establishes a framework for the continuation of such cooperative procedures for Plan implementation and future amendments and updates.

RGS Goal 10 ***Cooperate with First Nations in planning and servicing matters***

This OCP recognizes current attachments to place and pride of place as being synonymous with historic oral and written traditions in the Plan area. The OCP speaks to First Nations planning efforts and the need to find synergy with local government planning initiatives. Service sharing agreements are encouraged for efficiency, community building, and collaboration.

Nicola Lake

Part 2 | Process, Vision & Goals

2.1 Context

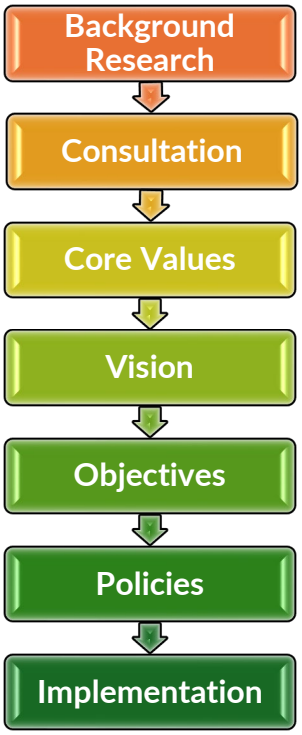
The OCP is a compilation of technical and statistical research, dialogue with and suggestions from Plan area residents, referral discussions with government agency professionals, tabletop discussions with First Nations and provincial regulatory requirements. A fulsome and comprehensive consultation process resulted in the development of a vision and goals that reflect Plan area residents' values.

2.2 Planning Process & Consultation

Why are we here?

There have been significant changes in the Plan area since the long-range planning policy documents for this part of the region were last written in the mid-1990s. These changes prompted the need for a new vision for the future.

Preparations for this OCP commenced in January 2024 with a presentation to the TNRD Committee of the Whole. In March 2024, the TNRD Board of Directors formally approved the funding allocation and consultation plan set out by Planning Services staff. The consulting firm of Urban Systems was subsequently retained to assist with data collection and background information necessary to commence OCP development. It became clear from the research and narrative that the Plan area had evolved and grown and, as such, required renewed long range planning policies. Expanding OCP coverage to the entirety of Electoral Areas "M" and "N" and updating the residents' vision and goals, will enable consistent land use policy throughout those areas of the Regional District.



Public Engagement and Research

Given the length of time since the last OCP update, we recognized early in the process that the issues facing Plan area residents and communities required a robust range of consultation and research. Population and demographic changes, coupled with a growing need for affordable housing, emerged as early topics that required sensible and sustainable solutions moving forward.

This OCP is the product of a two-year effort involving area residents, First Nations and non-governmental organizations like the Thompson-Nicola Conservation Collaborative, and municipal, provincial, regional district and federal staff persons. The matters of who, how, and how often to consult were reviewed and approved by the TNRD Board of Directors.

Community Surveys

The first step was background research and identification of issues. A comprehensive survey of area residents was developed to collect their initial thoughts and ideas. In May of 2024, a survey was mailed to every landowner in the Plan area, comprising a total of ± 2450 addresses. Survey responses were received up to and including December 31, 2024. All told, there were 123 surveys completed (~ 5% of the residents) and returned from 17 identifiable locations. What we found from the responses, and first round of community meetings held, was that despite the Plan area's many challenges, residents voiced an enormous passion for their rural neighbourhoods, their surrounding natural environment and freedom to enjoy their wide-open spaces. They also relayed awareness of their high quality of life.

In addition to the survey, the consultation strategy included other conventional and alternative methods for outreach and engagement considering the unique rural planning setting and issues facing the area.

Public Open Houses

Community meetings were held in October 2024. Meeting locations included Lower Nicola Community Hall and the City of Merritt's Civic Centre. After reviewing the residents' key issues, a second round of public open houses were held in May 2025 in the same two locations. These sessions provided residents with opportunities to further refine identified issues from each neighbourhood, rate the importance of key parts of their new OCP and help with the new OCP name.

Merritt Secondary School – A Conversation with Plan Area Youth

In November of 2024, staff met with Law 12 students to discuss their thoughts on long range planning for their respective communities. Surveys were also provided for the youth to complete

and return. From these meetings and survey responses, we acquired ideas from youth who hope to return to their communities to live, work and play with their future families.

Nooaitch First Nation

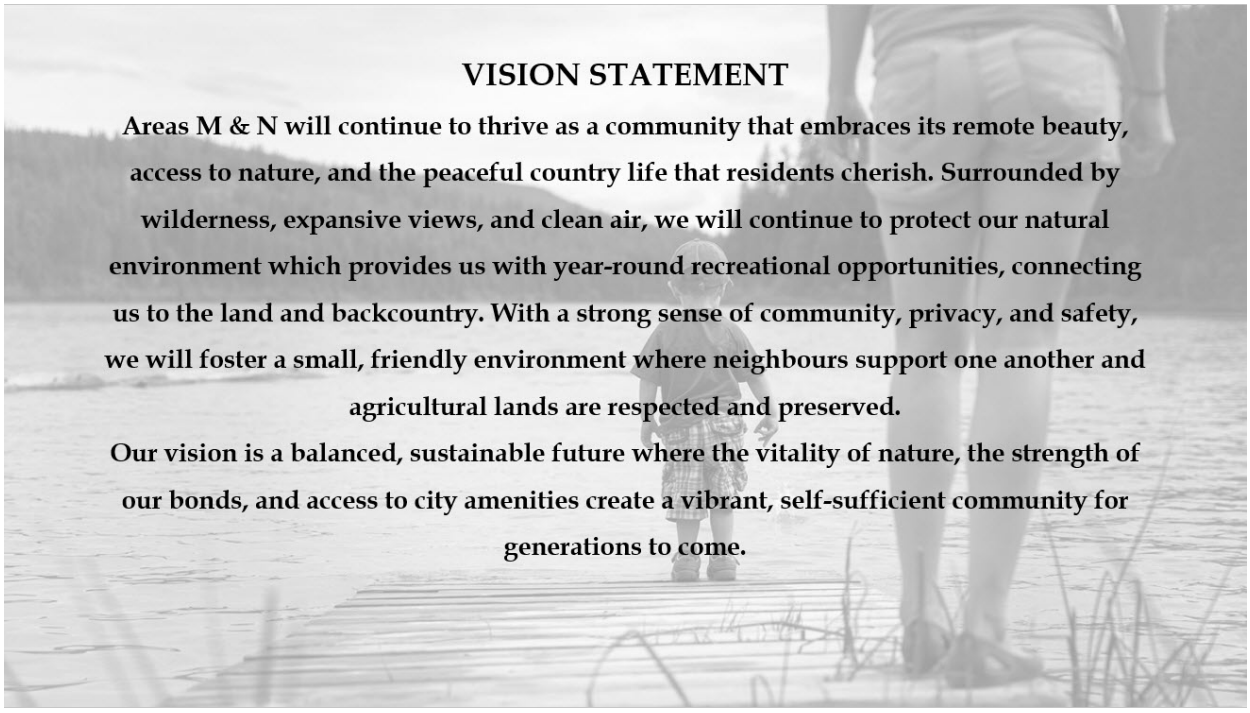
As one of several First Nations in the Plan area, our November 1, 2025, meeting with Nooaitch Chief and Council established a much clearer understanding of the Plan area traditional history and Band's vision for its members. Nooaitch's progressive long range planning initiatives will help us better understand where collaboration and sharing of services will support a vision for the Plan area.

2.3 Community Vision Statement

Plan area residents share a rural lifestyle and values attributed to living outside of urban areas. While each part of the Plan area faces its own challenges, community consultation identified a set of common values and a shared vision as set out on the next page.

The emerging global economy of the past decades has directly and indirectly impacted local resource economies, resulting in some rural communities needing to shift from primarily staples-based to place-based economies. These changes, coupled with societal and demographic shifts and the physical, mental and emotional impacts brought on by the COVID-19 pandemic, have created both a new sense of place and greater awareness of space. The Vision Statement and direction provided in this OCP is intended to elevate the value residents place on their quality of life and loyalty to place.

Residents insist that to advance their vision, they are determined to remain resilient and continue to promote the physical and social assets fundamental to the health and prosperity of their respective communities. It was these assets that attracted many to this area originally. The future success of the Plan area will rely, in part, in maintaining and promoting these assets.



2.4 Community Values

During the public engagement process, several underlying guiding principles were voiced by residents and community partners across all Plan area communities. These “Community Values” will be used by the Regional District and other government agencies to help create a new foundation and guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan area. Key values are organized and prioritized according to feedback from Plan area residents provided through community engagement and survey responses.

1. **Resident Attraction and Retention Strategy**
   - Engage with residents, commerce and government agencies to develop a strategy to help attract and retain residents and businesses in the Plan area.
2. **Telecommunications Improvements**
   - Acknowledge the importance of enhancing wireless cellular and internet services across the Plan area to support business operations and social connectivity.
3. **Environmental Stewardship**
   - Protect the area’s natural resources and environmentally sensitive areas, including: unique localized ecosystems; watershed integrity; river and lake riparian areas and water quality; beauty and scenery; and fish/wildlife.
   - Acknowledge the importance of safeguarding and conserving the groundwater supply to maintain self-sufficiency.
4. **Growth in Select Rural Areas**
   - Support for limited amounts of additional growth within the Rural Settlement Area and Special Planning Area to prevent sprawl, protect rural lands and conserve sensitive environments.
5. **Community Health**
   - Ensure that adequate services and social infrastructure are available to maintain and improve the health and welfare of all residents.
   - Promote the ‘quality of life’ found in the Plan area’s rural areas.
6. **Economic Development**
   - Strengthen the economic and employment base, including year-round tourism as well as commercial, industrial, resource extraction and agriculture uses that respect the rural character with minimal impacts on sensitive environmental resources.

7. **Tourism**
   - Increase awareness of the importance of local commercial and tourism opportunities in the Plan area's future economy, including experiential/adventure tourism, artisan and natural amenity-related development.

8. **Emergency and Hazard Planning**
   - Improve planning initiatives related to emergencies, especially wildfire and flood hazard mitigation, evacuation planning, emergency response service and hazard land identification.
   - Encourage the Province to mitigate wildfire hazards on Crown lands especially those areas proximal to residential neighbourhoods.

9. **Agriculture**
   - Discourage the fragmentation of quality agricultural land including ALR lands.
   - Encourage food security initiatives.
   - Support the local agriculture industry through innovative secondary activities including agri-tourism, agri-business and 'grow local' opportunities.
   - Encourage sustainable and environmentally sound farming practices.

10. **Forestry**
    - Support sustainable forestry practices and value-added manufacturing activities throughout the Plan area.

11. **Housing Diversity**
    - Ensure that diverse housing options are provided throughout the Plan area in the appropriate locations with sustainable servicing levels, including affordable housing for low-income levels, additional dwellings on smaller parcels and accessible housing for all age groups.

12. **Municipal/Rural Cooperation**
    - Promote and preserve policies that encourage cooperative land use planning with the City of Merritt and District of Logan Lake.

13. **Transportation Improvements/Choices**
    - Lobby to the Province to improve public road maintenance throughout the Plan area's public roads.
    - Encourage a multi-agency approach to establish connecting multi-purpose path networks.
    - Support for road design and construction standards that meet the safety, drainage and travelling needs of the community.

14. **Infrastructure and Services**
    - Work towards a balanced sustainable approach for infrastructure implementation, including community water systems, recreation, health and services that improve quality of life.

Part 3 | A Path to Reconciliation

3.1 Context

The Plan area comprises portions of the Syilx (Okanagan Nation) and Nlaka'pamux territories where First Nations have lived since time immemorial. There are also shared interests from other First Nations communities. The Plan area contains historical, cultural and traditional places that have significant meaning to our First Nations friends and neighbours. The TNRD recognizes that reconciliation is an ongoing process which centres on strong communications and relationships. The Board of Directors has included reconciliation in its Strategic Priorities in the 2023-2026 Strategic Plan. As part of the Board's priority of Relationships and Reconciliation, the TNRD focuses on projects with a lens on Indigenous culture, processes, and reconciliation, and developing stronger relationships and partnerships with our First Nations neighbours based on trust, mutual respect, and working cooperatively on shared goals. This new plan provides new opportunities to share ideas and work together on shared goals in land use and development.

3.2 Our First Nations Friends & Neighbours

Meaningful relationships with First Nations are fundamental to responsible community planning. This section of the OCP acknowledges the traditional territories within which the community is located and affirms a commitment to respectful dialogue, collaboration, and partnership with neighbouring First Nations. The policies in this section support reconciliation and seek opportunities for shared learning and cooperative planning.

Syilx (Okanagan Nation)

The Syilx people of the Okanagan Nation are a trans-boundary tribe separated at the 49th parallel by the Canadian and American border. The Upper Nicola Band is the only Syilx (Okanagan) community in the Plan area.

Traditionally, the Syilx moved freely between the south, north, west, and eastern parts of their territory. The Syilx people had a very well-organized system. They were organized by how the land was used for survival on the Syilx cultural traditions. The land was used for hunting, fishing, root digging and berry picking. The traditional food gathering areas were shared by all the Syilx. Some territories were also shared with other friendly tribes.[2]

In the 18th century, ancestors of Upper Nicola permanently inhabited the Upper Nicola and Salmon River watersheds because of the Fish Lake Accord with the Kamloops Shuswap tribe. The agreement was made in the late 1700s between the Chiefs of the T'kemlups Secwepemc and the Syilx to end wars between these two communities, where the Syilx were granted the former Secwepemc territory in the vicinity of Douglas Lake.

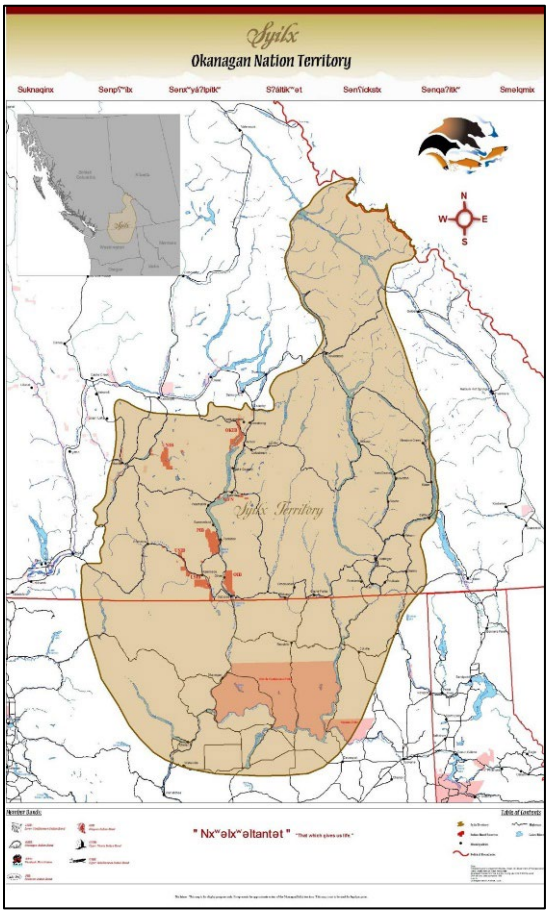


Figure 2: Syilx Okanagan Nation Territory

Today about one third of the 725 Upper Nicola Band members live on Band reserves. Upper Nicola Chief and Council oversee the governance of the Band through Four Food Chief Groups:

- Splitlem (Bitter Root) supportive workplace and healthy community.
- Chief Siya? (Saskatoon Berry) empowering members.
- Chief Ntyxtix (Spring Salmon) economic opportunity.
- Chief Skemxist (Black Bear) cultural identity, sustainable environment.

Upper Nicola Holding Limited Partnership is a registered partnership between the Upper Nicola Band and Upper Nicola Indian Band Corporation (UNIBC). The primary business focus of the partnership is to pursue opportunities arising from agreements signed between Upper Nicola Band and government or third parties conducting business on the Traditional Territory of the Band. As the Band's partner, UNIBC strives to maximize economic and social benefits from all opportunities. The Upper Nicola Band's membership and community continue to focus on the advancement of its people, culture, language, and educational opportunities, along with the protection, conservation, and sustainable management of the land for generations to come.[3]

[2] The Okanagan Indian Education Resource Society. *We Get Our Living Like Milk from the Land. pp.6-7*
[3] From the Upper Nicola Band website: https://uppernicola.com/community/our-people/

The four Chiefs of all Creation are: Black Bear, Chief for all creatures on the land; Spring Salmon, Chief for all creatures in the water; Bitter Root, Chief for things under the ground; Saskatoon Berry, Chief for things growing on land.[4]

Nlaka'pamux Nation

The people of the Nlaka'pamux Nation are also a trans-boundary tribe separated at the 49th parallel by the Canadian and American border. Linguistically and culturally the Nlaka'pamux are related to 26 other groups of the Salish language family collectively called Interior Salish.[5] The territory is marked by five posts with Lytton as the centre post. The five posts define a territory of five regions based on geography, mythical ancestry, history and dialectics of the Nlaka'pamux language.[6]

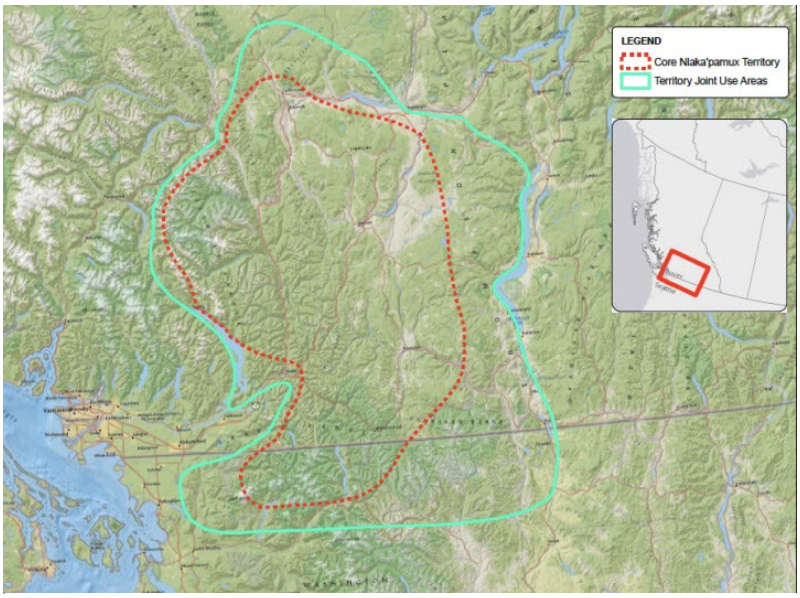


Figure 3: Nlaka'pamux Territory. Map from Chris Arnett thesis

The Scw'exmx - People of the Creeks - is taken from the name of the Nicola River, Scw'ex, meaning creek. Five bands in the Nicola Valley comprise the Scw'exmx, four of which are noted here. These bands include the Coldwater Indian Band, Lower Nicola Indian Band, Upper Nicola Indian Band, Nooaitch Indian Band and Shackan Indian Band.

Scw'exmx Values: Respect for Self & Others; Positive Sharing; Positive Helping; Positive Learning; Positive Teaching; Healthy Lifestyle; and Self-Sufficiency.[7]

Coldwater Indian Band

The C'eletkwmx (Coldwater People) are Nlaka'pamux people connected to their culture, land and their resources. As a member of the Nlaka'pamux Nation, they have connections to the entire Nlaka'pamux territory, which spans a large region in the south-central interior of British Columbia.

The main Coldwater Reserve area (IR#1) is located approximately 13 km southwest of Merritt; Paul's Basin (IR#2) is located approximately 22km southwest of Merritt; and Gwen Lake (IR#3) is located approximately 15km south of Merritt Nlaka'pamux Traditional Territory.[8]

Nooaitch Indian Band

The Nooaitch Indian Band Lands is a Nlaka'pamux First Nations government located in the Nicola River Valley, west of Merritt. The main Nooaitch I.R. No. 10 encompasses 903.1 hectares, and is located along the Nicola River corridor, beginning approximately 23 kilometers west of Merritt,

[4] Armstrong, 2009. p.358
[5] Arnett, p. 33
[6] Arnett, p.34
[7] From Shackan Indian Band website: https://www.shackan.ca/who-we-are.htm
[8] From BC Assembly of First Nations - https://www.bcafn.ca/first-nations-bc/thompson-okanagan/coldwater-indian-band

adjacent to the Merritt-Spence's Bridge Highway #8. The second Nooaitch Reserve, No. 9 Grass is 790.3 hectares and is located northeast of IR #10 between the Nicola River Valley and Guichon Creek. It is a member of the Scw'exmx Tribal Council.[9]

Lower Nicola Indian Band

The Lower Nicola Indian Band or Nłeʔkepmxc Nation is a Nlaka'pamux First Nation government and is one of the Interior Salish first peoples in the Southern interior of British Columbia, along with the Secwẻpemc (Shuswap), Lillooet, and Okanagan. The word "Nłeʔkepmxc" means "People of the Creek".

Lower Nicola Indian Band has jurisdiction over the following reserves:

- Nicola Mameet No. 1 – 4593 ha - 581 Residents - on the banks of Guichon Creek and the Nicola River near their junction, three miles northwest of Merritt.
- Joeyaska No. 2 – 130 ha - 42 Residents - on Godey Creek, three miles southeast of Merritt.
- Pipseul No. 3 – 89 ha - Sections 27&28, Township 17, Range 21 on Guichon and Meadow Creeks
- Zoht No. 4 – 202 ha - 35 Residents – Township 94, two miles north of Nicola on the west end of Nicola Lake.
- Zoht 5 – 65 ha - Section 36, Township 94 and District Lot 716 on Clapperton Creek, six miles north of Nicola.
- Logan's No. 6 – 18 ha - on Quilchena Creek flowing into Nicola Lake.
- Hamilton Creek No. 7 – 1780 ha - 42 Residents - on Quilchena Creek, six miles from mouth of Nicola Lake.
- Speous No. 8 – 113 ha - Section 36, Township 13, Range 23 – one mile south of Canford
- Zoht No. 14 - 160 Acres – District Lot 4210 in Township 94 - on Clapperton Creek, seven miles north of Nicola
- Hihium Lake No. 6 (shared between Upper Nicola, Lower Nicola, Bonaparte, and Tk'emlúps te Secwépemc Bands) – 31.5 ha – Section 16, Township 24, Range 23 - west end of Hihium Lake (**not in the Plan area**)[10]

[9] From BC Assembly of First Nations: https://www.bcafn.ca/first-nations-bc/thompson-okanagan/nooaitch-indian-band and Band website: https://www.nooaitch.ca/

[10] From Band website: https://www.lnib.net/ and Government of Canada website: https://fnp-ppn.aadnc-aandc.gc.ca/fnp/Main/Search/RVDetail.aspx?RESERVE_NUMBER=07226&lang=eng

Shackan Indian Band

The Shackan Indian Band is a Nlaka'pamux First Nations government located in the Nicola Valley, approximately 20 km east of Spences Bridge and 40 km west of Merritt on Hwy 8. This Band was formerly part of the Lower Nicola Band before 1955. Shackan is known also as 14 Mile. The name Shackan is an adaptation from Sxe'xn'x (Sx̣íx̣nx), which is its name in the local dialect of Nlaka'pamuctsin (the Thompson language). The Shackan Indian Band has three reserves. Many Band members reside on the main reserve, located along the Nicola River, which has a total land base of 6,413 acres. The Papsilqua Reserve is located to the northeast of Papsilqua and Skuhun Creek with a total of 730 acres. The Soldatquo Reserve is located a few kilometres north of Shackan with the total land area of 2,429 acres.[11]

3.3 Government to Government Relations

In December 2024, the TNRD Board of Directors approved the *Indigenous Relations Framework*. This framework aims to view policy and procedure through an Indigenous relations lens. As well, the framework outlines the educational and learning commitments the TNRD is willing to make to grow positive relationships with Indigenous communities. The intent of this framework is not to be prescriptive, but rather to show the TNRD's commitment relationships and reconciliation.

This framework is intended to set a path for the TNRD as an organization to advance Indigenous relations, cultural awareness, and cultural humility.

Indigenous Relations Framework

- The TNRD is committed to advancing education and awareness of Elected Officials and Staff, with the understanding that education is a lifelong journey.
- The TNRD is committed to building an environment where Staff and Elected Officials have the opportunity to work collaboratively with Indigenous communities.
- The TNRD is committed to fostering strong and lasting government-to-government relationships with Indigenous communities whose territories the TNRD spans.
- The TNRD is committed to information sharing with Indigenous communities through strong staff working relationships.
- The TNRD is committed to working towards the Truth and Reconciliation Commission's Calls to Action that calls on all governments to adopt the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).

To meet the ends of this framework, the TNRD will take on the following work to make these statements a reality.

[11] From Band website: https://www.shackan.ca/who-we-are.htm , Government of Canada website: https://fnp-ppn.aadnc-aandc.gc.ca/fnp/Main/Search/FNMain.aspx?BAND_NUMBER=698&lang=eng and BC Assembly of First Nations: https://www.bcafn.ca/first-nations-bc/thompson-okanagan/shackan

Policies

- The TNRD will create and update policy and procedures to ensure they are in line with this framework.
- The TNRD will ensure all new projects are in line with this framework.

Relationships

- The TNRD will set out to establish protocol agreements with Indigenous communities whose territories the TNRD spans.
- The TNRD will explore other opportunities to engage with Indigenous communities, including joint advocacy on topics of mutual interest.
- The TNRD will work with Indigenous communities to develop a statement on reconciliation for the TNRD as an organization.
- The TNRD will work with the Thompson-Nicola Regional Library service, and Indigenous communities to provide space for Indigenous resources and materials.

Learning

- The TNRD will provide opportunities for Staff and Board members to receive regular and ongoing Indigenous awareness and cultural humility training.
- The first round of training will be to ensure all staff and Board members have a basic understanding of Indigenous history and modern-day realities.
- The TNRD will develop a learning guide that will help staff dive deeper in their understanding of Indigenous culture. Within this learning guide, the TNRD will save space for Indigenous communities to have their own sections that will help grow regional awareness and understanding.

Through this framework, the TNRD is committed to advancing reconciliation and growing our relationships with Indigenous communities, relationships built on trust, understanding, and mutual respect.

Part 4 | Sub-Regional Portraits - The Power of Our Places

4.1 Context

The OCP includes the whole of Electoral Areas “M” and “N” which covers just over 6,186 square kilometres of mainly rural land from the Coquihalla Lakes to the south, Canford and the Nicola Valley to the west, Coquihalla Connector/Pennask Plateau to the east and Stump and Mamit Lakes to the north but excludes the City of Merritt, District of Logan Lake and First Nation reserves. The Nicola and Coldwater Valleys transect the Plan area, converging at the City of Merritt. From that point, the Thompson Plateau extends east to the western flank of the Okanagan Valley. Based on survey responses, 11 identifiable unincorporated and lakeshore neighbourhoods dot the Plan area.

A large portion of the Plan area is Crown land; the governance context is cooperative and open which has led to transparent levels of communication and integration between all agencies. The TNRD consults with neighbouring jurisdictions and First Nations which, in this case, includes the City of Merritt, District of Logan Lake and First Nations from the Okanagan and Nlaka’pamux Nations. Other long-range planning studies within the Plan area, including the *Fringe Areas Policy* and *Lakeshore Development Guidelines*, also support long-range planning efforts in the unincorporated rural and lakeshore areas.

Three values that often set successful communities apart are *quality of life*, *sustainability* and *creativity*. These values are clear in the Plan area. They are critical to the ongoing success of each unique community.

4.2 Empire of Grass and Cattle Country – Early Placemaking

Vast expanses of natural grassland greeted the earliest settlers to this part of the region. Access to these seemingly endless bunchgrass ranges proved to be the biggest challenge given the lack of any sort of roads. Not unlike other parts of the region, the fur trade attracted the first post-contact settlers to the area. David Stuart of the Pacific Fur Company along with Joseph Larocque of the Northwest Company established Kamloops area trading posts in 1810-11. Alexander Ross of Astor's Pacific Fur Company travelled from Kamloops via Nicola Lake and the Similkameen in January 1813. Archibald McDonald of the Hudson's Bay Company made the same trip along what would become known as the Brigade Trail in October 1826.[12] In the 1840s, the earliest Hope-Nicola Trail was established, and greatly improved into the 1870's, in response to the Gold Rush and demand to move cattle down the Coldwater/Coquihalla Valley to the coast market.[13] A similar trail from Princeton to Nicola Lake connected the northwest corner of the Similikameen with the Nicola basin and Kamloops, travelling through present day Aspen Grove and Courtney Lake to Quilchena.[14] The year 1876 saw a further wagon road built from Cook's Ferry to Nicola[15], drawing additional miners and adventurers into the Plan area.

Douglas Lake Ranch - 1958
Photo Credit: BC Archives

These early road improvements led to increased migration into the Plan area. While many sought gold and coal fortunes, most came seeking Crown pre-emptions to enable ranch and farm operations. In 1868, men like Edwin Dalley, Alexander Robb and John Clapperton pre-empted some of the first land at the south end of Nicola Lake. From these early settlers grew the community of Nicola. Later, The Forks or Forksdale evolved at the confluence of the Nicola and Coldwater Rivers. The name was changed to Merritt in 1906 to honour mining engineer and railway promoter, William Hamilton Merritt[16].

Lands in the northern portion of the Plan area were in the Railway Belt, or those lands that extended approximately 20 miles on either side of the Canadian Pacific Railway. The original surveys resulted in this area being within the Dominion Lands Survey's Section, Township and Range grid. Portions of John Jane's pre-railway township surveys, numbered from 87 to 111, remain between Nicola Lake and Stump Lake[17]. The Golden Quill strata community at the north end of Stump Lake sits on the original Township 100.

[12] Harris, The Brigade Trail. p.13
[13] Harris, The Hope-Nicola Trail. p.19
[14] Favrholdt. p.23
[15] Merritt Herald. p. 8
[16] Merritt & The Nicola Valley: An Illustrated History. p. 21
[17] Harris. p. 15

Construction of Vancouver, Victoria & Eastern Railway and Kettle Valley Railway's lines from Spences Bridge to Merritt, Hope to Merritt and Princeton to Merritt (via Brookmere) along with the required sidings and stations, were a major catalyst for early migration and colonial habitation in the Plan area. In this era when passenger train travel was dominant and highway travel was minimal, most communities in the Nicola and Coldwater Valleys evolved around train stations.

This inevitably led to growth of primary resource industries. Agriculture, mining and forestry dominated the Plan area. Through historic losses, trades and land purchases, historic cattle ranches flourished in the Plan area including Douglas Lake Ranch, Guichon Ranch, Lauder Ranch, Stump Lake Ranch, Rey Ranch and Quilchena Ranch. Pioneer names like Lauder and Guichon still reside in the Plan area. Coal mining, including the long-gone Middlesboro Collieries, had a dominant presence in the Merritt area until diesel power dethroned coal as the primary source of fuel. Today, the ranching, agriculture and mining industries remain critical to the local economy, and despite recent setbacks, forestry remains in a lesser role in the economy. Today, Merritt's quaternary sector economy, or the economic activity associated with the intellectual or knowledge-based economy, continues to flourish.

4.3 Primary Settlement Areas

The Plan area's two municipalities, Logan Lake and Merritt, will continue to act as service centres for residents. Although OCP policies do not *directly* apply to these municipalities, they cannot be considered in isolation. Logan Lake and Merritt will likely absorb most growth in the Plan area given their level of services and abundance of available lands.

The evolution of settlement patterns within the Plan area has diverged, resulting in differing land use patterns over the past century. From these eras emerged development clusters, some with more advanced services and higher densities than others. The RGS *encourages rural residential development to locate in existing community nodes that have, or can establish, economically sustainable community water and/or sewer services and support development of community nodes where service centers already exist.* Generic land use policies are provided in this OCP for rural land use and density; however, two rural settlement areas are highlighted given their advanced servicing levels, potential capacity for additional development and greatest number of residents. Lower Nicola is identified as a Community Node and Nicola Lake is identified as a Special Planning Area. Additional information available under Part 12.

The wide extent of this Plan area incorporates several small hamlets and towns that residents made clear, despite their proximity to each other, were separate and distinct. Settlement areas and nodes within the three major sub-regions are noted here.

4.4 Sub-Regional Overview

The Plan area's communities remain as mileposts from the past 150 years of mainly post-contact settlement. While most communities evolved from primary resource sectors, the new demographic and shift to tertiary sector activities have resulted in either amenity retirees or those seeking rural lifestyles. Acknowledging the vast OCP land area and diverse issues of each community, residents said that the new OCP should find commonality while recognizing distinct geographic areas. Goals and objectives may be shared but distinct policies based on a localized sense of place and community need to follow.

Nicola Valley – Central Thompson Plateau

This part of the Plan area is represented by the western areas of Electoral Areas "M" and "N". Lower Nicola is the most populated community in this area with more advanced services. Historic hamlets emanated from the Kettle Valley Railway which bisected the area from Spences Bridge to Merritt. Current access to major highway corridors, including Highway Nos. 97C and 8, have resulted in these areas acting as rural residential and bedroom communities to both the City of Merritt and Highland Valley Mine. The historic hamlets that remain are semi-rural agricultural communities with limited local commercial services. As the 2nd largest municipality in the TNRD, the City of Merritt is this sub-region's primary service and healthcare centre. Merritt also serves as the primary gateway to the Coquihalla Corridor. Logan Lake also serves the residents' economic needs. The Coquihalla Corridor extends north to Kamloops and south the Lower Mainland. Highway 97C corridor extends north from Lower Nicola to Logan Lake and its primary employer, Highland Valley Copper Mine.

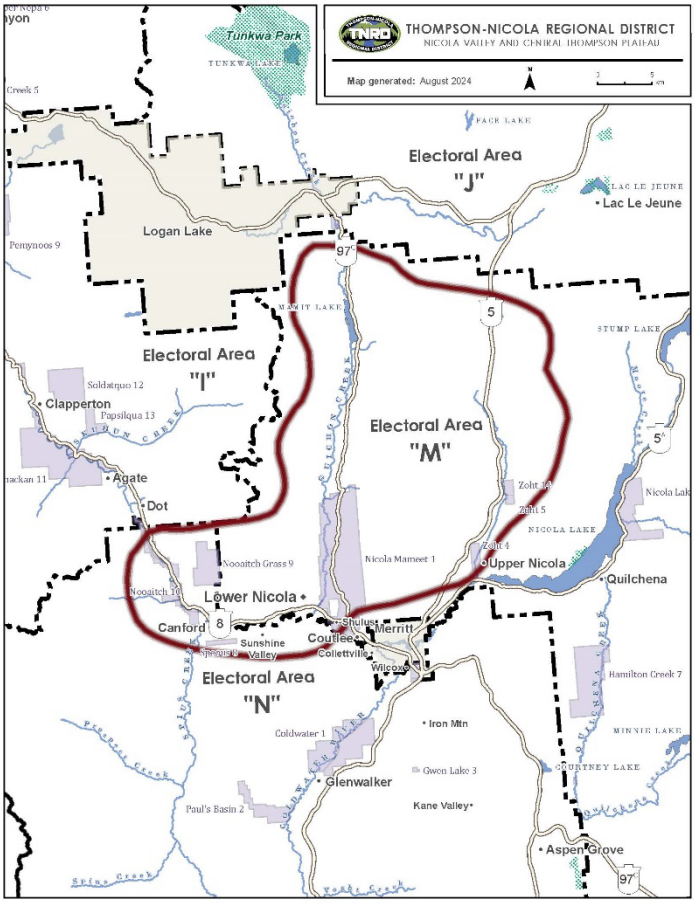


Figure 4: Nicola Valley and Central Thompson Plateau

The residents' primary areas of concern in this sub-region are as follows:

- **safeguard development from wildfire hazard including fuel mitigation on Crown lands;**
- **lack of fire protection in some areas;**
- **direct growth to existing serviced communities;**
- **protect environmentally sensitive and hazardous lands;**
- **ground and surface water availability including water restrictions and drought conditions;**
- **improve access to health care including mobile health care facility that travels through the whole area;**
- **identify ways to attract and retain business;**
- **promote tourism and the arts/culture opportunities;**
- **encourage agri-tourism and farm product processing;**
- **implement policy for agricultural land protection (aligning with ALR);**
- **promote a broader range of activities and events appealing to residents and visitors year-round;**

- **preserve a rural lifestyle on larger residential/agricultural parcels;**
- **invasive plant concerns including blueweed;**
- **support existing businesses and expand farm to table program;**
- **encourage more affordable housing opportunities in the area; and**
- **develop adequate cell coverage and affordable high speed internet service.**

Within this geographic area are the following communities:

Lower Nicola *including Canford, Coutlee, Mamit Lake and Sunshine Valley*

As early as the 1870s, large ranch and farm operations existed in the Nicola River valley from Merritt to Spences Bridge. Early farm families included names like Suchell, Corkle, Carrington and Collett.[18] Early gold, silver, copper and coal mining efforts resulted in the need to transport ore to markets abroad. William Merritt, an able promoter and town namesake, revived the Nicola, Kamloops and Similkameen Railway (NC&S) charter in 1903, and began to build a line from Spences Bridge on the CPR mainline to Merritt. The CPR soon leased the charter and completed the line in 1906. Located near the Nicola River, the Coyle train station was constructed, and the hamlet of Lower Nicola slowly evolved. The town is sited in a flat valley characterized by grasslands with sparse stands of Ponderosa pines. Lower Nicola is centrally located to the area's agricultural and mining industries and acts, in part, as a bedroom community to the City of Merritt. The Lower Nicola Waterworks, a private community water system, was first developed in 1965. It now serves 320 customers which comprises most of Lower Nicola.

According to the community survey, Lower Nicola residents value their relaxed lifestyle and proximity to the City of Merritt. They wish to preserve yet promote the area's natural amenities and see sustainable tourism as a realistic economic future. Lower Nicola residents expressed the following specific comments or concerns:

- **inconsistent medical services in the Nicola Valley;**
- **balance additional dwelling units on smaller parcels with availability of potable water;**
- **consider more flexibility for home-based trucking businesses;**
- **concerns about costs of fire insurance and the need for additional fire protection;**
- **the Agricultural Land Commission is encouraged to review ALR boundaries in the area west of Lower Nicola as this area has poor soil quality;**
- **wells are running dry in the Mamit Lake Road area;**

[18] Nicola Valley in Review pp. 39-41

- **need for more outdoor recreation in this area, including parks with washrooms, playground and pickleball/tennis courts between Merritt and Logan Lake;**
- **consider joint disaster planning efforts with First Nations, TNRD and City of Merritt;**
- **concern about the future of the Lower Nicola community water system;**
- **general road maintenance and pedestrian mobility in Lower Nicola including a lighted crosswalk at Aberdeen Road and Highway 8 and rail trail improvements between Lower Nicola and Merritt;**
- **need for more bylaw enforcement; and**
- **population attraction and retention of young people.**

Interior Grasslands – Douglas Lake Plateau

This eastern part of the Plan area extends from Nicola Lake, north to Stump Lake, south to Aspen Grove and includes the whole of the Pennask Plateau east to the regional district boundary. The empire of grass around Stump, Nicola and Douglas Lakes is dominated by large pre-emption district lots where cattle ranching is still king after 150 years. Popular fishing and recreational lakes dot the area. Given that this area comprises mainly large holding ranchers and lakeshore property owners, policy will serve to protect and conserve both the grasslands and lakeshore areas.

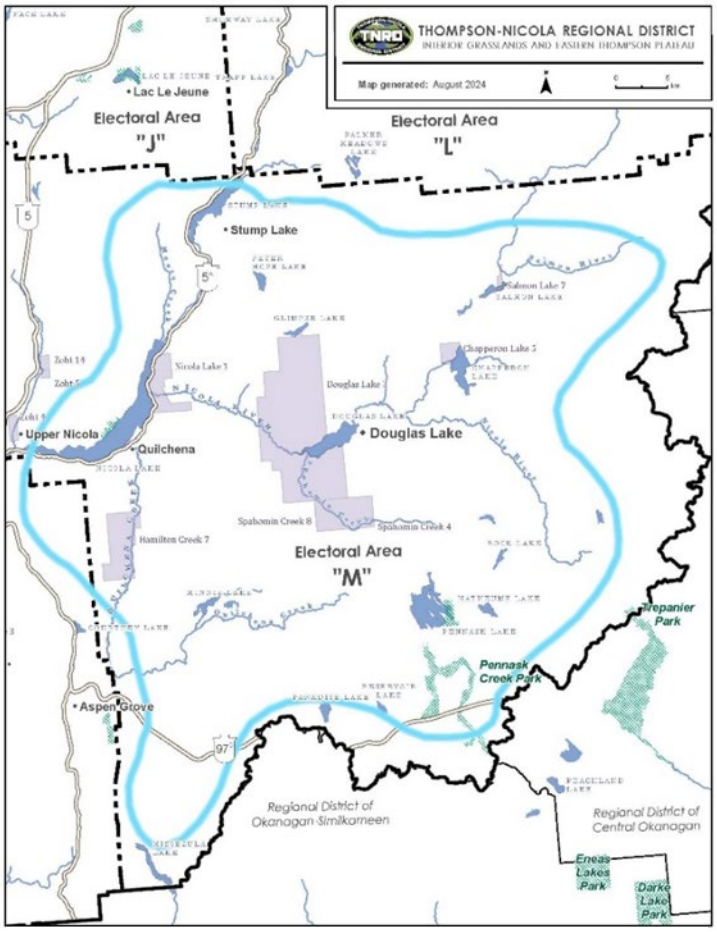


Figure 5: Interior Grasslands – Douglas Lake Plateau

Highway 97C or Okanagan Connector provides a key transportation shortcut from Highway 5 or Coquihalla Highway to the Okanagan Valley. The Pennask Plateau is marked by popular recreational lakes with wilderness resorts providing fishing and hunting experiences on private and Crown lands. Merritt is a key transportation and economic hub at the junction of Highway 5, Highway 5A, Highway 8 and Highway 97C.

Based on resident survey responses from this area, general issues or areas of concern are as follows:

- **ground and surface water availability;**
- **preserve rural lifestyle on large lots;**
- **implement policy for agricultural land protection;**

- **attracting a younger generation to the area;**
- **protect environmentally sensitive and hazardous lands including sewage systems;**
- **implement stronger lakeshore protection policy;**
- **promote a broader range of activities and events appealing to residents and visitors year-round;**
- **find ways to partner with First Nations for economic development;**
- **environmental degradation due to ATV use;**
- **support the establishment of new business opportunities in the area;**
- **lack of fire protection in populated areas; and**
- **develop adequate cell coverage and affordable high speed internet service**.

Upper Nicola Valley

This part of the Nicola Valley represents the largest population base outside the City of Merritt. The area is dominated by open grasslands with low shrubs, sagebrush, and Ponderosa pine trees. The climate is generally hot and dry in the summer and cold and dry in the winter and there is very little precipitation. Land use in the area consists of forage crops, ranching and logging in the higher elevations.[19] The Nicola Valley is narrow and mountainous creating high winds, resulting in favourable sailing at Nicola Lake and Stump Lake. Known as a historic fishing, camping and hunting recreation area, many of the seasonal destinations have been redeveloped into permanent resort or recreational developments.

According to survey respondents who identified as being a resident of Upper Nicola, residents are mainly retired who value their solitude, country living, friendly neighbours and proximity to Kamloops. They wish to preserve yet promote the area's natural amenities and see sustainable tourism as a realistic economic future. Upper Nicola Valley and area residents expressed the following specific comments or concerns:

- **poor road maintenance standards throughout the area;**
- **noise from the Coquihalla Highway;**
- **more planned activities for seniors in the area;**
- **overwhelming support for a flourishing small business community.**

The area's one time slogan "A lake a day as long as you stay" holds true for this part of the Plan area. For generations, the enduring appeal of the local lakes has drawn people to their shores to live, work and play. Some of the more populous lakes in this part of the Plan area including the following:

Peter Hope Lake

Named after Peter Hope, a prospector who came to the area in 1863[20], this lake was renowned as a trophy sport fishing lake from the 1930s to the 1980s. Fifteen Crown lease lots are located on the eastern shore. Peter Hope Lake Resort was a seasonal recreational resort until being redeveloped into 26-lot phased building strata in 2000. Peter Hope Lake Forest Recreation site dominates the remaining area around the lake.

[19] Nicola Lake Action Plan. p. 4
[20] Balf. p. 36

Stump Lake

Stump Lake or Lac Des Chicots (Lake of Snags) derives its name from the fact that stumps and prostrate trunks of trees, were once found submerged along its edge.[21] It is believed that the lake is either manmade from early ranching practices or formed because of earthquake or land tilt, blocking the southern creek exit[22]. Evidence of previous mining activity (Planet Mine) exists at the southeastern end of the lake. Stump Lake Ranch once owned most of the large rural parcels around the lake. A density averaging subdivision helped create the 46-lot Golden Quill community on the northern and eastern shores in 1999. Historic residential parcels and a Forest Recreation site are located near the lake's southern end. Stump Lake Park is located within the strata subdivision on the east shore. Known as a premier sport fishing lake, flood control issues are well documented given that the lake has an annual inflow but does not have an annual outflow.

Glimpse Lake

Originally named Fish Lake, the first Crown Grant District Lot was issued in 1917. This District Lot now comprises the Little Beaver Creek Ranch, including the original resort lodge built in 1905, on the east end of the lake. Since this time, 56 fee simple lots were developed in 1975 and six commercial strata lots created in 2003 as part of the Ranch property. Two large Forest Recreation sites and the Douglas Lake Indian Reserve No. 3 comprise most of the remaining foreshore on this lake. All told, the lake comprises the greatest lakeshore residential density outside of Nicola Lake. Because of these historic subdivisions, the lake is designated as a *General Use (Developed subclass)* lake in the *TNRD Lakeshore Development Guidelines*.

According to the survey respondents, Glimpse Lake residents are mainly retired who value their solitude, proximity to open space and friendly neighbours. They wish to preserve yet promote the area's natural amenities and see sustainable tourism as a realistic economic future. Glimpse Lake residents expressed the following specific comments or concerns:

- **lack of access to qualified building contractors;**
- **large commercial vehicle traffic on Highway 5A;**
- **short-term rentals are not supported;**
- **lack of wildfire remediation and resident fire suppression training;**
- **expand Upper Nicola transfer station;**

[21] Akrigg. p
[22] Balf. p. 43

- **consider outboard motor horsepower restriction for Glimpse Lake;**
- **impact of pesticide spraying.**

Nicola Lake

Nicola Lake is the largest and most densely populated lake in the Plan area. Hwistesmetxe'qen (meaning walking grizzly bear) was Chief of the Okanagan First Nation in the late 17th and early 18th centuries. Early fur traders called him Nicholas, N'Kuala or Nicola[23] to which the lake and area acquired its name. Nicola Lakeshore Estates and Harmon Estates collectively line a large portion of the lake's western shore. Monck Provincial Park is one of the largest and most popular provincial parks in the area comprising 166 campsites and day use area over 118 hectares.

The Quilchena Hotel opened in 1908 in anticipation of the Kettle Valley Railway being extended down the lake and through Quilchena Creek enroute to Midway. The hotel and associated local commercial node remain today despite the rail line taking a different route south through Brookmere. Quilchena on the Lake and Sagebrush Golf strata neighbourhoods along with the

Nicola Lake

Monck Provincial Park – Day Use Area

Quilchena Point RV Marine line the shore near Quilchena. Upper Nicola First Nations' Nicola Lake Bay and N'kwala Beach recreational vehicle park developments are located near the northern end of the lake. Other isolated lakeshore residential parcels exist on the lake's western shore but most other parcels on the lake are large agricultural parcels owned by historic ranch operations. The Nicola townsite, comprised of over 1200 parcels, sits mainly uninhabited at the western end of the lake near the headwaters of the Nicola River. Created in 1894 in anticipation of the extension of the Kettle Valley Railway from Nicola, the townsite never truly flourished after it was decided to extend the line to Midway via Brookmere to the south.

The lake is classified as both a *Critical* and *Special Case* Lake in the TNRD Lakeshore Development Guidelines. The *Critical* designation is due to the signs of advanced eutrophication (nutrient enrichment leading to a decline in water quality) and overcrowding. The *Special Case* designation is due to the lake's water being a major source of water for irrigation and sensitive First Nations cultural sites. Most of the newer residential development created over the past 25 years are serviced with community water and sewer services to reduce the impacts on the lake.

[23] Balf, HWISTESMETXĒ´QEN. p. 1

Community survey responses confirm that Nicola Lake residents place great social and environmental value on their lakeshore neighbourhoods. Residents enjoy their privacy and open space. Nicola Lake and area residents expressed the following specific comments or concerns:

- **deteriorating lake water quality;**
- **entrance to dam builds up sediment in Nicola Lake;**
- **develop a walkable path on Monck Park Road and separate community park with sports fields at Nicola Lakeshore Estates;**
- **algae blooms on Nicola Lake and the lake's long-term management;**
- **need for resident training in fire prevention and wildfire mitigation especially in the Nicola Lake area;**
- **concern about staffing levels at the Merritt hospital and emergency room closures;**
- **desire to reopen the Quilchena Hotel;**
- **advocate to have the highway public pull-outs maintained;**
- **lack of adequate parking at all lake boat launches;**
- **lack of active logging in the area;**
- **support the local agricultural community;**
- **improve agricultural water efficiency and infrastructure;**
- **implement Environmental Farm Plan;**
- **increasing prevalence of Eurasian watermilfoil; and**
- **lack of or overcrowded recreational amenities like provincial park and boat launches.**

Coldwater River Valley – Coquihalla Corridor

This is the southern part of the Plan area extending from Merritt south to Brookmere along Highway 5 and the southern extent of Electoral Area "N". The City of Merritt serves as the gateway to the Coldwater, Nicola and Coquihalla Valleys and destinations further south in the Lower Mainland. Settlements in this area are unincorporated with limited services. It is characterized by arable valley bottoms, productive fir/pine/spruce forests in the upper hills with rotational agricultural/grazing operations. Brookmere, Iron Mountain, Aspen Grove and Kingsvale are the most populated locations, but sparsely.

Forestry operations formed the base for early settlement along with early mining activity in Merritt and surrounding area. Large rural parcels, resource extraction and hobby farms support residents throughout this part of the Plan area. The Kane Valley supports agricultural operations and all-season outdoor recreational pursuits, mainly. In the summer, the Coquihalla Valley is popularized with hiking adventurers in both the rugged Cascade mountains and the Hope to Brookmere Trans-Canada Trail. In the winter, the area is popular with the local and Lower Mainland snowmobile community. There is a private community water system at Brookmere; however, the area remains primarily rural with limited services and commercial activities.

According to the survey, area residents value their access to nature and surrounding wilderness but like their proximity to the services in Merritt. The primary areas of concern in this sub-region follow:

- **preserve a rural lifestyle on larger residential/agricultural parcels;**
- **impacts of wildfire on rural communities;**
- **unrestricted ATV use in the rural areas;**
- **preserve rural lifestyle on large lots;**
- **implement policy for agricultural land protection;**
- **encourage agri-tourism and farm product processing;**
- **long term damage caused by wildfires and atmospheric river flooding;**
- **consider fire protection services and wildfire risks and impacts;**
- **protect environmentally sensitive/hazard lands and waters and safeguard from hazards;**
- **lack of road maintenance in all seasons; and**
- **develop adequate cell coverage and affordable high speed internet service.**

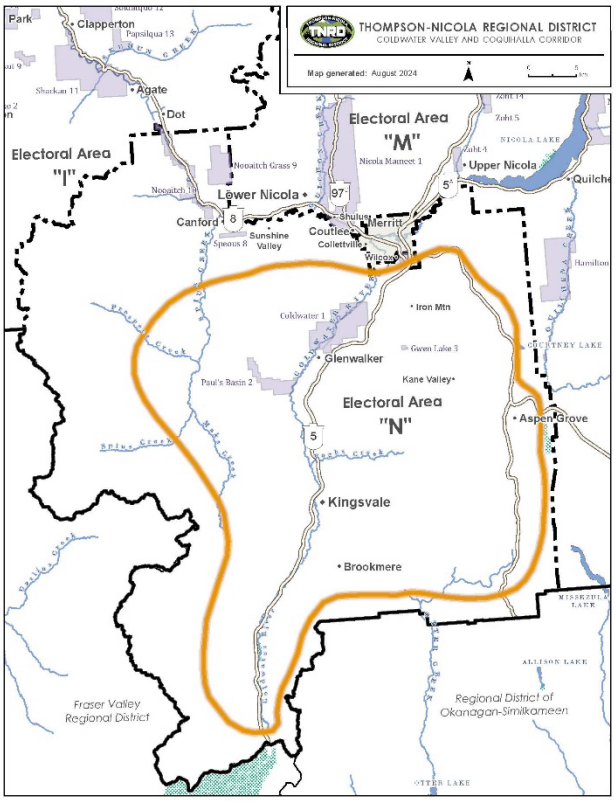


Figure 6: Coldwater Valley and Coquihalla Corridor

Within this geographic area are the following rural hamlets:

Brookmere

Named after Harry Brooks, a pioneer who homesteaded the Otter Summit area years before the KVR arrived[24], Brookmere was established as a key Kettle Valley Railway station in 1915. Like other towns, commercial and residential development occurred around the train station. Despite passenger train service ending in 1964 and the freight crew moving to Merritt in 1966, Brookmere remains today as a small hamlet of hearty rural residents. The community is served with a private community water system operated by a local community association. Brookmere residents expressed the following specific comments or concerns:

- **lack of fire protection, fire suppression supplies and the loss of fire protection ponds in Brookmere;**
- **concerns that the Brookmere population is aging and will only continue to be a community if we can attract families and younger people to the area;**
- **impacts of ATV and snowmobile use on the local environment;**
- **a large log jam on Brook Creek could pose a future flood threat;**

[24] Sanford, Barrie. p. 176

- **lack of maintenance on the Trans-Canada Trail;**
- **impacts from mining on Shovel Nose Mountain;**

Canford *including Sunshine Valley*

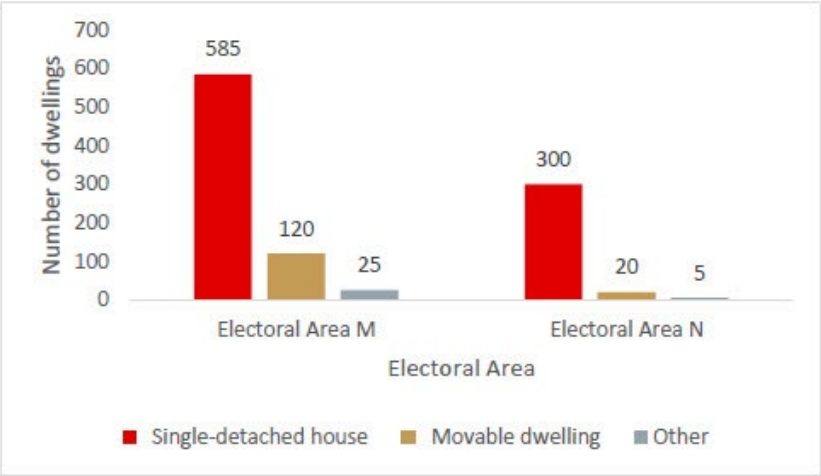
Like many other Plan area communities, Canford grew out of the resource industry. Named by a local rancher after Canford Manor near Bournemouth, England, it was the site of the Nicola Valley Lumber sawmill established about 1906. The mill was on the CPR's Nicola branch, which later became part of the Kettle Valley Railway and was a major supplier of lumber to the railway. It burned in 1919 and taken over by Nicola Valley Pine Mills and operated into the 1950s. Although the mills are long gone, Canford remains as a quiet agricultural area with no services. Canford and area residents expressed the following specific comments or concerns:

- **No fire protection in Sunshine Valley – there should be some allowance for irrigation to prevent fires;**
- **Desire for a community meeting place like a gazebo and park.**

4.5 Housing Trends

Housing design choices take many forms throughout the Plan area. Access to appropriate, adequate and diverse forms of housing for individuals and families in all socioeconomic groups is an integral part of a healthy community and a key goal in this OCP. The growing housing affordability crisis is impacting on all regional communities including those communities in the Plan area. A mix of housing types, sizes and forms can provide more realistic housing choices that respond to the various needs of rural residents. For this Plan area to grow as a community where residents live, work, play and age in place, opportunities must be provided for flexible yet responsible approaches to support diverse forms of housing to accommodate everyone. Residents expressed a strong interest in maintaining and developing new affordable housing opportunities throughout the Plan area.

Figure 7: Dwellings by Structural Type (2021)



According to the 2021 census profile data, the combined population of Areas "M" and "N" is **2,354**. In 2021, the total number of private dwellings was **1,055** with the number of private dwellings occupied by usual residents being **1,051**. This suggests that 16% of homes are unoccupied or vacation properties. The number of persons per household in Areas "M" and "N" was 2.2, which is slightly lower than in the TNRD and BC based on the 2021 census. The dominant structural type of private dwelling in Areas "M" and "N" is the single-detached house, followed by movable dwellings (i.e., mobile homes). Figure 7 summarizes dwellings by structural type in the Plan Area.

Figure 8 shows dwellings by structure type as a percentage which is helpful for comparing the distribution of different dwelling types across the electoral areas and the TNRD. In the Plan area, 80% of all dwellings in Area “M” and 92% of dwellings in Area “N” are single-detached houses. This is a much larger proportion than in the TNRD, where single-detached houses represent only 58% of dwellings.

The largest proportion of homes in the Plan area were built between 1961 to 1980. Over 50% of dwellings in Area “M” and 42% in Area “N” were built before 1980. Figure 9 shows the most recent data from the 2021 census relating to dwelling construction period.

Figure 8: Dwellings by Structural Type as a Percentage (2021)

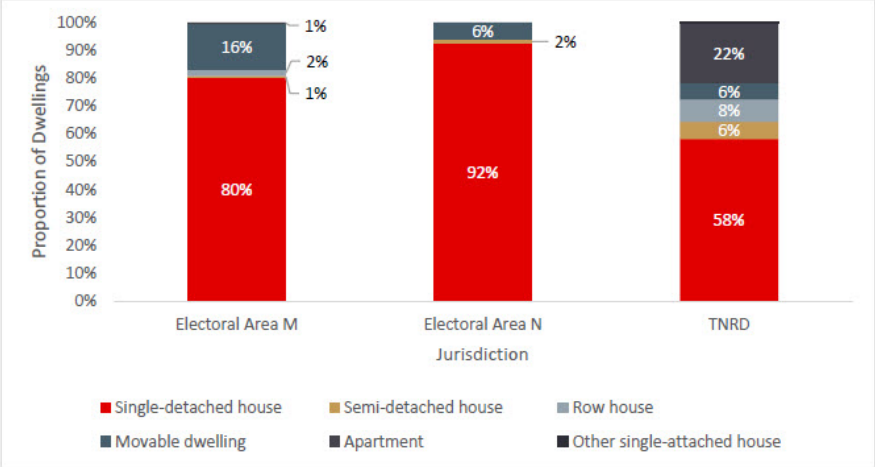
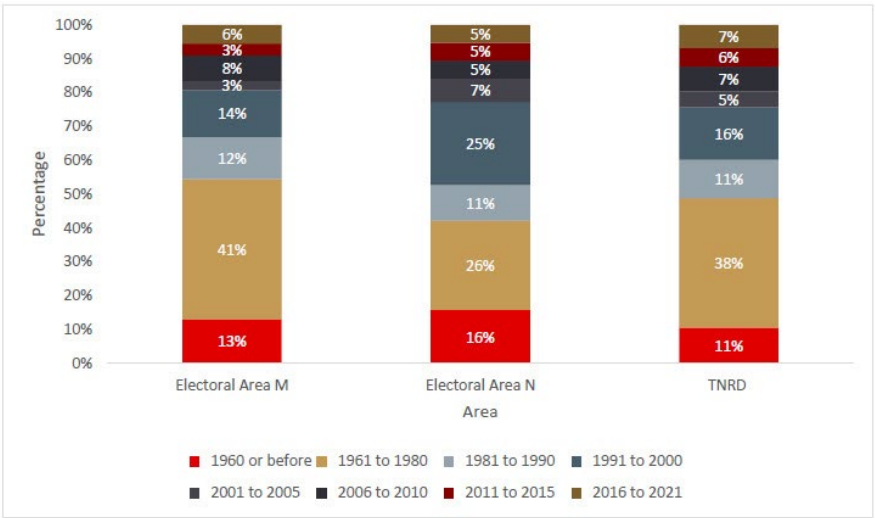


Figure 9: Dwellings Construction by Period in Areas M&N and the TNRD



4.6 Housing Needs Report

Access to appropriate, adequate, and diverse forms of housing for individuals and families in all socioeconomic groups is an integral part of a healthy community. The growing housing affordability crisis is impacting the health of communities across all corners of the region, including communities within the Plan area. The ever-increasing costs of rentals and home ownership has resulted in challenging times for families. The rising costs of urban living followed by post-COVID-19 legacies have combined to shed new light on the affordability and overall popularity of rural

living. The future rural economy may benefit from a new cohort of growth possibilities arising from these challenges.

The TNRD Regional Housing Needs Report (2024 Report) provides an in-depth analysis of the current housing needs and conditions across the region, including Electoral Areas "M" and "N" which comprises the Plan area. The predominant form of housing in the Plan area is single-detached dwellings and manufactured homes. Residential land needs and consideration of what parcel sizes or servicing will be in demand, may change in future if industry or major projects in the area bring long-term employment opportunities. Alternatively, the TNRD may support limiting parcel area, enable additional dwelling units and directing growth to areas with existing community water or sewer servicing or municipalities.

The 2024 Report projects housing needs five and twenty years into the future. It considers extreme core housing needs, persons experiencing homelessness, suppressed household formation[25], anticipated growth, rental vacancy rate, and additional local demand. The housing needs are based on population projections provided by BC Stats and reflect the projected growth rate for the entire TNRD.

Some themes and key findings within the report (and survey responses) include:

- Most housing is single family dwelling and manufactured homes.
- Aging population with little need for larger dwelling and desire to age in place.
- Lack of affordable housing.
- Desire for additional dwelling units on parcels.
- Building code requirements becoming stricter over time.
- Concern for vulnerable residents living in recreational vehicles year-round.

As of 2021, Area "M" had **730** dwellings. Based on the 2024 Report, Area "M" will require **152** additional housing units by 2029, and **463** new housing units by 2044. Area "N" had **325** dwellings in 2021 and will require **48** additional housing units by 2029 and **135** housing units by 2044. This assumes that all units would be used for year-round occupancy. It is important to note that some homes in high natural amenity locations like Nicola Lake and Stump Lake are used as vacation homes or short-term rentals (although this is now unlawful in BC)[26] which can lead to overestimating the number of homes currently available for occupancy.

Affordable housing, a legislated OCP consideration, is deemed "affordable" by the Canada Mortgage and Housing Corporation if it costs less than 30% of before-tax household income. Affordable housing may be provided by the private, public and not-for-profit sectors or it may comprise other forms of housing tenure (e.g. cooperative ownership). Senior's housing developments exist in the City of Merritt and District of Logan Lake. A broad range of housing choices is supported in the Plan area, including manufactured homes, secondary suites and additional dwellings.

[25] Suppressed household formation is defined as follows: *New households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot be due to a lack of places to go* – Housing Assessment Resource Tools – UBC - 2025

[26] Province of BC, B.C.'s short-term rental legislation. https://www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals/short-term-rental-legislation

Given the growing retirement population, the need for more creative means of affordable, rental or supported housing is apparent. Increasing housing options to enable seniors to stay within the community as they age, and to allow people of all ages and abilities with moderate or low incomes to find adequate housing, are important goals for Plan area residents.

This OCP recognizes that most affordable housing solutions will be addressed in urban areas (Merritt and Logan Lake) with appropriate levels of services, and rural areas will accommodate mostly rural forms of housing including single-family dwelling (with or without secondary suites), detached suites, manufactured homes and additional dwellings (where permitted). To support additional and diverse housing options appropriate for the Plan area, creative solutions beyond simply increasing the supply of land designated for residential development, including a combination of approaches and creative housing strategies, are needed. To accomplish this, measures are proposed to address components of housing under TNRD jurisdiction through updated regulations, advocacy, and education to increase the diversity of housing and facilitate the provision of additional housing to accommodate the current and future needs of the community.

Looking forward, “housing needs” comprises many forms of dwelling types and ownership tenures. When considering future housing needs, the assessment included the following housing types/needs in the overall calculations:

- Non-market housing (subsidized and non-profit) – this type of housing includes shelters, transition houses, safe homes, co-operative housing, below-market rental, supportive housing, assisted living and seniors housing.
- Core and Extreme Core Housing Need - a household is considered to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30% or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative local market housing. “Extreme core housing need” has the same meaning as core housing need, except that the household has shelter costs for housing that are more than 50% of total before-tax household income.
- Suppressed Household Formation - number of people per household is sensitive to the cost and availability of households including adult children living with their parents, unusually large numbers of roommates, unusually large numbers of couples cohabitating

more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

Table 1 illustrates the anticipated 5-year and 20-year housing needs for each respective Electoral Area comprising the Plan area. As can be seen below, the largest part of the housing needs assessment is in the 'Anticipated Growth' figures for each Electoral Area over 20 years.

Projected Housing Needs for Electoral Areas "M" and "N"				
Component	**5 Year Need EA "M"**	**5 Year Need EA "N"**	**20 Year Need EA "M"**	**20 Year Need EA "N"**
Extreme Core Housing Need	8.17	0.00	32.67	0.00
Persons Experiencing Homelessness	6.82	2.83	13.64	5.66
Suppressed Household Formation	36.48	6.37	145.91	25.46
Anticipated Growth	100.35	38.49	268.64	103.04
Rental Vacancy Rate Adjustment	0.50	0.17	2.01	0.67
Additional Local Demand	0.00	0.00	0.00	0.00
Total New Units – 5 years	**152**	**48**		
Total New Units – 20 years			**463**	**135**
Total New Units – 5 years – Plan area		**200**		
Total New Units – 20 years – Plan area				**598**

Table 1: Electoral Areas "M" and "N" Housing Needs Total

Residents expressed a general interest in maintaining their communities as rural communities; however, there was also strong interest to enable additional dwellings on smaller parcels. Accordingly, most of the residential development in the Plan area is low-density, single-family development set in a rural context on large lots. This expectation will be maintained, with conditional approvals for development servicing with either community water or community sewage disposal in the Lower Nicola Rural Settlement Area or Special Planning Area (see Part 12).

Residential Land Needs

Understanding the future residential land needs is important for effective planning and sustainable development in the Plan area. This section discusses the projected demand for housing and associated land needs, considering various factors such as population growth, available vacant residential lands, and historical residential building permits. This section provides insights into the residential land needs required to accommodate the anticipated growth and address housing challenges in the region.

Over the last 14 years, residential development has been the predominant form of development in both Areas" "M and "N". From 2010 to July 2024, there were **156** residential building permits issued in Area "M" and **60** in Area "N". Three quarters of these residential building permits were for single family homes.

Vacant lands refer to parcels of zoned land that are undeveloped. The amount of vacant land in the Plan area can indicate how much land is potentially available for future development. However, vacant lands do not include underutilized lands, such as residential properties not used as primary residences.

Lands were assessed by the TNRD to understand the area of undeveloped land zoned for residential use. Most zoned land is vacant in both Areas “M” and “N”. Area “M” has 90,712.78 ha of vacant land out of a total of 124,811.18 ha of zoned land. Area “N” has 25,532.46 ha of vacant land out of a total of 73,195.52 ha of zoned land. Land zoned as residential accounts for most of the vacant zoned land in both Areas “M” and “N”. These vacant lands have permitted uses such as residential homes, farming, ranching, and forestry practices.

From the aforementioned areas of vacant land, the total number of vacant residential parcels in the Plan area (with partial or complete zoning) is approximately **1,837** parcels in Area “M” and **440** parcels in Area “N”. Within the timeframe of this OCP, future growth scenarios *may* warrant localized zoning bylaw amendments (e.g. additional dwelling units). Between 2021 and 2041, it is projected that population in the Plan area will grow between 23-24%. Based on the 2024 Report, ample vacant land exists to meet the needs for new residential development. More detailed population projections can be found in Section 4.7 below.

Supporting Housing

Although the Plan area has enough land to meet future housing supply demands, other factors beyond supply impact housing affordability that cannot solely be addressed through an OCP and require an integrated and collaborative approach to find solutions. By implementing a more creative regional approach, increasing housing supply and diversity appropriate to the needs of each community, and reflective of local culture, conditions, climate and servicing levels can be considered.

This OCP recognizes that most affordable housing solutions will be addressed in areas like the District of Logan Lake or City of Merritt where advanced levels of services exist, and rural areas will accommodate mostly rural forms of housing like single family dwellings (with or without secondary suites), manufactured homes and additional dwellings where permitted. Private and public community water systems exist in the Plan area; however, each has a limited capacity in their current design. To support additional creative housing options in this Plan area, creative solutions beyond increasing the supply of land for residential development through subdivision, are required. Options to be considered may include increased awareness for secondary suites and additional dwelling units subject to adequate water and sewer services.

Objectives:

1. Increase the supply, availability and access to housing for residents of all ages, incomes and abilities.
2. Direct new residential development to existing serviced areas to protect the predominantly rural character of the Plan area.
3. Ensure that all housing is developed in a sustainable manner with appropriate water and sewage disposal services that are commensurate with density and parcel size.

Policies:

4. Continue to support and encourage the development of secondary suites, detached suites and additional dwellings within all residential neighbourhoods conditional on Zoning Bylaw compliance.

5. All new residential development shall comply with Regional District park planning and open space functions.

6. Additional dwellings, secondary suites and detached secondary suites may be permitted as per Zoning Bylaw requirements. Any additional dwelling must be connected to water and sewage disposal systems that meet the requirements set by the Provincial authority.

7. A Temporary Use Permit application may be considered by the Board of Directors in circumstances where a property owner wishes to reside in a recreational vehicle on a parcel for a limited term or while they are coming into compliance with the Zoning Bylaw. The option to apply to the Board of Directors for a Temporary Use Permit approval may be pursued by the parcel owner to enable living in the recreational vehicle for up to three years. **See Section 13.3 for more details**.

8. Encourage all new housing, particularly secondary suites, and rental housing, to be constructed to integrate universal design standards for accessibility to people of all ages and abilities and to support aging in place.

9. Discourage traveller accommodation use in residential areas without the successful completion of the required Provincial and local government approval processes.

Advocacy Policies:

10. Support a review of existing zoning requirements to enable additional dwelling units on smaller rural parcels subject to adequate servicing.

11. Work toward the 5- and 20-year housing needs for Electoral Areas “M” and “N” as identified in the Housing Needs Report.

12. Encourage the TNRD to investigate the feasibility of establishing attainable or subsidized rural housing, in collaboration with senior levels of government, to support seniors and vulnerable populations.

4.7 Population & Demographics

According to Statistics Canada, rural areas across the country are experiencing little or negative growth. In British Columbia for example, population growth has been concentrated in the census metropolitan areas such as Kelowna and Vancouver.[27] From 2016 to 2021, the rural population grew by 0.5% whereas the urban population grew by 8.7%.

[27] Statistics Canada, Population growth in Canada’s rural areas, 2016 to 2021. https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm

Past Trends

The Plan area's post contact in-migration commenced in the 19th century primarily with men participating in the fur trade, Gold Rush and other early resource industry ventures. Early 20th century population numbers, especially in the years leading up to the Kettle Valley Railway development and following World War I, rose steadily as migrants arrived and settled. Early settlers took advantage of the early pre-emption for settlement and agricultural purposes. Settlements continued to grow as early pioneers stayed to work in other primary resource industries, including forestry, mining and agriculture.

In recent years, the pressures of economic restructuring, low birth rates, aging population and urban migration have, collectively, resulted in significant changes in population and demographics.

Every five years, Statistics Canada provides a comprehensive profile by political division such as Electoral Area, the most recent was completed in 2021. According to Statistics Canada, rural areas across the country are experiencing little or negative growth. In British Columbia for example, population growth has been concentrated in the census metropolitan areas such as Kelowna and Vancouver.[28] From 2016 to 2021, the rural population grew by 0.5% whereas the urban population grew by 8.7%.

Area "M" saw an overall decline in population from 2006 to 2021; however, this decline was not consistent across census years. From 2011 to 2016, Area "M" saw the greatest accumulated decrease in population with a 12.3% decline in population. The population in Area "M" increased by 2.4% from 2016 to 2021. This could be attributed to the urban exodus to small cities and rural areas, especially when COVID-19 pandemic restrictions were lessened. The pandemic altered the population dynamics in rural areas due to the swift adoption of telework, a growing preference for less densely populated communities, and a reduction in international immigration. Between 2016 to 2021 rural population growth in British Columbia was driven by inter- and intra-provincial migration. The total change in population from 2006 to 2021 in Area "M" was a decrease of 160 people or a decline of 8.9%.

Area "N" saw a similar population decline from 2006 to 2021 to Area "M" with a loss of 122 people and a population decline of 14.5%. The greatest population decrease in Area "N" occurred between 2006 and 2011.

The combined population of Areas "M" and "N" declined by 10.7% from 2006 to 2021. Overall, the areas had 282 less people in 2021 than in 2006. This population decline could be related to the rising age of the population in both electoral areas. An aging population could indicate smaller households as children leave home, while younger families may have difficulty buying into the market or prefer to live in urban areas.

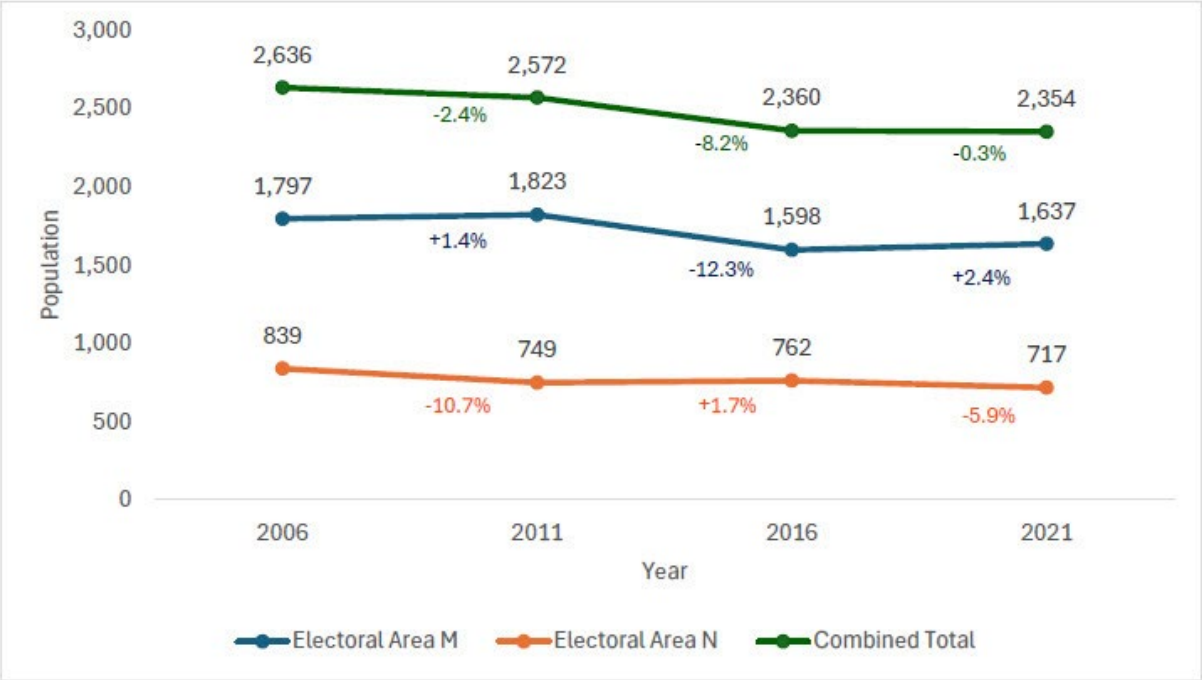
[28] Statistics Canada, Population growth in Canada's rural areas, 2016 to 2021. https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm

Figure 10 shows the population changes in Electoral Areas “M” and “N” between 2006 and 2021.

Age Demographics

Understanding the age demographics helps highlight population trends and has important impacts on economic growth, employment and labour force participation, housing markets, and development.

Figure 10: Population Changes in Areas “M”&”N” (2006 – 2021)

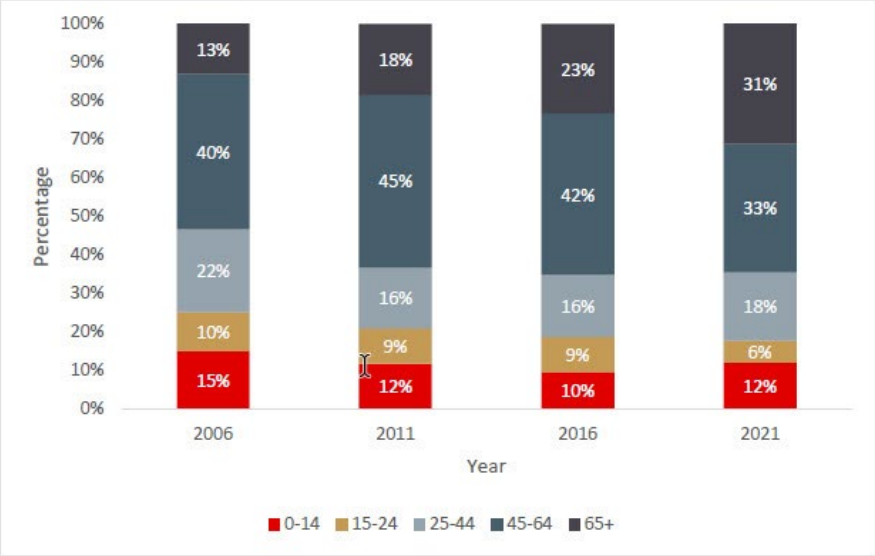


Electoral Area “M”

From 2006 to 2021 Area “M” saw a decrease in the proportion of people in the 0-14, 25-44, and 45-64 age categories, with the largest decrease being among the 25–44 age group. The largest increase in population occurred in the 65+ age category where between 2006 and 2021, the proportion increased from 16% of the population to 31% of the population; a 15% increase over a 15-year period.

Figure 11 on the following page shows the age category breakdown for Area “M” between 2006 to 2021.

Figure 11: Population Proportion by Age Group for Electoral Area "M" (2006 – 2021)



Electoral Area "N"

Electoral Area "N" saw a decrease in the population of all age groups except among seniors 65+ which saw a large increase from 13% of the total population in 2006 to 31% in 2021. This represents an 18% increase in the proportion of seniors aged 65+ between 2006 and 2021. Area "N" has the lowest proportion of residents aged 15-24, only representing 6% of the population in 2021.

Figure 12 illustrates the proportion of the population in each age category for Area "N" between 2006 and 2021.

Along with demographics by age category, median age can also be an indicator of an aging population. The median age is higher in Areas "M" and "N" compared to the TNRD and BC and is increasing at a faster rate. This is illustrated in the table on the following page.

Figure 12: Population Proportion by Age Group for Electoral Area "N" (2006 – 2021)

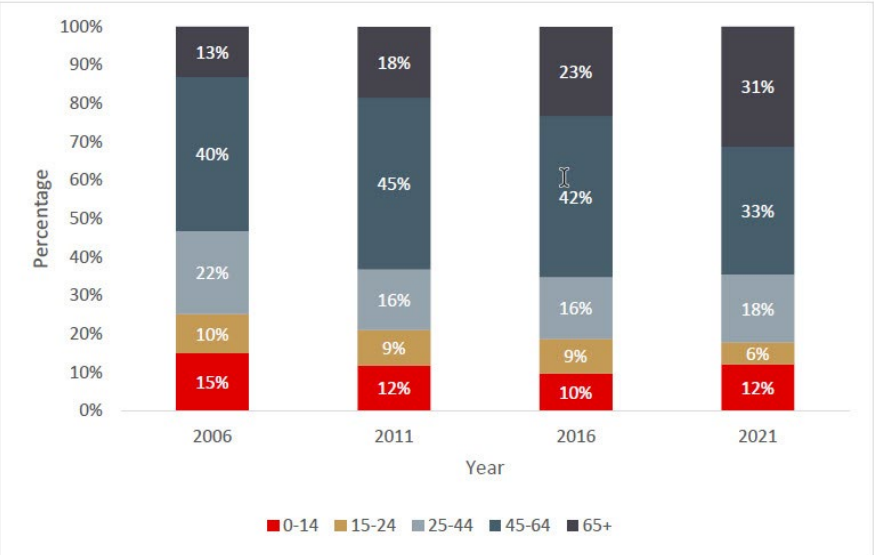


Table 2: Median Age (2006 – 2021)

Year	Electoral Area M	Electoral Area N	TNRD	BC
2006	45.7	47.4	42.4	40.8
2011	50.4	51.5	44	41.9
2016	54.8	54.2	45.2	43
2021	55.6	56.8	45.2	42.8

School Enrollment

Areas “M” and “N” are served by School District No. 58 (SD58). SD58 mainly serves Merritt and Princeton and the surrounding rural communities. There is only one public school located in Area “M”: Nicola Canford Elementary in Lower Nicola. There are no public schools located within Area “N”. Coldwater School (Kindergarten to Grade 12) operates on Coldwater IR # 1 and N’kwala School (Nursery to Grade 12) operates on Douglas Lake IR #3. Both schools accept children from on and off Reserve.

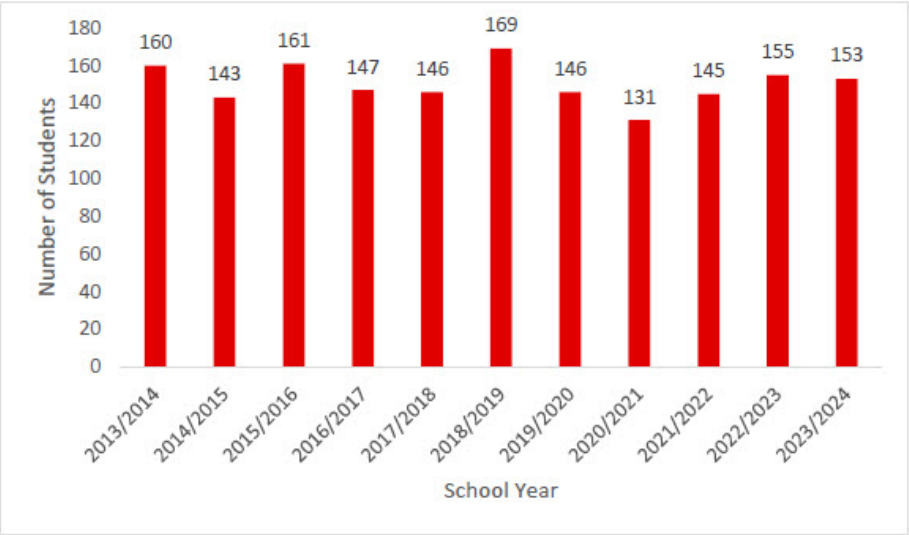
Students living in Areas “M” and “N” attend two different elementary schools depending on their catchment area:

- Students living in the Lower Nicola area, including students from Shulus, Shackan Indian Band, Rocky Pines, and 14 Mile attend *Nicola Canford Elementary School*.
- Elementary-aged students from Douglas Lake, Coldwater, Upper Nicola, Mamit Lake, Harmon Lake Estates, and Nicola Lakeshore attend *Merritt Central Elementary School*.

Compared to the overall demographic trend of population decline in the electoral area, Nicola Canford Elementary has been able to retain consistent enrolment numbers across a 10-year period.

Figure 13 on the following page shows the school enrollment by year between 2013 and 2024 for Nicola Canford Elementary.

Figure 13: School Enrollment by Year (2013 – 2024)



High school students living in Areas “M” and “N” would be bused into Merritt Secondary School. There is an online high school, SCIDES Distance Education, which can be taken from home or from Merritt Secondary School, depending on the program.

First Nations

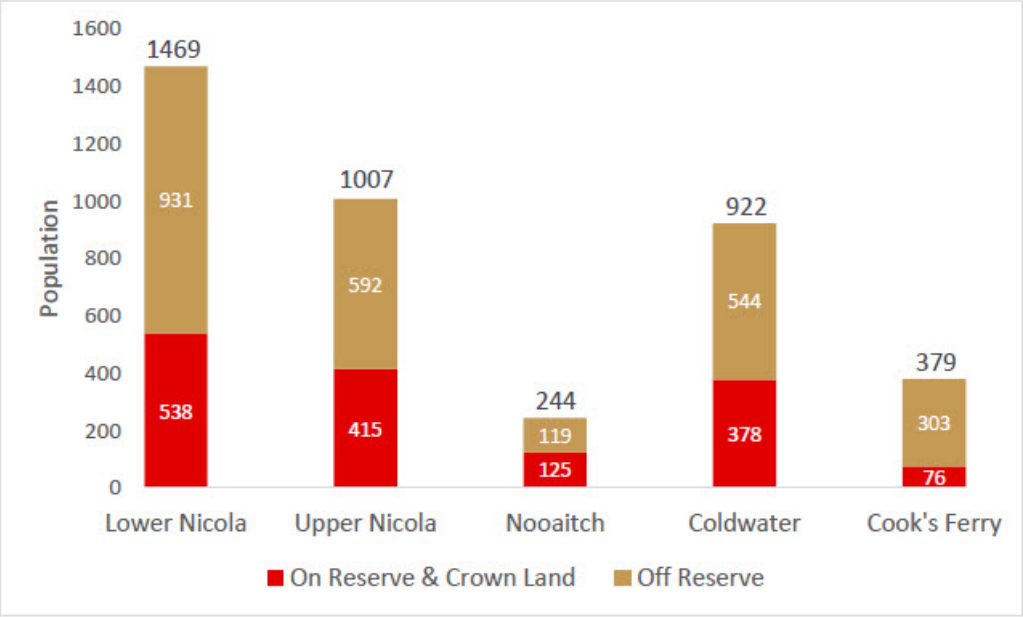
There are five First Nations that have reserves within Electoral Areas “M” and “N”: Lower Nicola Indian Band (Lower Nicola), Upper Nicola Band (Upper Nicola), Nooaitch Indian Band (Nooaitch), Cook’s Ferry Indian Band (Cook’s Ferry) and Coldwater Indian Band (Coldwater). Cook’s Ferry has one reserve, Antko IR # 21, located 2 km southeast of Merritt that has approximately 10 residents. The on-reserve population of Cook’s Ferry includes the main reserves located at Spences Bridge, outside the boundaries of Areas M and N.

Data used to determine the population of the First Nations was sourced from INSTAT data for membership population between 2003 and 2023. Because INSTAT’s population data is based on membership, it does not capture non-members who live on-reserve. Typically, the rate of non-members living on-reserve is approximately 10%, although it varies.

Population growth occurred over the past 20 years in all five First Nations with populated reserves located within Areas M and N. Both on and off-reserve populations in most of the First Nations increased, however the off-reserve population increased at a higher rate than the on-reserve population. Despite population increasing for both on and off reserve populations, the proportion of members living on-reserve consistently decreased for all First Nations since 2003. This trend is consistent with trends across Canada. This may be due to limited housing and job opportunities.

Figure 14 shows the 2023 on-reserve, off-reserve, and total membership populations for Lower Nicola, Upper Nicola, Nooaitch, Coldwater, and Cook’s Ferry.

Figure 14: On and Off-Reserve Population for First Nations in Areas "M" & "N" (2023)



Electoral Area "M"

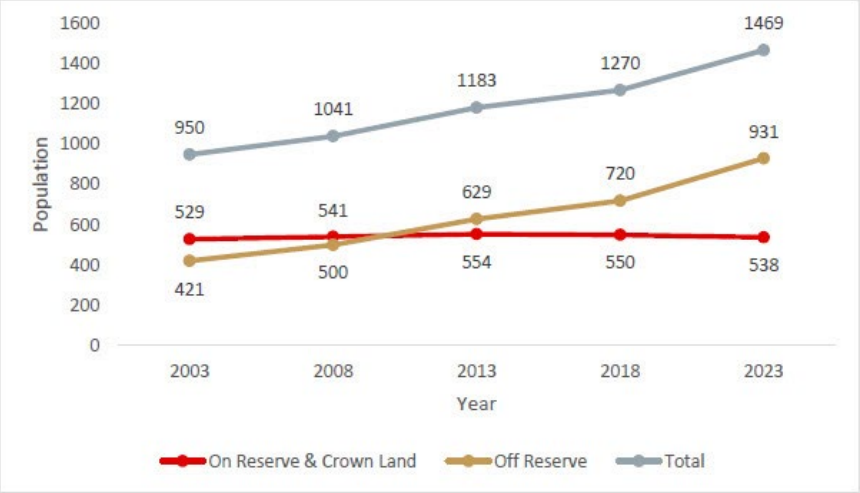
In Area "M" there are two First Nations: Upper Nicola and Lower Nicola. Upper Nicola has eight reserves located within Area "M", with Nicola Lake IR # 1 and Douglas Lake IR # 3 being the main residential communities. Nicola Lake IR # 1 and Douglas Lake IR # 3 are located 45 km east of Merritt and 90 km south of Kamloops. Since 2003 the off-reserve population has been increasing at a faster rate than the on-reserve population. In 2023, 41% of members lived on-reserve.

Figure 15: Upper Nicola Population Changes (2003-2023)

Lower Nicola has six reserves located in Area "M", with Nicola Mameet IR # 1 being the main community where most of the programs, services, and facilities are located. Lower Nicola has two reserves located within the boundaries of Area "N": Joeyaska IR # 2 and Speous IR # 8 which are sparsely populated. The off-reserve population of Lower Nicola more than doubled between 2003

and 2023, representing a population increase of 510 members and growth of 121%. On-reserve membership increased by nine members to 538 in 2023; 1.7% growth between 2003 and 2023.

Figure 16: Lower Nicola Population Changes (2003 – 2023)



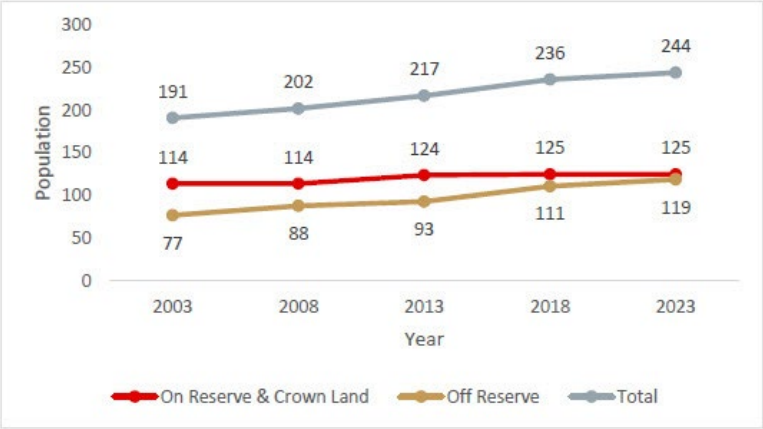
Electoral Area "N"

Lower Nicola, Nooaitch, Cook's Ferry, and Coldwater all have reserves located within Area "N". The majority of Lower Nicola's population is located on Nicola Mameet IR # 1 in Area "M", so their population is discussed in the previous subsection.

Nooaitch has two reserves located in Area "N", with the community located on Nooaitch IR # 10, 23 km west of Merritt. Between 2003 and 2023, the Nooaitch off-reserve population has grown much faster than the on-reserve population, forty-two members for off-reserve compared to only 11 for on-reserve population. The proportion of members living on-reserve has decreased from 60% in 2003 to 51% in 2023.

Figure 17 represents population changes in Nooaitch between 2003 and 2023.

Figure 17: Nooaitch Population Changes (2003 – 2023)



Coldwater has three reserves in Area "N": Coldwater IR # 1, Paul's Basin IR # 2, and Gwen Lake IR # 3. Coldwater IR # 1 is the largest reserve and home to the main community and majority of

industrial operations, infrastructure, buildings, and services.[29] A few community members live on Paul's Basin IR # 2. Gwen Lake IR # 3 is a small upland area used for recreation by members and visitors.

The total population grew by 205 members, a 29% increase from 2003 to 2023. The proportion of members living on-reserve stayed stable between 2003 and 2023, changing from 44% to 41%.

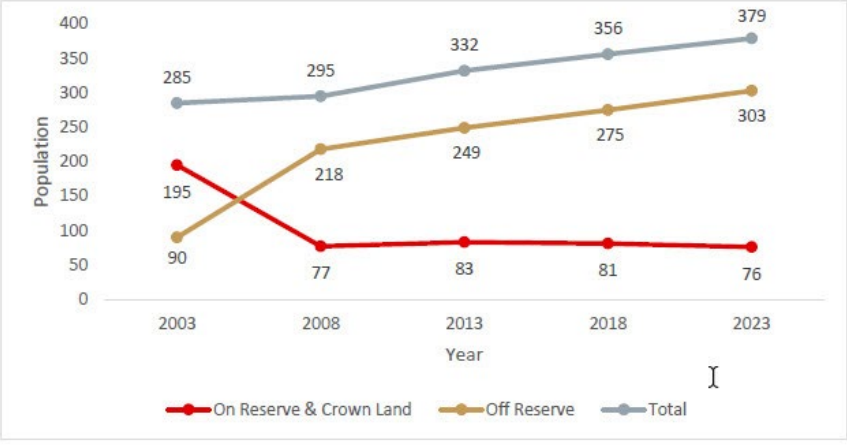
Figure 18 shows population changes for Coldwater between 2003 and 2023.

Figure 18: Coldwater Population Changes (2003 – 2023)

Cook's Ferry has one reserve located in Area "N", Antko IR # 21, that has a population of approximately 10 people.[30] Since 2003, Cook's Ferry has seen an increase in their off-reserve population and a significant decrease in the on-reserve population. Between 2003 and 2023, total membership has increased due to the increase in off-reserve population.

Figure 19 shows the population changes for Cook's Ferry between 2003 to 2023.

Figure 19: Cook's Ferry Population Changes (2003 – 2023)



[29] From the Coldwater Indian Band website: https://www.coldwaterband.com/assets/lands

[30] According to information provided by Cook's Ferry Indian Band dated 2022.

Population Projections

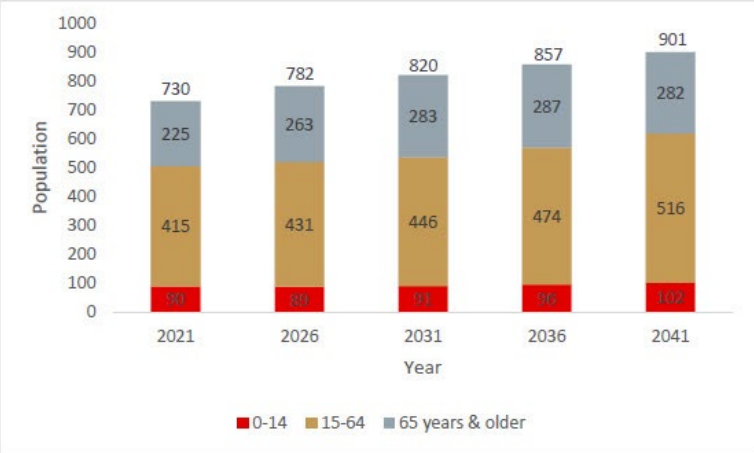
Population projections cannot account for *all* unforeseen future events that either drive migration into or out of a community. Major industrial projects have the potential to not only bring people working temporary construction or operational jobs, but they create spin-off or trickle-down employment in other sectors. Temporary relocation may result in some permanent residency if local conditions are appropriate. Approval of one or more major industrial projects, like the twinning of the Trans-Mountain pipeline, may necessitate reassessment of these projections.
The following statements summarize key projections in Areas “M” and “N”:

Electoral Area “M”

Area M is expected to see an increase of 403 people, equating to a 24% growth rate over this 20-year period, with an average annual change rate of 1.1%. Demographic change over time is on trend with an aging population, with significantly higher growth projected for the 15-64 and 65+ age categories compared to the 0-14 age category. The low growth of the 0-14 age group likely reflects the aging trends of the overall population and the decreasing proportion of the population at an age to have children.

Figure 20 shows the projected population growth in Electoral Area “M” (2021-2041).

Figure 20: Electoral Area “M” Population Projections (2021-2041)

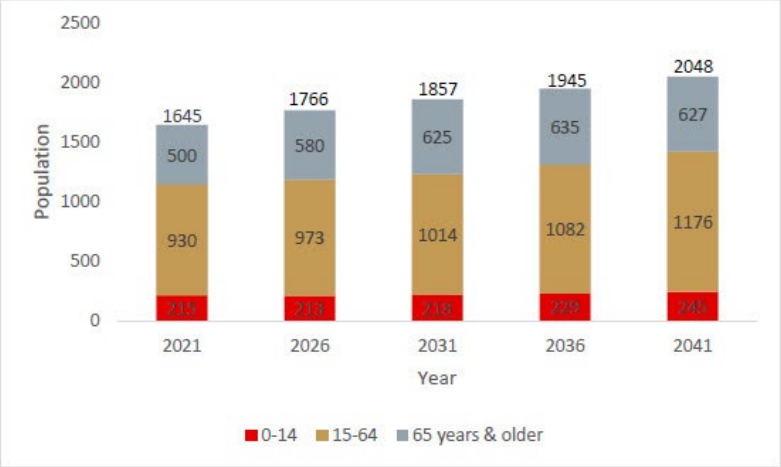


Electoral Area “N”

Area N's population is expected to grow by 23% between 2021 and 2041, adding 171 people with an average annual growth rate of 1.1%. Like Area “M”, projected population growth is highest for the 15-64 and 65+ age categories compared to the 0-14 age category, indicating an aging population.

Figure 21 summarizes projected population changes in Area “N” between 2021 and 2041.

Figure 21: Electoral Area "N" Population Projections (2021-2041)



There may also be potential for the Plan area to see positive spin-offs in the form of increased population due to increases in the resources, agriculture and tourism sectors. A greater emphasis on immigration and resident attraction and retention is required across all sectors.

Part 5 | Towards Economic Strength & Resiliency

5.1 Context

Over the past century, most Plan area communities have evolved from primary sector activities, namely forestry, agriculture and mining. The area remains flush with renewable and non-renewable resources along with extraordinary natural amenities. The future local economy will continue to rely on primary sector activities, but more investment will be needed in a place-based economy to be resilient and adapt to a more diversified, global economy. Like many rural communities, the Plan area residents aspire to cultivate its economic strengths to create a thriving local economy, while recognizing that some traditional industries, like forestry, continue to decline. Residents expressed a strong desire to focus on growing resource-based industries including agri-tourism and farm product processing. Moving forward, economic development initiatives throughout the Plan area will require collaboration, ingenuity and creativity to support growth and prosperity.

Most employment lands (commercial and industrial) are in Lower Nicola where historic land use designations remain from the early days of land use designations. The City of Merritt and District of Logan Lake are the key service centres in the Plan area where major commercial and industrial ventures are encouraged to be located. Additionally, established pockets of local commercial activities are scattered throughout the rural and rural residential neighbourhoods. Residents indicated a strong desire to promote a broader range of activities and events appealing to residents and visitors year-round along with creative ways to attract and retain businesses.

Several resorts, campgrounds and other tourist amenities exist throughout the Plan area, drawing tourists and visitors to the area, and providing employment opportunities to residents. Home based businesses are supported by the zoning bylaw and many currently thrive in the Plan area.

5.2 Planning for Economic Success

Since the Nicola Valley OCP was last rewritten in 1996, multiple events and land use changes have occurred that have had a significant impact on the Plan area's economic landscape. Residential developments, including the Golden Quill on Stump Lake and Nicola Lakeshore Estates and Quilchena on the Lake on Nicola Lake, were developed in the late 90s-early 2000s, introducing hundreds of new residents to lakeshore living. In 1995, the Nicola Valley Institute of Technology, the only public Indigenous post-secondary institute, was designated as a Provincial Institute under the *BC College and Institute Act*. Welcoming new programs and Aboriginal students from around BC, the Merritt campus now has just under 950 students. Merritt's

Weyerhaeuser sawmill closed in 1998, Merritt's Ardew Wood Products sawmill closed in 2012, and Tolko's Merritt sawmill closed in 2016. Nicola Mining's Merritt Mill & Tailings facility in Lower Nicola opened in 2012. The Merritt Green Energy Project, a plant that utilizes woody biomass to generate electricity, was developed in 2018. In early 2025, Teck announced its plans to extend the life of Highland Valley Copper Mine to at least 2040. These changes, combined with political shifts, technological advancements and a game-changing 2020 global pandemic have all helped redefine the local rural economy.

Regional economic variations, which include major changes within and outside the Plan area, are evidenced, as noted above, by losses and gains. Change management comes in many forms but it starts with the will to be resilient to adversity. Community resiliency has been defined as the ability of a community not only to deal with adversity but also to become stronger because of it. Resiliency is a process. Adaptation has often been difficult in some communities, but it will add to the viability and vitality of a community. It enhances a sense of self, place and community.[31] Based on community input, support was strongest for the following local initiatives for economic adaptation and future success:

- identify ways to attract and retain business;
- encourage agri-tourism and farm product processing;
- promote a broader range of activities and events; and
- develop policy to promote arts/culture opportunities and local heritage.

5.3 Local Economy

For decades after World War II, the Plan area economy flourished as natural resources were extracted, processed locally, and shipped to distant markets. These economic boom years occurred, in part, because of the government's 'roads to resources' policy for resource frontiers to overcome obstacles to access remote sites. Since the global recession of the early 1980s, primary and secondary sectors have been increasingly stressed, resulting in significant economic restructuring as companies consolidate, adopt labour shedding technologies, and pursue more flexible and mobile labour regimes.

In recent years, an evolving global economy less reliant on localized products and the presence of an older workforce or 'resource frontier aging'[32] has communities becoming less reliant on traditional primary and secondary sector industries. Compounding these changes, the regionalization of services in larger centres was seen as one solution to the economic hardship caused by providing government funded services in rural and small towns during an economic

[31] Kulig et al. p.77
[32] Ryser and Halseth. *On the Edge in Rural Canada: The Changing Capacity and Role of the Voluntary Sector*. p. 42

downturn.[33] In addition, neo-liberal policies have downloaded more responsibilities to local governments and increasingly looked to contractors in the private and voluntary sectors to deliver services and manage infrastructure.[34] These policies have resulted in the closure or downsizing of government offices or services.

The rise of place-based assets, localized competitive advantages, and the increasing importance of intangible assets, namely human and social capital, have and will continue to play a larger role in future opportunities and community building. Fortunately, both the City of Merritt and District of Logan Lake act as the primary economic hubs for this Plan area, comprising a range of primary, secondary, tertiary and quaternary sector activities. To balance the unpredictability of the once steadfast primary sector, the appeal of the Plan area's rural places and natural landscapes will need to be enhanced to place more emphasis on recreation, culture, amenities, and a growing quaternary sector comprised of information and knowledge-based services and technologies. A sense of community and affordable land will make these Plan area communities more attractive to individuals, business and industry[35]. Residents already place a high value on these values throughout the Plan area.

Non-Residential Land Inventory

All private and Crown lands in the TNRD are zoned in some way. Specifically, the TNRD Zoning Bylaw sets out land uses for Areas "M" and "N". Commercial lands are lands zoned for commercial uses, including retail businesses, service businesses, tourism, and hospitality. The Zoning Bylaw describes ten different commercial land use zones for the region. Industrial lands include zones with varying levels of industrial development, including permitted uses such as auto wrecking, manufacturing, warehouses, forestry operations, airports, railyards, and mining operations. Four different industrial zones are described in the Zoning Bylaw. Lastly, civic and institutional lands include land utilized for public use such as sports fields, fairgrounds, public parks, campgrounds, community halls, and recreational facilities. It also includes public infrastructure areas. Three zones comprise the civic and institutional uses.

Table 3 summarizes the amount of land designated by each zoning type within the Plan area by Electoral Area, as set out in the TNRD Zoning Bylaw No. 2400, 2012.

[33] Sullivan. L. et al. *Recognizing Change, Recognizing Rural: The New Rural Economy and Towards a New Model of Rural Service.* p. 221
[34] Ryser, L. et al. *Learning from Smart Services and Infrastructure Projects in Rural BC: Final Report.* p. 18
[35] Markey, S., Halseth, G., and Manson, D. (2013). *Investing in Place: Economic Renewal in Northern British Columbia.* p.65

Table 3: Total Non-Residential Zoned Land Area by Electoral Area (ha)

Zoning Type	Electoral Area "M"	Electoral Area "N"	Total
Commercial	343.65	189.83	533.48
Industrial	434.17	1.84	436.01
Civic/Institutional	32.06	31.55	63.61
Total	**809.88**	**223.22**	**1033.1**

Vacant non-residential lands refer to parcels of zoned land that are undeveloped. The amount of vacant land in the Plan area can indicate how much land is potentially available for future development.

Most of the land is vacant in both Areas "M" and "N". Area "M" has 90,712.78 ha of vacant land out of a total of 124,811.18 ha. Area "N" has 25,532.46 ha of vacant land out of a total of 73,195.52 ha of zoned land.

Table 4: Vacant Non-Residential Zoned Land Area by Electoral Area (ha)

Zoning Type	Electoral Area "M"	Electoral Area "N"	Total
Commercial	34.34	0.00	34.34
Industrial	33.43	1.51	34.94
Civic/Institutional	0.14	0.00	0.14
Total	**67.91**	**1.51**	**69.42**

Areas "M" and "N" both have large areas zoned for non-residential uses; however, most available land is not vacant. Area "N" has the least amount of non-residential land available. The largest vacant industrial areas in Area "M" are in Lower Nicola Settlement Area.

5.4 Labour Profile

The labour profile outlines the composition and characteristics of the local workforce, providing insight into who is working, where employment is concentrated, and how labour trends are

changing over time. Understanding these dynamics is essential for supporting economic growth, workforce development, and community planning.

Rates of Employment

The employment rate is the number of employed persons expressed as a percentage of the total population aged 15 and over.[36] Between 2006 to 2021, the employment rate declined in Areas "M" and "N" and in the TNRD, with the largest decline in Area "M". In 2021, Area "N" had the highest employment rate followed by the TNRD and Area "M". The decline in the employment rate may be related to the increasing proportion of seniors (65+) population which would be largely retired.

The unemployment rate is the number of unemployed people who are actively seeking work expressed as a percentage of the labour force in that group.[37] Between 2006 and 2021 the unemployment rate in Areas "M" and "N" and the TNRD has increased. The rate of unemployment has more than doubled in Area "N", representing the largest increase in unemployment however the rate of unemployment is higher in Area "M" and the TNRD.

Table 5 below, shows the rates of unemployment in each Electoral Area and TNRD between 2006 and 2021. Since 2016, the Area "M" unemployment rate exceeded the TNRD rate while Area "N" fell below the TNRD rate.

Table 5: Rates of Unemployment (2006-2021)

Area	2006	2011	2016	2021
Electoral Area M	8.0%	N/A	10.1%	9.5%
Electoral Area N	3.2%	N/A	6.2%	7.0%
TNRD	6.8%	N/A	8.4%	8.1%

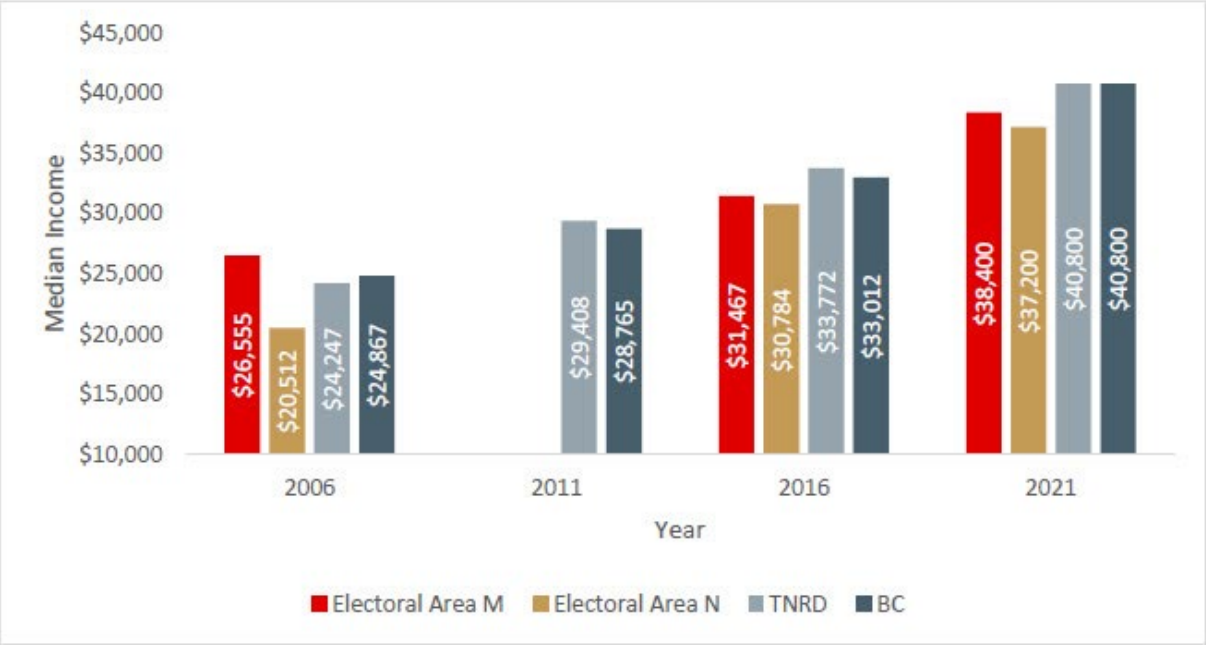
Income

Median income is an indicator of economic health in each area. Between 2006 and 2021, median incomes have risen for both electoral areas. Since 2006, Area "N" has had the lowest median income. Median income growth is the highest for Area "N" with an 81.4% increase from 2006 to 2021. Data was not available from 2011 for the electoral areas, presumably due to insufficient responses.

Table 6 below, shows the median income for Areas "M" and "N", the TNRD and BC between 2006 and 2021. All told, Plan area incomes fall just short of TNRD and provincial levels. Provincial median income growth is shown for comparison purposes. Notably, the provincial median income in 2016 and 2021 is slightly lower or equal to the TNRD.

[36] Statistics Canada, Employment rate. https://www12.statcan.gc.ca/census-recensement/2021/ref/dict/az/definition-eng.cfm?ID=pop029
[37] Statistics Canada. Unemployment rate. https://www12.statcan.gc.ca/census-recensement/2021/ref/dict/az/Definition-eng.cfm?ID=pop125

Table 6: Median Income (2006-2021)



Employment Sectors

The labour market and household income have fluctuated over the past 25 years. The leading employment sectors in the Plan area are agriculture, forestry, fishing and hunting (15.9%), construction (15.4%) and retail (9.8%) representing the largest employment categories.

Agriculture, Forestry, Fishing, and Hunting

The agriculture, forestry, fishing, and hunting sector continues to be important in 2021 for Area "M", accounting for 15.5% of total employment, the largest industry. This industry is also of growing importance for Area "N", representing 16.7% of total employment. Based on land use in the area, most of the activity within this sector is likely agriculture and forestry. According to WorkBC[38], jobs generated in agriculture specifically are mostly seasonal and temporary, and wages fall below the provincial average.

Construction

Construction is the largest industry in Area "N", representing 21.2% of total employment in 2021. There have been 30 new construction jobs in Area N between 2016 and 2021 representing a 11.3% increase in employment in the construction industry. In Area "N", construction employs roughly 1 in 5 people. Construction is the second largest industry in Area "M", comprising 12.8% of total employment. It has increased by 5% increase since 2016. Construction makes up a larger proportion of total employment in the electoral areas than the TNRD and BC.

[38] WorkBC, Agriculture and Fishing Industry Profile. https://www.workbc.ca/industry-profile/agriculture-and-fishing

Mining, Quarrying, and Oil and Gas Extraction

The mining, quarrying, and oil and gas extraction industry has shown robust growth in Area "N" with 20 new jobs since 2016 and 6.1% growth from 2016 to 2021. In Area "M", this industry also comprises 6.1% of total employment but saw minimal growth. This industry comprises less employment in the TNRD and provincially. According to WorkBC[39], employment in this industry is generally permanent-full time and wages are well above the provincial average. The possibility of greater mining employment in the areas is discussed in relation to future major projects in Section 7.3 of this report. The Elk Gold Mine[40] has also commenced operations east of Area "M" since the 2021 census, suggesting that the number of jobs in this sector is likely to have increased since then.

Accommodation and Food Services

Employment in the accommodation and food services industry has declined in Areas "M" and "N" since 2016. Area "N" lost all workers in this industry from 2016 to 2021. Similarly, in Area "M" this industry saw a decline in employment. In contrast, accommodation and food services makes up a significant portion of employment in the TNRD and BC, 7.5% and 7% respectively. WorkBC[41] states that this sector has a relatively young workforce with more female than male workers and tends to pay less than the provincial average.

Retail Trade

The third most important employer in the combined electoral areas is retail trade, accounting for 9.8% of employment. In the TNRD and BC this industry accounts for a slightly higher proportion of employment. Wages in this industry are lower than the all-industry average according to WorkBC.[42]

[39] WorkBC, Mining and Oil and Gas Extraction. https://www.workbc.ca/industry-profile/mining-and-oil-and-gas-extraction
[40] Gold Mountain. https://gold-mountain.ca/
[41] WorkBC, Accommodations and Food Services Industry Profile. https://www.workbc.ca/industry-profile/accommodation-and-food-services
[42] WorkBC, Retail Trade Industry Profile. https://www.workbc.ca/industry-profile/retail-trade

Plan Area Employers

The total number of businesses in Areas “M” and “N” are available through BC Stats.[43] Areas “M” and “N” are characterized mostly by smaller businesses.

In Area “M”, from 2007 to 2023, most businesses have been small businesses with one to four employees. Across all employee level categories, there was a significant decline in the number of businesses in Area “M” in 2013. Small businesses with one to four employees began to rise again in 2022.

Area “N” is also largely characterized by small businesses, with businesses with one to four employees making up the largest proportion of businesses. The number of small businesses fluctuated between 2007 and 2023, with the number declining significantly in 2021 likely due to impacts from COVID-19.

Comparison

A key difference between the employment economies of Areas “M” and “N” and those of the TNRD and BC is the greater variety of job opportunities in the larger regions. Where the employment of the electoral areas is mainly concentrated in agriculture, forestry, fishing, and hunting and construction, employment is more diverse in the TNRD and the province. The TNRD and BC also benefit from opportunities generally only found in urban areas, such as private professional services and businesses which rely on high traffic and population density.

[43] BC, Economic Statistics, “Number of Businesses and Employment by Industry”. https://www2.gov.bc.ca/gov/content/data/statistics/economy/number-of-businesses-and-employment-by-industry

Tables 7 and 8: Employment by Industry Sector (2021)

Industry	Electoral Area M		Electoral Area N		Combined Areas		TNRD	
	% of Total Employment	% Growth 2016 to 2021	% of Total Employment	% Growth 2016 to 2021	% of Total Employment	% Growth 2016 to 2021	% of Total Employment	% Growth 2016 to 2021
Agriculture, forestry, fishing, and hunting	15.5%	-2.0%	16.7%	-1.9%	15.9%	-2.0%	3.4%	-0.8%
Mining, quarrying, and oil and gas extraction	6.1%	0.2%	6.1%	6.1%	6.1%	2.2%	3.7%	0.1%
Utilities	1.4%	1.4%	0.0%	0.0%	0.9%	0.9%	0.6%	0.1%
Construction	12.8%	5.0%	21.2%	11.3%	15.4%	6.9%	9.8%	1.1%
Manufacturing	7.4%	0.3%	6.1%	3.6%	7.0%	1.5%	4.9%	-1.2%
Wholesale Trade	2.0%	0.1%	3.0%	0.6%	2.3%	0.2%	2.6%	0.1%
Retail Trade	11.5%	-0.2%	6.1%	-2.6%	9.8%	-0.8%	12.6%	0.7%
Transportation and warehousing	6.1%	0.2%	9.1%	2.9%	7.0%	1.1%	5.8%	0.2%
Information and cultural industries	0.0%	0.0%	0.0%	-2.5%	0.0%	-0.9%	1.0%	-0.4%
Finance and insurance	2.7%	2.7%	0.0%	-3.7%	1.9%	0.6%	2.0%	-0.3%
Real estate and rental and leasing	1.4%	0.1%	0.0%	-2.5%	0.9%	-0.8%	1.5%	-0.1%
Professional, scientific, and technical services	3.4%	1.4%	9.1%	4.2%	5.1%	2.2%	5.9%	0.6%
Management of companies and enterprises	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%

Tables 7 and 8 shows employment by industry for Areas “M” and “N” separately and combined as well as a comparison with the TNRD. Information is broken out into the percentage of total employment within each sector and growth from 2016 to 2021. The WorkBC Labour Market

Industry	Electoral Area M		Electoral Area N		Combined Areas		TNRD	
	% of Total Employment	% Growth 2016 to 2021	% of Total Employment	% Growth 2016 to 2021	% of Total Employment	% Growth 2016 to 2021	% of Total Employment	% Growth 2016 to 2021
Administrative and support, waste management and remediation services	2.7%	-1.8%	3.0%	3.0%	2.8%	-0.2%	4.2%	0.1%
Educational services	7.4%	0.9%	7.6%	0.2%	7.5%	0.7%	6.8%	0.1%
Health care and social assistance	8.8%	0.3%	3.0%	-3.1%	7.0%	-0.7%	14.4%	1.7%
Arts, entertainment, and recreation	0.0%	-1.3%	3.0%	-0.7%	0.9%	-1.2%	2.5%	-0.3%
Accommodation and food services	2.7%	-5.1%	0.0%	-3.7%	1.9%	-4.5%	7.5%	-1.7%
Other services (except public administration)	4.1%	2.1%	3.0%	-5.6%	3.7%	-0.5%	4.3%	-0.4%
Public Administration	4.1%	-4.4%	3.0%	-5.6%	3.7%	-4.8%	6.5%	0.3%

Outlook 2023 Report[44] summarizes the 10-year forecast of the flow of supply and demand for labour in the province and more specifically in the Thompson-Okanagan region.

In the next 10 years the Thompson-Okanagan region is expected to have 124,600 job openings, with 33% of these jobs resulting from economic growth and 67% from worker replacement, mainly due to retirements. The annual growth rate over the next 10 years is expected to be 1.2%, the second highest growth rate among economic regions.

The industries with the largest predicted growth rate over the next 10-year period are hospitals, elementary and secondary schools, specialty trade contractors, and ambulatory health care services. This translates to 6,920 new job openings in hospitals, 5,860 job openings in elementary and secondary schools, 6,710 new specialty trade contractor positions, and 5,300 job openings for ambulatory health care services in the Thompson-Okanagan.

Provincially, over the next 10 years the largest source of new labour supply will be young people entering the workforce, representing 47% of the new labour supply on average each year over the next decade. Table 9 summarizes potential growth in employment in the Thompson-Okanagan Region.

Table 9: Growth by Industry in the Thompson-Okanagan Region (2023-2033)

Industry	Annual employment growth rate 2023-2033	Job openings 2023-2033
All industries	1.2%	124,620
Hospitals	1.8%	6,920
Elementary and secondary schools	1.8%	5,860
Specialty trade contractors	1.4%	6,710
Ambulatory health care services	1.4%	5,300

Tourism and hospitality are a significant industry in the Thompson-Okanagan region and represents approximately 11% of the total employment. While a proportion of the employment would be centered around Kelowna and the Okanagan, a portion could be in the TNRD and Areas “M” and “N”. The tourism and hospitality industry could see growth in the next decade due to provincial and regional investment into increasing tourism opportunities and accommodations in the Thompson-Okanagan and across BC.

The quaternary or knowledge-based sector is not well reported in the BC Labour Outlook but will evolve over the life of this OCP. Commencing in 1983, the Nicola Valley Institute of Technology (NVIT) provides a unique learning experience. NVIT is BC’s indigenous public post-secondary institute. NVIT continues to experience growth in both programming and student population. Additional employment opportunities will be commensurate with academic growth.

[44] WorkBC, Labour Market Outlook 2023 to 2033. https://www.workbc.ca/sites/default/files/2023-11/MPSEFS_11803_BC_Jobs_LMO_2023_FINAL..pdf

In addition to WorkBC's Labour Market Outlook 2023 Report, there are Labour Market Outlook Data Catalogues[45] which provide more detailed industry and occupation projections for the Thompson-Okanagan region. This allows for specific analysis of expected changes in industries and occupations that employ a significant proportion of the populations in Areas "M" and "N". The data catalogue information however only accounts for new positions and does not account for openings caused by retirements. Three key employment sectors are discussed below in relation to the projected change in the number of jobs in the Thompson-Okanagan region from 2023 to 2033:

Agriculture, Forestry, Fishing and Hunting

According to the Data Catalogues, which divides this sector into three more specific industries, over the next ten years there will be an overall net loss in these types of jobs. The farms and supporting activities industry will see a decrease in employment of roughly 56 positions by 2033. Forestry, logging, and support activities will see a large decrease in jobs with 535 fewer jobs in this industry by 2033.

Construction

Employment related to construction and trade, transport, and equipment operators is expected to increase by 4,555 jobs between 2023 and 2033 in the Thompson-Okanagan. This could bring many jobs to Areas "M" and "N" as it is expected that a lot of the construction in the Thompson-Okanagan over the next ten years will be centered around population centers such as Kamloops and Merritt.

Retail Trade

The retail trade industry is expected to grow in the next ten years with a predicted growth of 1,564 jobs in other retail trade (excluding cars, online shopping, and personal care). Additionally, it is estimated that 2,353 new jobs related to sales and services will be available by 2033 in the Thompson-Okanagan.

According to the BC Economic Atlas,[46] there are a few proposed/in-stream major projects in Areas "M" and "N". In Area "M", there is the Sagebrush Golf and Sporting Club, Nicola Lakeshore Estates and Quilchena Point RV Marina, with each project having new and/or additional commercial and residential development planned for each site. Although not identified in the atlas, the New Craigmont Copper Project would also be within Area "M" boundaries. The Merritt mill and tailing site is currently processing 200 tonnes of ore per day, including third-party gold and silver mill feed from around the province. Additionally, the Highland Valley Copper (HVC) mine, located west of the boundary of Area "M", has proposed an expansion of their operations. There is the quA-ymn Solar project[47] currently under construction at the HVC site by Nlaka'pamux communities and partners and the $500-million Mount Mabel Wind Project along the Coquihalla Highway just north of Merritt.

[45] Government of British Columbia, Labour Market Outlook Data Catalogue. https://catalogue.data.gov.bc.ca/dataset/labour-market-outlook
[46] BC Economic Atlas. https://maps.gov.bc.ca/ess/hm/bcea/?runWorkflow=MPISearch
[47] CFJC Today, "Nlaka'pamux, partners reveal details of huge solar plant being built near Highland Valley Copper". https://cfjctoday.com/2024/11/05/nlakapamux-partners-reveal-details-of-huge-solar-plant-being-built-near-highland-valley-copper/

First Nations Entrepreneurship

Collectively, Plan area First Nations contribute significantly to the general Plan area's economy through a variety of economic initiatives including major corporate joint ventures, forestry and agriculture, resource management, and regional employment. For example, individual band corporations—such as the Lower Nicola Indian Band—generate multi-million-dollar annual impacts through projects like Rocky Pines Community Centre and partnerships with Highland Valley Copper.[48]

The economic impact of First Nations in the Plan area is defined by several key areas, for example:

- **Corporate Joint Ventures**
  Bands partner with major developers, like the Lower Nicola Site Services joint venture, bringing hundreds of jobs and millions in procurement contracts to the area. Cook's Ferry Band is one of eight bands that benefit from the K'en T'em Limited Partnership, which has historically distributed millions in revenues directly to its member nations to foster economic independence. K'en T'em is mandated to explore business opportunities that are created by proponents working in the unceded territory of the nłeʔképmx people. Building relationships with proponents is a vital step for K'en T'em to support the Eight Participating Bands in becoming self-sustaining and vital economic communities.[49]

- **Land and Resource Management**
  Five Nicola Valley First Nations (Coldwater, Lower Nicola, Nooaitch, Shackan, and Upper Nicola) own Spayum Holdings Limited Partnership, which is leading a $40-million commercial and tourism development at the Merritt Gateway site. The parcel, known as the Gateway 286 lands, is key to the First Nations' development strategy, which will support the economic and social health of the Nations, help build community strength and well-being and promote the First Nations' culture and history.[50]

Proposed Gateway 286 Project – Spayum Holdings
Photo Credit: Kelowna Now

- **Forestry and Agriculture**
  Bands hold substantial commercial interests, including forest and grazing licenses through entities like Stuwix Resources (a shareholder/joint venture owned and operated fibre

[48] https://www.businesselitecanada.com/infrastructure/lower-nicola-indian-band-lnib/
[49] https://www.cna-trust.ca/business.htm
[50] https://news.gov.bc.ca/releases/2020IRR0052-001800

management company that is structured by eight first nations Bands located in the Nicola Valley) and Qua'eet Forest Products, a forestry company partnered with the Coldwater Indian Band.[51]

- **Employment and Services**
  First Nations governments, band-owned businesses, and local service organizations employ hundreds of residents and actively spend on regional products, driving much of the commercial activity in the nearby City of Merritt. For example, the Nicola Valley Institute of Technology in Merritt, BC's Indigenous public post-secondary institution offering a range of academic, trades and vocational programs, employs approximately 110 to 140 people.[52]

Employment Summary

The following statements summarize the employment situation in the study area:

Electoral Area "M"

- The top employment sectors, agriculture, forestry, fishing, and hunting and retail trade have seen decline in their prevalence since 2016, whereas construction, another top sector has seen growth between 2016 and 2021.
- Major employers are diverse including local stores, restaurants, and schools alongside significant employers such as the Highland Valley Copper Mine and the Craigmont Mine.
- Most businesses are small with one to four employees, and the number of small businesses has increased since 2022.
- Employment is primarily focused on agriculture, construction, and retail trade, which indicates limited diversification in job opportunities.

Electoral Area "N"

- Since 2016, there has been a slight decline in the agriculture, forestry, fishing, and hunting, industry, whereas there has been an increase in the construction industry.
- There is only one major employer which indicates a large proportion of the working population is employed outside Area "N".
- Small businesses with one to four employees are the most common business type but their prevalence has decreased significantly since 2021.
- Employment is focused on agriculture and construction, which indicates limited diversification in job opportunities.

Objectives:

1. Generate a broad range of economic development opportunities to support employment, economic diversification and business linkages.
2. Promote the Plan area as an affordable and appealing area to live and work.
3. Expand tourism opportunities, including agritourism.

[51] https://www.stuwix.com/ and https://www.coldwaterband.com/governance/development

[52] https://fpse.ca/about/member-locals/the-nicola-valley-institute-of-technology-employees-association-nvitea/

Policies:

Non-Residential Lands and Employment

4. Acknowledge the City of Merritt and the District of Logan Lake as sub-regional commercial and industrial centres, given their greater access to services and amenities, for accommodating major development.
5. Discourage non-rural development in the fringe areas of the City of Merritt and District of Logan Lake as per the *Fringe Area Policy Guidelines*, as amended or superseded.
6. Acknowledge the significance of existing industrial areas and promote their long-term, sustainable development.
7. Continue to support and advocate for traditional primary and secondary sector industries in the rural areas including forestry and agriculture.
8. Consider commercial and industrial development (beyond the scale of a home-based business) in either the settlement area or in a rural node that does not support these activities, on a case-by-case basis.

Innovations

9. Advocate for improved wireless cellular and internet services to encourage unique, innovative and independent businesses to locate and succeed in the Plan area.
10. Establish a connectivity vision for the region around key community objectives to achieve greater economic, environmental and social outcomes.
11. Elevate the Plan area's comparably low cost of living and housing affordability as a catalyst for growth.
12. Establish linkages with other levels of government, First Nations communities, private industry and community organizations to support business retention and attraction and identify new businesses in key priority sectors.
13. Support home-based businesses in residential areas (as permitted by the Zoning Bylaw) that contribute to the local economy, lessen auto-dependency, respect the natural environment and water resources, and enhance neighbourhood character.
14. Support the TNRD Film Commission's mission to attract and encourage motion picture and digital media productions that will result in expenditures in, or exposure of, the Thompson-Nicola Film Commission area. Encourage hiring of local residents and businesses in film production activities.
15. Acknowledge the role of post-secondary institutions in fostering innovation and pursue collaboration with Nicola Valley Institute of Technology on economic development initiatives, including innovation hubs and maker spaces.

Tourism

16. Encourage the growth of tourism as a base industry that will help the region diversify its economy.
17. Acknowledge and promote the variety of lakes and associated activities throughout the Plan area.
18. Protect scenic landscapes and view corridors along the Highway 5 and Highway 5A.
19. Promote four season outdoor recreational activities as key visitor destinations.

Agricultural Areas

20. In accordance with ALC policy and Zoning Bylaw compliance, support small-scale and low-impact tourism and low impact commercial uses that support the needs of rural and farming communities.
21. Encourage support for the agriculture industry and local food production, especially diversification and marketing of locally grown foods, farm gate sales, farmers' markets, energy efficient greenhouses, waste wood heating systems with carbon capture for greenhouses and incentives for farmers and their families to remain on their land.

Advocacy Policies:

22. Liaise with all levels of government to identify areas to expedite and streamline development approval processes.

Part 6 | Quality of Life – Our Community Amenities

6.1 Context

Quality of life, in the context of this Plan, means one's feeling of wellbeing and fulfillment resulting from external factors. Social, natural, cultural and heritage resources are the tangible external assets that play a large role in contributing to one's quality of life. "Place attachment," the affective bond between people and places[53], is a significant motivating factor in the Plan area. It inspires social networks and creates human capital, intangible and tangible, and thus a sense of community and potentially, a personal sense of contentment.

Plan area residents expressed a strong sense of place, attachment to their rural environments, and particularly the social support provided in their respective communities. Social capital and place attachment are quality of life assets that will be central in sustaining these communities.

The policies in Part 5 speak to the community aspirations, identity, and pride shared through Plan consultation, which in turn will support this area as a desirable place to live, work and play. Historically, the TNRD has not undertaken any formal social planning, thus this is a departure for Planning Services.

6.2 Community Social Infrastructure

Social inclusivity, accessibility and acceptance form the three legs of any civil society's 'stool'. Place attachments, place identity, sense of community and social capital also form critical parts of person-environment transactions that foster the development of 'community' in all its physical, social, political and economic aspects[54]. Collectively, these play directly into the Plan area's social infrastructure. Despite documented economic and population challenges, the input we have received indicates that the community's social infrastructure is vibrant.

[53] Altman, Irwin, and Setha Low, 1992.
[54] Manzo, Lynne and Perkins, Douglas D., 2006

Social infrastructure is made up of the interdependent mix of facilities, places, programs, projects, services and informal networks that maintain and improve the quality of life in a community[55]. Social networks and the ability to connect, underwrite the community spirit of the Plan area and help it cope with demographic change. Plan area residents made it clear that social interaction was an important factor that contributes to their continued residency. Social cohesion and social capital are invaluable strengths that retain and attract residents, encourage economic resiliency and help people adapt to change.

Social Inclusion and Accessibility

This OCP reflects the commitment to elevating our social experience by promoting diversity, tolerance and inclusion. This commitment will help communities remain livable and fulfilled for all residents and visitors over the long term. Given the challenges of population decline and aging, Plan area communities will benefit by in-migration from other towns, provinces and countries. Given a socially inclusive supportive community, new residents can feel valued and be inclined to stay.

Social Opportunities

Opportunities to connect in a rural context are more challenging than in urban settings: it requires intent. These limitations are more pronounced with an aging population and given mobility issues. The strength of the Plan area's existing social networks may leverage additional social and economic opportunities to help communities move forward. For example, opportunities may exist to develop services or infrastructure through various forms of smart partnerships.[56] These partnerships can take the form of **horizontal shared service models** between two or more local governments (or First Nations) or **vertical shared service models** between local government and community organizations.[57] For concrete examples: either of these models could be used to develop a multi-use trail from Lower Nicola to Merritt or a multi-use trail along Aberdeen Road. Local youth and residents expressed interest in both options as alternatives to driving.

Regardless of where one lives or their age, electronic or wireless social networking opportunities are critical for today's communication. For residents, especially youth and small business owners, the inability to interact electronically (high-speed wireless internet and cellular service), is one of their greatest concerns. Improvement objectives are identified in Part 10. Other social opportunities requested by residents include more recreational amenities between Lower Nicola and Logan Lake (including park/playground/pickleball court with washroom facilities on Mamit Lake Road and general support for groups seeking grants for economic development, education, improved health care and the local arts. Support for additional social opportunities, including

[55] Government of Western Australia, 2012.
[56] Ryser, L. et al. *Learning from Smart Services and Infrastructure Projects in Rural BC: Final Report.* p. 23
[57] Dollery, B. et al. pp. 217-231

community dances and artistic events, will expand the current network of social interactions, advance personal relationships and increase social value.

Social Activities

Plan area communities currently host a range of social activities throughout the year from the Lower Nicola Garlic Festival & Antique Tractor Show to the Nicola Valley Pro Rodeo to the Nicola Valley Fall Fair. These and other events play an important role in quality of life and serve as catalysts for other social opportunities. In addition to economic benefits derived from increased tourism, festivals and special events expand the tourist season, provide cultural and educational opportunities, foster community pride, contribute to improved mental health and contribute to sustainable development[58].

Historic regional governance and consultation often overlook the views of young people. In this OCP, youth retention and attraction need to be considered in the context of a continued strong economy. To maintain a strong economy and infrastructure base, there needs to be a reason for youth to stay or return to this area. Staff engaged a class of Merritt Secondary School youth with a written survey and then met with them in person. Most described the lack of recreational activities and their desire to leave town for larger urban centres. A range of issues were discussed in a vibrant discussion with the youth. The following is a summary of popular issues/concerns:

- General Likes: living near the wilderness, ease of access to outdoor recreation areas especially dirt biking.
- More needs to be done to protect the area wilderness and lakes.
- Concern was expressed about their ability to live the Canadian dream of owning a single-family dwelling – housing becoming unaffordable.
- New recreational activities needed in the Merritt area including an arcade, mini golf and night club.
- Concerns about the lack of water for domestic and agricultural uses.
- Lobby the Province to protect campsites, Forest Service roads, illegal hunting and garbage being left on Crown land.
- The evident homelessness in Merritt and area.
- Desire for a walking/biking path between Lower Nicola and Merritt. Finally, all youth expressed overwhelming interest in an improved wireless network in their neighbourhoods.

[58] Government of Alberta, 2011. p. 2

Volunteerism

An expanding global economy and its impacts on the Plan area means greater attention is paid to social infrastructure. As such, rural areas and small towns must nurture their place-based assets,[59] including the voluntary sector. Volunteerism was critical to establishing area communities, including Lower Nicola Community Hall, built with volunteer labour and materials. Voluntary organizations, such as the Nicola Valley Fish & Game Club, Grasslands 4-H Club, Nicola Valley Health Care Auxiliary, Nicola Valley Community Arts Council, Nicola Valley Rodeo Association and Nicola Valley & District Food Bank Society create opportunities for social interaction that, over time, mature and nurture paths by which residents get things accomplished. These can lead to innovative capacity building through experience, trust and the acquisition of new skills.[60]

With the demographic changes in the Plan area, the voluntary sector will continue to play a crucial role in helping rural communities. Viewed in the context of social 'infrastructure,' volunteerism enhances quality of life, reduces out-migration,[61] and even possibly encourages in-migration. For these reasons, nurturing volunteer groups that promote social activities is critical to the Plan area's future social infrastructure and quality of life. An aging population will be a challenge unless younger residents become new community champions in their respective neighbourhoods.

Objectives:

1. Acknowledge the vital role of service organizations and social infrastructure in fostering healthy, inclusive, and supportive communities.
2. Support increased health services.
3. Encourage coordination, efficiency and compatibility of health and social services.

Policies:

4. Commit to policies and programs that support resident retention and attraction.
5. Advocate for and support volunteer organizations that contribute to quality of life.

[59] McDonald, C. et al. p.346-356.
[60] Ryser, Laura and Halseth, Greg, (2014). p. 43
[61] Ryser, Laura and Halseth, Greg, (2014). Ibid.

6. Develop age-friendly communication that corresponds to all ages and access abilities.
7. Support the formation of neighbourhood associations that advocate for the shared interests and goals of residents.
8. Monitor and address the changing needs of the aging population, ensuring that social infrastructure continues to meet the needs of all residents.
9. Continue supporting initiatives and events that foster civic identity and pride.
10. Consider public safety, social wellbeing in public space and new project design.
11. Acknowledge that successful aging in place in rural communities depends on improved rural home support services.

Advocacy Policies:

12. Support and advocate the TNRD's 2023-2026 Accessibility Plan.
13. Encourage the Ministry of Health to establish a mobile health unit and improved home health care in the area.
14. Support the development of a multi-use trail along Aberdeen Road and a similar multi-use trail between Lower Nicola and Merritt.

6.3 Parks, Recreation & Open Spaces

The Plan area's economy has become more reliant on our natural environment's attractions and the parks and protected areas therein. Access to parks, trails and recreation spaces is essential to maintain quality of life and the social sustainability of Plan area communities. There is no legislated definition of "park", but a recent court case defined it as ground set apart to be used by the public as a place for rest, recreation, exercise, pleasure, amusement and enjoyment.[62] The Plan area includes a range of Provincial parks, trails and recreation sites, one community park maintained by the TNRD, land dedicated as "park" on subdivision plans, and private playgrounds/amenities within shared interests and manufactured home parks. These are major assets that support social and recreational support in the Plan area.

Community survey responses confirm that residents have a strong attachment to parks and recreation lands and value their ease of access to Crown land. As previously mentioned, Lower Nicola youth and residents were interested in a multi-use trail between Lower Nicola and Merritt along with a multi-use trail along Aberdeen Road. Brookmere residents were interested in having the Kettle Valley Railway trail upgraded. The appeal of all the area's lakes, mountains, parks, trails and recreation areas will play a key role in the area's long-term economic development strategies.

[62] Harding, Reece and Quattrocchi, Michael (2018). p. 93

Crown Land

Of the ≈644,000 hectares that comprise the Plan area, ≈497,000 ha. is Crown land. All watercourses, provincial parks, recreation sites and protected areas are Crown with the remainder being primarily unsurveyed Crown land. Crown land and watercourses are regulated under Provincial legislation and managed through Provincial land use management plans.

BC Parks manages 19.2 km² of provincial parks and Recreation Sites and Trails BC manages 158.4 km² of recreational sites as well as 177.6 km of recreation trails in the Plan area. Provincial parks are protected areas managed for recreation and ecological values. Recreation sites and trails are located on Crown lands that are managed for multiple values, including forestry and mining.

Monck Park Provincial Park - Nicola Lake

The Plan area also includes one designated Protected Area. Protected areas are established by order in council under the *Environment and Land Use Act. The Environment and Land Use Act* is a broad piece of legislation which empowers a Land Use Committee of Cabinet to ensure that all aspects of the preservation and maintenance of the natural environment are fully considered in the administration of land use and resource development.

Protected Crown lands of note in this OCP include:

- **Monck Park** is a 118-ha park on the southwest shore of Nicola Lake. Although this is one of the smaller parks in the Plan area, it is one of the most popular for tourists and campers alike. Monck Park is one of the few provincial parks with a small but important example of the Ponderosa pine and bunchgrass ecosystem. Monck Park performs two important recreation functions. First, the park provides destination camping opportunities for the travelling public. Second, the park's day use facilities primarily are very popular for local and travelling users, including the public boat launch.[63]
- **Pennask Creek Protected Area** is a 1,243-ha park located between Pennask Lake and Highway 97C on the eastern boundary of the Plan area. The park was established on April 18, 2001, to protect an internationally significant rainbow trout brood fishery. Pennask Creek is thought to be one of the most important rainbow trout rearing streams in the province. Although the park is the largest park in the Plan area by area, it is not intended for public use except for low intensity viewing of fish spawning. There is potential for education programs centering on protecting wild fish stocks and their spawning habitat.[64]

[63] Monck Provincial Park Management Plan (1996). pp. 1-3
[64] Pennask Creek Protected Area Management Direction Statement. (2003). pp. 4-8

- **Kentucky-Alleyne Provincial Park** is a 144-ha park located just off Highway 5A, about 38 km south of Merritt and 11 km south of the Coquihalla Connector/Highway 5A junction. The park encompasses the scenic rolling grassland and dry, open forests surrounding Kentucky and Alleyne Lakes. The protected park status was approved on April 30, 1996, due to the considerable areas of old growth forest and the exemplary glacial erosion features not found elsewhere in the region. The lakes also display a remarkable turquoise color. The park's primary purpose is to provide a variety of lake and upland-oriented outdoor recreation opportunities.[65]

- **Coldwater River Provincial Park** is a 76-ha park, 30 km south of Merritt on the Coquihalla Highway. Although the park is small and currently closed due to wildfire damage, the park provides a critical day use area for travellers on the Coquihalla Highway. The park area protects important riparian areas including river wildlife habitats and steelhead spawning. There is historical significance related to the Kettle Valley Railway.[66]

Other parks and recreation sites of note include Zum Peak, Davis Lake, Kane Lake and Dardanelles Lake. The Plan area also includes the Laurie Guichon Memorial Interpretive Site, a 102-ha Crown land site southeast of Merritt on the Lundbom Commonage. The site is representative of a small portion of the sensitive grasslands ecosystems that exist in the Nicola Valley.

Local Parks and Recreation

Regional parks are generally more accessible to residents from the entire region where community parks are more localized to particular neighbourhoods. These parks either highlight natural geography or offer other unstructured forms of day use recreation like ball parks and sports fields. Board policy sets the criteria for establishing new TNRD regional parks. A community park serves nearby residents' needs within a neighbourhood, municipality, or rural area. Subdivision parks are those pocket parks, required as part of subdivision pursuant to the *Local Government Act*, that provide localized recreation opportunities. There are currently no regional parks in the Plan area. Community and subdivision pocket parks are listed by Electoral Area in Table 10.

[65] Kentucky-Alleyne Purpose Statement and Zoning Plan (2003), pp. 2-3
[66] Coldwater River Provincial Park Management Plan. (1996). pp. 5-9

Table 10: Community and Subdivision Parks (by Electoral Area)

Community Parks	• Smith Pioneer Park - "M"
Subdivision Parks	• Turner Avenue Park - "M" • Beech Road Park - "M" • Nicola Lake Trail Park - "M" • Stump Lake Park - "M" • Coldwater Community Park - "N"

Objectives:

1. Ensure an adequate supply of natural areas, green spaces, and outdoor recreation areas are designated as parkland.
2. Provide parks and recreational open spaces that are accessible, inclusive and meet the needs of all residents and visitors.
3. Ensure the acquisition of parkland benefits the community and supports community objectives and values.

Policies:

4. Support applicable objectives and goals found in the *TNRD Parks and Trails Strategic Plan*.
5. Support promotion of all-season park activities to aid the tourism industry - provided that the use is respectful of the landscape and addresses visitor safety.
6. Support and promote the availability of information regarding historic and other trails, e.g., trail maps, signs, brochures and websites.
7. Support the Ministry of Transportation and Transit in protecting and enhancing lake access sites; determining the appropriate uses and infrastructure for each site in collaboration with residents and community partners; and ensuring that these are well marked, respect environmental and riparian values; supply adequate parking; and inform the public about the purpose of and appropriate uses of water accesses.

Park Dedication Policy

8. The *Local Government Act* requires that at the time of subdivision, up to 5% of the total land being subdivided is to be dedicated as park or up to 5% of that land value be paid for future public park purchase. Given the inventory of parks and open spaces in the OCP area, cash-in-lieu of land dedication shall be requested at time of subdivision in any rural area. If land *is* proposed for park dedication, park dedication shall be subject to the following:
    a. be within walking distance to existing neighbourhoods, other parks, and bodies of water;
    b. minimum park area be not less than 2,000 square metres;

c. contain cultural or natural features of significance (e.g. beach, grassland, viewscape);
d. average slope should not exceed 15%;
e. have adequate accessibility for vehicular ingress/egress, if required;
f. be a safe distance from environmental hazard areas;
g. be suitable for amenity or stewardship purposes; and
h. potential for additional park dedication/acquisition on surrounding parcels.

Additional parkland development guidance may also be sought through the BC *Parkland Acquisition Best Practices Guide – May 2025.*

Advocacy Policies:

9. Consider new community park development in Electoral Area "N".
10. Encourage the Ministry of Transportation and Transit to review and maintain existing public lake access points on Nicola Lake.

6.4 Community & Institutional Resources

Community and institutional resources are those spaces, structures (and people) that promote civic identity and unity and common good service. These include schools, community halls, libraries, community care facilities, churches, fire departments and cemeteries. According to survey responses, residents have a great sense of pride when they describe their respective civic spaces, buildings, events and service, considering them vital to their collective well-being. However, residents also expressed deep concern about the state of the local health care system with health care closures in Merritt, lack of rural service delivery and doctor shortages.

Community healthcare is vital to all those living in the area. Nicola Valley Hospital and Health Centre in Merritt provides eight acute care inpatient beds and includes a 24/7 emergency department; meanwhile, Logan Lake Primary Health Centre has a health-care team that works to offer a range of health-care services for registered patients only.

School District Nos. 58 and 73 have overlapping jurisdiction over all Plan area schools including those noted in Table 11. Given current school enrollment and population trends throughout the remainder of the Plan area, there is no anticipated need for additional school facilities during the life of this OCP. In fact, at least one Merritt elementary school may be closed during the term of this OCP.

Started in 1983, Nicola Valley Institute of Technology (NVIT) is BC's only public Indigenous post-secondary institution. NVIT was designated as a Provincial Institute under the *British Columbia College and Institute Act* in 1995. NVIT is a member of the Indigenous Adult and Higher Learning

Association (IAHLA), which was created in 2003 to represent and work on behalf of Aboriginal controlled adult and post-secondary education institutes in British Columbia[67].

Table 11: District Schools (public and private)

Elementary Schools	• Ecole Elementaire Collettville (Merritt) • Diamond Vale Elementary (Merritt) • Merritt Bench Elementary (Merritt) • Merritt Central Elementary (Merritt) • Logan Lake Elementary (K-4 - Logan Lake) • Nicola Canford Elementary • N'kwala School (K-12)
Secondary Schools	• Merritt Secondary School (Merritt) • Logan Lake Elementary Secondary School (5-12 - Logan Lake)

Community Halls, Cemeteries and Libraries

Rural community halls embody the collective volunteer efforts that have shaped a community's sense of place and identity. They bring people together and contribute to a strong and vibrant community culture. In rural communities especially, the local arena, community hall or recreation centre is often the heart of the community. These centres are also important spaces for cultural programming and gatherings, which help foster more inclusiveness at the local level[68]. Only one community hall exists in the Plan area. Built in 1971, Lower Nicola Centennial Hall is operated by the Lower Nicola Community Association.

No regional cemeteries exist in the Plan area; however, there are other cemeteries including Lower Nicola Cemetery, Nicola Cemetery, Pine Ridge Cemetery in Merritt and Whispering Pines Cemetery in Logan Lake. Other private and family cemeteries also exist in the Plan area.

TNRD libraries can be found in Logan Lake and Merritt.

Objectives:

1. Maintain existing institutions and provide new or expanded community facilities consistent with population growth or decline.
2. Promote communication and collaboration with the two School Districts to maximize efficiency of resources.
3. Direct future institutional and community facilities to Rural Settlement Area or incorporated area.
4. Support existing fire protection and emergency services.

[67] See www.iahla.ca/
[68] Municipal World. See https://www.municipalworld.com/feature-story/new-life-community-facilities/#:~:text=Community%20buildings%20bring%20people%20together,inclusiveness%20at%20the%20local%20level .

5. Support the coordination and provision of fire protection and emergency services to existing and future residents.

6. Encourage community use of existing and future community and institutional facilities.

Policies:

7. Support efforts by the two School Districts to incorporate expanded community uses, especially after hour uses that encourage health and wellness, into existing schools.

8. Support partnerships or activities between, or among, the library and existing institutions or new or expanded community facilities as referenced in Objective 1 to increase access to library service in the areas. The library's outreach services should be recognized as an important service to those who are unable to attend library buildings.

9. Continue support for existing community and institutional uses and their critical roles in maintaining community cohesion.

10. Consult with the two School Districts on development and planning related matters on an ongoing basis.

11. Support partnerships with community partners, First Nations and community groups to operate community facilities and encourage the innovative use of resources and leveraging of funding opportunities to maintain and improve community facilities.

12. Fully support and recognize the valuable and essential fire fighting and emergency services provided by all fire departments in the Plan Area.

Advocacy Policies:

13. Encourage the two School Districts to complement other community facilities and support the community by continuing to make available schools and school grounds for recreation, cultural activities, childcare, and educational programs during non-school hours.

14. Liaise with the two School Districts to determine needs and issues as they relate to population trends in all OCP communities.

6.5 Culture, Heritage & the Arts

The arts community contributes to cultural, social and economic fabric. Arts in rural places are not just a by-product of the scenery, they play a key role in spurring the innovation that ultimately can lead to economic development and rising living standards.[69] Traditionally, these assets are recognized for their role in contributing to individual and community development, social cohesion and quality of life. From the traditional Syilx story of the Mink and Raven to historic influences introduced through post-contact migration, the Plan area has a diverse heritage of people, places and oral and written histories. Collectively, these comprise *social capital assets*.

The TNRD is committed to working in partnership to help preserve First Nations' culture and history, while promoting and celebrating this heritage through collaboration and shared opportunities. Part of the Plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The Plan area is home to many recorded and unrecorded archaeological sites. In the interest of maintaining cultural resource protection, this data is not distributed to the public. All recorded and unrecorded sites are protected under the Province's *Heritage Conservation Act*. This protection applies to both private and Crown land and means that you must have a Provincial heritage permit to alter or develop within an archaeological site.

In general, residents support preservation of heritage buildings, but at the same time feel there is a need to recognize the financial burden associated with restoration of heritage buildings where they have not been maintained and are in a state of disrepair. Many post-contact heritage buildings/sites exist within the Plan area, many of which link the past to the present and help establish a sense of place in many of the Plan area's communities.

[69] Florida, Richard. *The Rise of the Rural Creative Class.*

An extended service for the purpose of providing the heritage conservation function exists in the Plan area. Further efforts for heritage preservation and recognition have been undertaken more recently with the addition of a two sites (outside the Plan area) to the *TNRD* Community Heritage Register. The Register formally recognizes heritage sites, enables staff to monitor proposed changes to sites through an approval process and, in some cases, allows an owner to access federal and provincial funding to assist with maintenance, restoration, and conservation. Currently, there are no designated buildings or features in the Plan area or on the register.

Arts and creative activities can profoundly affect the ability of a community not only to survive challenges but to thrive.[70] A 2017 study finds a strong statistical association between the arts and innovation, and economic dynamism in rural areas. Arts are a direct force in rural innovation, not just an indirect factor that helps attract and retain talent.[71] Although each community exhibits local artistic talent, the Nicola Valley Community Arts Council supports artists of all disciplines within Merritt and the surrounding area. A fine example of local art can be found above. This piece, called *Guichon Ranch – Nicola Lake*, was completed by Ken Kirky. The Council works to provide a home for local artists to showcase their work and engages the community through arts and culture.

Objectives:

1. Support and promote the local art, culture and heritage of all people.
2. Support the identification, protection, and conservation of heritage resources, including historical buildings, pre-contact archaeological sites, First Nations cultural heritage resources, intangible heritage[72], and historic trails.
3. Support and provide a diverse array of arts, cultural and heritage programs and events.

Intangible heritage *(often called* intangible cultural heritage*) refers to the living traditions, practices, expressions, knowledge, and skills that communities, groups, and individuals recognize as part of their cultural identity. Unlike tangible heritage (such as monuments, artifacts, and buildings), intangible heritage is not a physical object—it is passed on from generation to generation through practice, performance, and oral transmission.*

It is considered living heritage *because it evolves as communities adapt it to their environment and pass it on to future generations.*

Policies:

4. Support community events, festivals and cultural programs celebrating and contributing to all cultural identities throughout the Plan area.
5. Support partnerships with local community groups, educational institutions and other non-profit societies with a focus on leveraging funding opportunities to support local arts and cultural opportunities.
6. Promote and recognize local arts, culture and heritage sectors as recreational and tourist attractions providing sources of employment and economic prosperity.

[70] Duxbury and Campbell. p. 112.
[71] Florida, Richard. p. 4
[72] Canadian Commission for UNESCO - https://en.ccunesco.ca/blog/2019/10/understanding-intangible-cultural-heritage

7. Support the work of community-based service groups and organizations in bringing communities together through arts, culture and heritage festivals and events enhancing social connectedness and cross-cultural understanding.

8. Support the integration of public art in the development of public facilities, parks and trails with preference for local art created by local artists.

9. Encourage and support the creation of spaces that are conducive to the pursuit of artistic expression and learning.

10. Cooperate to protect cultural and heritage sites by maintaining open and transparent lines of communication with all Plan area First Nations.

11. Where possible, property owners should modify or be prepared to modify development proposals to avoid archaeological site impacts as the best means of protecting archaeological resources.

12. All development applications will be reviewed for the presence of known recorded archaeological sites, and for having high potential to contain unrecorded archaeological sites. If a known or potential overlap occurs, the property owner will be notified if the proposed development is in conflict. Notification may include direction to contact the BC Archaeology Branch for further assistance. Where a subject property (for zoning/OCP amendment, subdivision, or other land development application) lies within an area of moderate or high archaeological potential, as outlined in the BC Provincial Archaeology Branch Remote Access to Archaeological Data (RAAD) database, a preliminary archaeology field reconnaissance may be required before an application can be approved.

Advocacy Policies:

13. Promote existing museums throughout the Plan area to identify community heritage values, celebrate local heritage resources and establish linkages between heritage and economic development.

14. Support a more advanced heritage recognition and plaque program for the Plan area and region. Support expanded First Nations cultural facilities and points of interest in the Plan area.

Part 7 | Natural Resource Stewardship

7.1 Context

For over 150 years, primary resource industries on private and Crown land have helped shape the Plan area's land use patterns. Agriculture, forestry and mining have been the principal industry drivers with each contributing in some way to the Plan area's economy. They will continue to employ residents, provide local food security, and encourage sustainable development provided that both renewable and non-renewable resources are managed responsibly.

7.2 Resource Management

Most lands outside the Settlement Area and Special Planning Area are primarily large private holdings or Crown land valued for agriculture, recreational, forestry, rural residential and natural resource extraction or natural amenity conservation. These lands play a significant role in protecting the Plan area's future resource potential and natural amenity values; however, without effective management policies and agency cooperation, extraction and development requests may create future conflicts and environmental degradation.

Crown land activities are influenced by the *Kamloops Land and Resource Management Plan* (LRMP), a sub-regional land use plan developed by the Province for Crown land management. Additional direction is provided by the *Merritt Old Growth Management Area*. Although the TNRD was a participant in the development of the LRMP, provincial ministries and their respective legislation are the key faculties for provincial plan implementation.

Certain land use directions in this section are beyond the jurisdiction of the TNRD (e.g. Provincial Crown land), and related objectives and policies are intended to guide senior levels of government with their planning and decision-making on resource lands and provide direction for responses to referrals from provincial and private agencies.

Objectives:

1. Encourage access to and opportunity for development of Crown resources that support community, social, health, education and transportation services and provide future regional economic opportunities.
2. Protect existing large tracts of land and environmentally sensitive features while recognizing existing zoning regulations.
3. Support cooperative efforts to manage the use and access to Crown lands for a wide spectrum of resource values and strengthen relationships with the Province and First Nations.

Policies:

4. Work with communities and provincial agencies to identify access strategies to lake and backcountry resources.
5. Support responsible, low impact open land recreation activities for both motorized and non-motorized backcountry recreation, including backcountry camping areas, emergency shelters and trail development.
6. Work with property owners and ministry officials to effectively plan for proposed land uses throughout the Plan area.
7. Review policies for Crown land use applications and referrals, including clean energy, telecommunications, and aggregate or mining projects.
8. Encourage public environment education programs designed to protect the backcountry and promote responsible backcountry land use.
9. Support an open communication strategy with First Nations in the management, protection and development of Crown land.
10. Encourage the Province to continue referrals of alternative energy proposals involving lands in the Regional District as well as other regulatory agencies for review and comment.

11. Support efforts that improve range and forage conditions, including the continuation of the Noxious Weed Control Program to help control the invasion and spread of noxious weeds.

12. Support and promote the Logan Lake Community Forest Corporation's program as multi-dimensional resource management initiatives to imitate at other regional communities.

Advocacy Policies:

13. Establish annual or bi-annual joint technical meetings between key provincial agency representatives and local government staff to review land use issues and legislation.

7.3 Resource Extraction

Resource extraction at various levels has historically driven growth and continues to form the foundation for most Plan area communities. Companies like Weyerhaeuser Merritt, Merritt's Ardew Wood Products and Tolko's Merritt sawmill dominated the Plan area's forest manufacturing base, directly employing hundreds of people and indirectly contributing to all economic sectors. Today, forestry remains as an economic driver in the region, contributing significantly to local employment and Gross Domestic Product (GDP). The region's forests are managed under Timber Supply Areas (TSAs), including Okanagan TSA and Kamloops TSA, with allowable annual cuts set to manage timber resources.

Mining predates Confederation in the Plan area and continues to have a significant impact on the local economy with mineral exploration and extraction. Teck Resource's Highland Valley Copper and Nicola Mining's Merritt Mill & Tailings mining operations have excelled with local production facilities, taking advantage of an abundance of resources and favourable market demands.

Nicola Valley logging
Photo Credit: Aspen Planers

Residents throughout the Plan area expressed general concerns over the diminished forest industry and worried about the future of the North Thompson Valley. Isolated commentary from residents in the Upper and Lower Thompson Valley expressed concerns about the visual impacts of logging in key locations in the valley and resource extraction impacts on the environment including the Plan area's most picturesque view corridors. On both private and Crown lands, the TNRD's role is limited in the protection of forested areas.

Residents also provided both positive and negative commentary related to mining activity (or the lack thereof) in the Plan area. Some Upper Thompson Valley residents support future mining as a catalyst to growth. Overall, concerns about the impacts of proposed large-scale mining operations were clearly articulated.

The more notable mining operations that may evolve during this OCP include:

- **Teck's Highland Valley Copper Mine** is working on a Mine Extension Project (MEP) to enable ongoing mine operations to 2046. The MEP is expected to create some 2,900 jobs during the construction phase of the project. After construction, Highland Valley Copper's ongoing operations will support approximately 1,500 direct jobs and generate an estimated $500 million in annual GDP.
- **Westhaven Gold's Shovelnose Project** recently advanced to preliminary economic assessment stage in 2025 as a robust, low cost and high margin 11-year underground gold mining opportunity with average annual life-of-mine production of 56,000 ounces of gold. The project has not entered environmental assessment or mine permitting as of the OCP date.
- **Nicola Mining's new Craigmont Project and Merritt Mill** continue to explore for high grade copper in the Lower Nicola area. The Mill continues to produce gold and silver concentrate from other mill operations.

Smaller mining activities, including sand and gravel extraction operations, exist throughout the Plan area and will continue to provide key aggregate resources for development and transportation activities.

TNRD's authority over natural resource extraction is limited to the provisions provided under the *Local Government Act* which requires that an OCP *identify the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction*. Figure 22 identifies known mineral and tenure activities provided by the Ministry of Energy, Mines and Petroleum Resources.

Plan area residents expressed a range of concerns as follows regarding resource extraction activities in their respective neighbourhoods:

- Brookmere residents expressed concerns about the potential detrimental impacts of the Shovelnose Mountain mining operation including environmental harm (streamflow reduction, destabilized slopes and water pollution) and general landscape damage.
- Logging activities are encouraged but must be developed in a way that minimizes impacts on existing watersheds and residential areas.
- Advanced forestry management is required to equally apply FireSmart™ principles to Crown land as these are applied to private lands.

Figure 22: Mineral Tenures

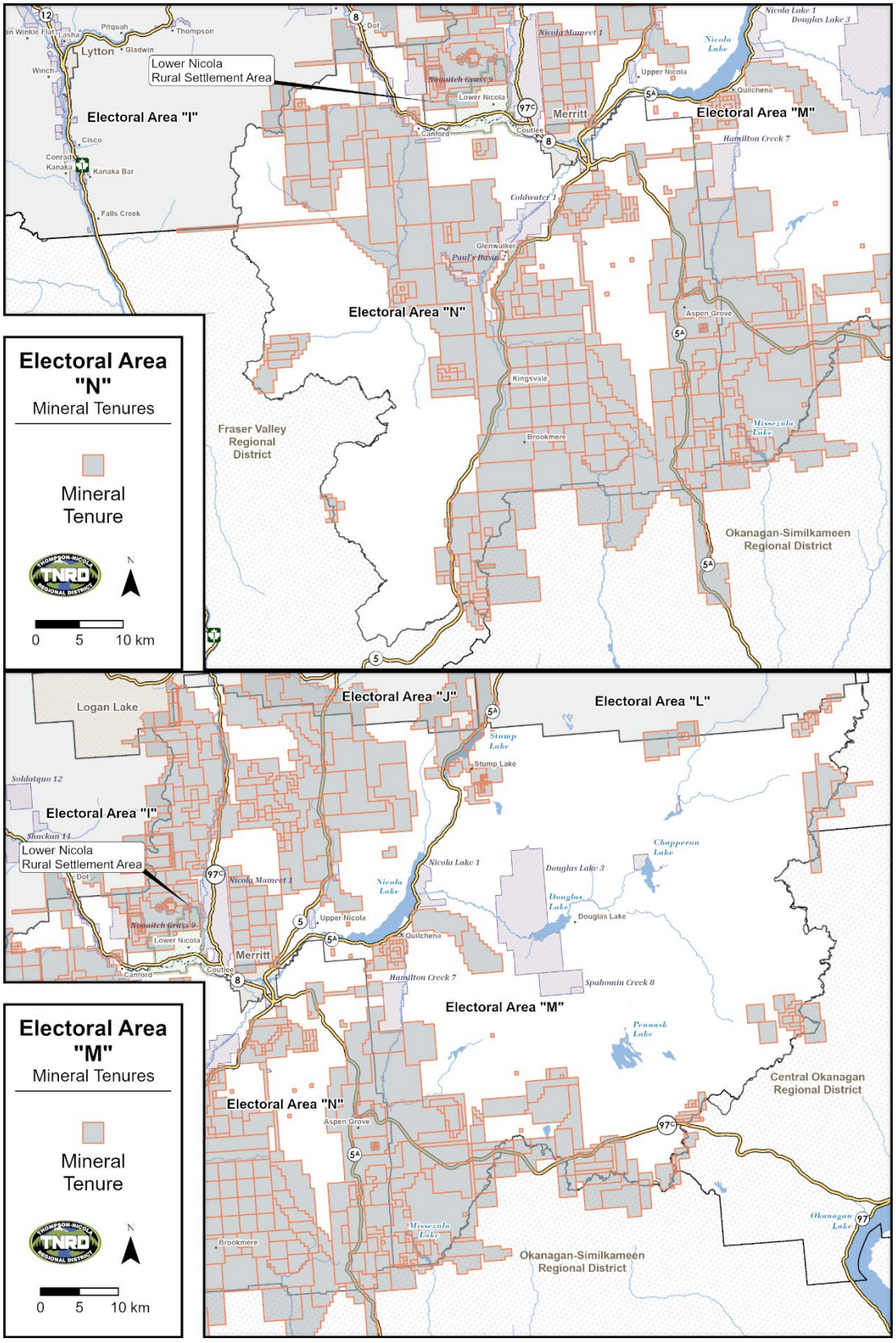
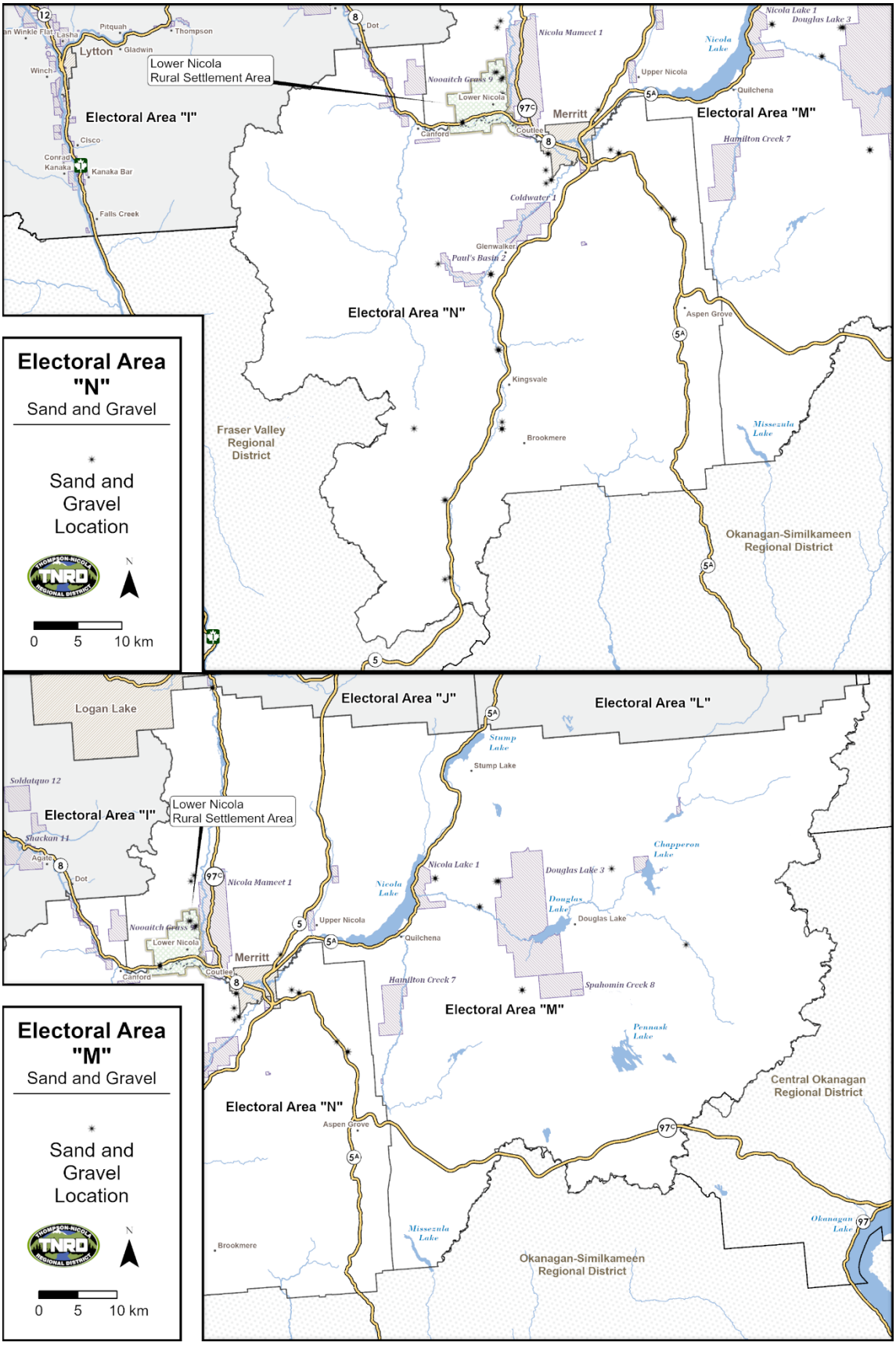


Figure 23: Sand and Gravel Pits



Objectives:

1. Support and protect lands for resource extraction activities within the Plan area.

2. Manage all impacts and conflicts arising from resource extraction activities on human health and minimize adverse environmental impacts on adjacent land uses and the environment.

Policies:

3. Acknowledge the aggregate and mineral resources shown on Figures 22 and 23 as essential non-renewable resources for a range of economic sectors.

4. Protect aggregate and mineral resources from surface developments that may impede the ability to extract under permit. The TNRD will have due regard for these resource values when considering development proposals within the vicinity of these deposits.

5. Lands with high mineral and aggregate potential are encouraged to remain as large parcels to enable extraction with minimal impacts and conflicts.

6. Encourage future economic development opportunities through value-added forestry products.

7. The Province and private landowners shall be encouraged to manage their forest lands through sustainable forestry practices.

8. The Ministries of Forests, commercial forest companies and private forest landowners are encouraged to implement FireSmart™ recommendations to reduce susceptibility of buildings and property to wildfire.

9. Implement Board Policy No. 13.1.8 (Aggregate & Mining Referrals), as amended or superseded, when responding to aggregate and mining referrals.

10. To obtain public input for all new mine permits and major permit amendments, it is recommended that the Ministry hold a public hearing prior to permit issuance.

11. New sand, gravel and other mineral extraction and processing shall be discouraged near residential neighbourhoods but encouraged to locate on large parcels subject to Board policy and, if required, ALC approval.

12. New extraction operations shall demonstrate that all activity can be conducted in a manner that limits impacts on neighbouring properties, including control of hours of operation, groundwater and surface water impacts, dust control, screening, access, traffic circulation, road residual and site reclamation.

13. Operations located in community drinking water source protection planning areas shall accommodate all source protection plan recommendations.

14. Sand, gravel and other mineral extraction is limited to the excavation, screening and storage of aggregate material derived on-site. Additional processing such as manufacture of asphalt or concrete and other end products must comply with the Zoning Bylaw. Processing activities are zoned in industrial areas or where permitted by Temporary Use Permits under conditions set by the Board of Directors.

15. Encourage mining and reclamation techniques that enable reuse of reclaimed mining lands.

16. Work with the City of Merritt and District of Logan Lake to ensure lands in the fringe area are being developed regarding cross-jurisdictional interests.
17. Support development of Community Wildfire Protection Plans to determine fire risk in the wildland urban interface areas and mitigate risks through measures like structure protection, training and education.
18. The Province, commercial forest companies, private interest groups and First Nations are encouraged to collaborate with an eye to ensuring the sustainability of outdoor recreation in the Plan area's forested lands.
19. Encourage the Province to provide leadership to ensure responsible forest practices on both Crown and private lands.

Stump Lake

Part 8 | The Natural Environment

8.1 Context

The Plan area primarily consists of some of two very distinct landscapes in the region. It is comprised of 3 main biogeoclimatic zones including from the snow crusted Engelmann Spruce – Subalpine Fir areas of the Cascade Mountains, the Montane Spruce found in the high Pennask and Trepanier plateau areas and the placid dry and hot *Interior Douglas-Fir* and *Bunchgrass* areas of Nicola Valley. These diverse climates are home to an equally diverse range of flora and fauna. Residents from all Plan area communities expressed a profound interest in natural environment protection and assurance that when development occurs, the natural environment remains a high priority.

8.2 Natural Environment – Geography

The Plan area landscape is comprised of two principal physiographic geographies found in the BC Interior. More detailed analyses for Plan area communities can be found under Part 4. The Cascade Mountains act as a protective barrier to the most prevalent and populated area comprising the Thompson Plateau.

The Cascade Mountains

Portions of the Hozameen and Coquihalla Ranges of the Cascade Mountains hem in the western and southern edges of the Plan area. Characterized by steep-sided peaks to the south and rounded peaks to the east of the Coast Mountains, the Cascades grade into the Thompson Plateau to the east.[73] The broader Cascade Mountains extend northward from northern California to the confluence of the Nicola and

[73] Waddington, pp-9-10

Thompson Rivers. The Cascades will be most familiar as the mountains seen driving through the Fraser Canyon or the Coquihalla Highway between Hope and Merritt.

Thompson Plateau

Most of the Plan area is located on the southern end of the Thompson Plateau, a sub-area to the more extensive Southern Interior Plateau. This area is dominated by gently rolling hills upland of low relief dissected by the Nicola and Coldwater Valleys. Most of Electoral Area "M" is generally flat or rolling hills, a lingering impact from the Cordilleran Ice Sheet. Movement of the ice over the plateau produced drumlin-like forms orients southeasterly and southerly. The climate transitions between the drier and warmer climates in the north and Nicola Valley areas and moister and cooler climates to the east and south. It has warm dry summers and wet cool winters with relatively high snowfall. The diversity of vegetation zones reflects the complex climate fluctuations between the northern grasslands, eastern plateaus in the Douglas/Pennask Lake areas the mountain terrain in the Coldwater/Coquihalla Valleys.[74]

Vicuna and Guanaco Peaks

An important feature in this area, the Thompson Nicola Lower Grasslands extend across the Nicola River Valley from Merritt to Spences Bridge, dominated by bluebunch wheatgrass, Sandberg's bluegrass and sagebrush with low cover of mixed forbs and moderate cover of biological crusts.[75] These natural grasslands represent some of the most fragile and sensitive natural landscapes in the region.

Biogeoclimatic Zones

Of the Province's 14 biogeoclimatic zones, the Plan area is comprised of four different zones, with additional sub-zones. The three most prominent zones are *Interior Douglas-Fir, Montane Spruce* and *Engelmann Spruce – Subalpine Fir*. Surviving in major valleys of the Thompson Plateau,

[74] Holland. pp. 71-72
[75] Province of BC. pp.1-8

Interior Douglas-Fir is one of the biogeoclimatic zones mapped by the Ministry of Forests. This hottest and driest *Interior Douglas-Fir* subzone is comprised of a narrow mosaic of vegetation occurring above the Ponderosa Pine zone and below the Montane Spruce zone. Douglas fir scattered throughout the open and closed forests in the Plan area support an understory consisting of pinegrass, Birch-leaved spirea, bluebunch wheatgrass and red stemmed feathermoss.[76] Species that rely on this ecosystem include Flammulated owl and Great Blue heron. The very hot and dry subzone of the *Interior Douglas Fir* (IDFxh2) supports a wide variety of species including many Species at Risk. This zone is relatively small and declining due to development and agriculture.

The *Engelmann Spruce – Subalpine Fir* zone covers most of the southern areas of the Plan area through the Coldwater/Coquihalla Valleys. The winters are long and cold, and the summers cool and short (temperatures are above 10°C for only 0 – 2 months of the year). Precipitation and the amount of snowfall vary greatly across the zone. Snowpack can range from 1- >3m and can be long lasting in some areas. Englemann spruce and subalpine fir are dominant species throughout forested portions of the zone. In old growth stands at low to mid-elevations, Englemann spruce usually dominates the canopy and subalpine fir the understory. Other species found in this zone include lodgepole pine, western hemlock and mountain hemlock. The minor or rare species in the zone with low protection levels include ponderosa pine, hazelnut, and Rocky Mountain juniper, pussy willow, water birch, yellow-cedar and limber pine.[77]

The *Montane Spruce* is also found in the Coldwater/Coquihalla Valleys but most prominent on the high plateau areas east of Merritt along Highway 97C (Okanagan Connector). This zone has a cool, continental climate characterized by cold winters and moderately short, warm summers. One of the most distinctive features of the Montane landscape is the extensive, young and maturing seral stands of lodgepole pine that have formed following wildfire. In wetter subzones, and on wet sites in all areas, maturing seral stands contain mixtures of lodgepole pine, hybrid white spruce, and subalpine fir. The extensive seral stands of lodgepole pine provide summer and fall range for moose and mule deer, with good thermal and hiding cover in the dense regeneration thickets.[78]

Objectives:

1. Strive to protect the environment and human health and safety by planning for clean water, land and air.

[76] Ministry of Forests – Province of BC. pp. 224-226
[77] Centre for Forest Conservation Genetics, pp. 1-3
[78] Ministry of Forests – Province of BC. pp. 184-191

2. Raise public awareness of responsible environmental stewardship practices throughout the Plan area.

Policies:

3. Preserve sensitive ecosystem areas and maintain these areas free of development and human activity to the greatest extent possible.
4. Support and encourage the retention and enhancement of wildlife corridors throughout the Plan area.
5. Advise property owners to research and utilize contemporary best management practices in all areas to minimize human impact on their private property especially private logging operations.
6. Support habitat protection initiatives of the Ministry of Environment and Fisheries and Oceans Canada along all watercourses.
7. Support and promote the TNRD's Invasive Plant programs via brochures and website information.
8. Encourage residents and visitors to report any American badger sightings to https://badgers.bc.ca/report-a-badger/
9. All developments adjacent to watercourses are encouraged to implement Best Management Practices (BMPs) as outlined in guidance from authoritative sources, including Fisheries and Oceans Canada publications such as *The Shore Primer*, *The Dock Primer,* and *On the Living Edge: Your Handbook for Waterfront Living*.
10. Erosion control measures must be implemented for developments near watercourses. These measures should include the use of vegetative and structural stabilization techniques.
11. Require riparian buffer zones as stated by the *Riparian Areas Protection Regulation* (RAPR) with widths determined through ecosystem-specific assessments.
12. Promote the adoption of Low-Impact Development (LID) techniques, as outlined in the *BC Stormwater Planning Guidebook*, including rain gardens, bioswales, and permeable pavements, in all new developments.
13. Implement a wetland offsetting program to ensure no net loss of wetlands, requiring developers to restore or create wetlands equivalent to impacted areas.

Advocacy Policies:

14. Recognizing the interconnection and influence between surface and ground water sources, work with outside agencies to develop a regional aquifer vulnerability map to identify and designate critical groundwater recharge areas as protected zones within zoning bylaws. Prohibit high-impact developments in these areas to prevent aquifer depletion, ensure long-term water security, and protect vital ecosystem services.
15. Encourage a community-based water quality monitoring program involving community partners and Indigenous communities to regularly assess aquifers and streams. Data collected should inform adaptive management strategies.

16. Develop a community watercourse restoration program to rehabilitate degraded streams and wetlands, prioritizing removal of barriers to fish passage and replanting of native riparian vegetation.

8.3 Surface and Groundwater Amenities

Waterbodies comprise a large part of the OCP area. This abundance of freshwater resources contributes to the Plan area's liveability as well as recreation, aesthetic, agricultural, domestic and power production values.

Streams and Rivers

The Nicola and Coldwater Rivers are the primary watercourses in the Plan area. Spius, Petit and Guichon Creek systems comprise the other major watercourses. Their collective watersheds, along with groundwater and thus aquifers, are sensitive to upland activities, comprehensive protection strategies are required, especially for surface water sources.

Nicola River

Lake Stewardship

Nicola, Stump, Douglas and Pennask Lakes represent the largest waterbodies in the Plan area. These lakes, along with others like Mamit, Murray and Missezula Lakes, have easy road access, contributing to these lakes having the largest lakeshore residential areas. Many Cascade Mountain lakes are either access challenged or representative of mountain lakes like tarns. There are Crown and private parcels on many Plan area lakes. Foreshore lands, including below the natural boundary, are public lands and governed by the Province, including docks and buoys. Upland foreshore activities are regulated by the *Riparian Area Protection Regulations* as implemented under the zoning bylaw.

Nicola Lake represents the largest and most populated lake in the Plan area. The lake has a surface area of approximately 2,500 ha with a maximum depth of 55 metres and an average depth of 23.5 metres. The lake supports a variety of non-anadromous resident sport fish species, including kokanee, rainbow trout, bull trout, lake trout, Dolly Varden, and cutthroat trout. Anadromous (i.e., sea-run) salmonids such as coho, chinook, pink salmon, and steelhead trout also occur within the lake. These fish species contribute to significant First Nations and recreational sport fishery values and support a considerable local ecotourism industry. Nicola Lake is an extremely important natural resource for ecological, social, aesthetic, and economic reasons. The need for responsible and sustainable management of the watershed resources is recognized by local, provincial, and federal governments, First Nations, and residents as critical to the future of this region.

Development pressures, including regulation of flows at the lake outlet, water extraction, and fish passage constraints, have raised concerns with community members and partners, especially as

they pertain to sea-run salmon and steelhead populations. Agricultural activities including crop production and cattle ranching have had significant impacts along the fluvial and lacustrine terraces, floodplains, and riparian communities associated with the lake and tributary streams. The importance of maintaining minimum flows for fish and the effects of increased water extraction and diversion has been examined and highlighted by others.[79]

Nicola Lake is a eutrophic lake. Eutrophication (also known as nutrient enrichment) is a result of large amounts of nutrients being released into a nutrient deficient water body which leads to excessive amounts of aquatic plant growth. Most often, the nutrient phosphorous has the greatest effect on eutrophication because it tends to be more limited within the environment. Eutrophication can be accelerated by the release of nutrients from human activities such as from fertilizers use in agriculture and at our homes.[80] Additionally, higher water temperatures due to climate warming may influence lake metabolism and trophic status by increasing microbially mediated nutrient recycling rates and promoting stronger water column stratification, thus enhancing nutrient release from sediments and promoting eutrophication, even in the absence of increased external nutrient loading.[81] While algae blooms on the lake have been well documented for many years, the lake's significant 2025 algae bloom, comprised of toxic cyanobacteria, is of particular note, underscoring the lake's level of sensitivity and need for advanced planning policies – see Part 12.3 for additional settlement information.

Groundwater Aquifers

Groundwater has become one of the most critical resources in the Plan area. In some areas it is the only viable and economic water supply for private water systems as well as agricultural and non-residential uses. Watershed stewardship through protection of headwaters and aquifers from harmful contamination and over-consumption is a community-based responsibility, all to ensure adequate healthy future water supply.

[79] Ecoscape. pp. 2-3
[80] Government of Canada. https://www.canada.ca/en/environment-climate-change/services/air-pollution/quality-environment-economy/ecosystem/effects-soil-water/nutrient-enrichment.html
[81] Ghanbari et al. p. 1

The *British Columbia Drought and Water Scarcity Response Plan* [82]is the organizing provincial government framework for drought response in B.C. As the name suggests, the Plan focuses on drought response, rather than drought mitigation, preparation, or planning.

Protecting critical water sources and encouraging conscious and efficient water use supports access to safe and sustainable water sources for the long-term.

Water Supply and Distribution

The major water supply system in the Plan area is the Lower Nicola Waterworks District. Other major shared water systems exist at Quilchena on the Lake, Nicola Lakeshore Estates, Sagebrush Golf Club and Stump Lake strata. Additional smaller systems exist at select area resorts.

Groundwater is critical. In some areas it is the only viable and economic water supply for private water systems as well as agricultural and non-residential uses. Watershed stewardship through protection of headwaters and aquifers from harmful contamination and over-consumption is a community-based responsibility, all to ensure adequate healthy future water supply. The Regional District will consider the effects of climate change, the needs of residential and agricultural water users and the sensitive character of groundwater resources when assessing any future development. Protecting critical water sources and encouraging conscious and efficient water use supports access to safe and sustainable water sources for the long-term.

Surface water is also a critical resource in the Plan area. Residents expressed ongoing concerns with water quality in Nicola Lake along with flood management at Stump Lake.

Objectives:

1. Manage and protect Plan area surface water, groundwater, and aquifer resources in a sustainable manner to prevent irreversible or undesirable impacts.
2. Support advanced planning initiatives around Nicola Lake.

Policies:

General

3. Encourage adherence to the guidelines set out in Fisheries and Oceans Canada publications: *The Shore Primer* and *The Dock Primer,* as well as *On the Living Edge: Your Handbook for Waterfront Living* for all development at or near the waterfront.
4. Support the implementation of TNRD *Lakeshore Development Guidelines* through policy compliance.
5. Any work in and about a watercourse requires a Section 11 Approval/Notification application under the *Water Sustainability Act*.

[82] Province of BC - https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/drought-info/drought_response_plan_final.pdf

6. When lakefront property owners seek federal or provincial approvals for dock/moorage development, recommend limiting the number of wharves or docks and encourage the sharing of such structures.

Advocacy Policies:

7. To protect vital water systems, encourage the Province to convene a collaborative roundtable of public and private representatives to align land use planning with current and future ground and surface water resources.

Nicola Lake

8. Support the collaborative efforts of private property owners, First Nations and the Province to better control invasive species, namely Eurasian watermilfoil, in high use areas.

9. Support the collaborative efforts of private property owners, First Nations and the Province to improve and maintain water quality through proactive lake and tributary water testing and reactive mitigative measures, if possible.

10. Support increased education and awareness of the impacts of humans on the overall health of Nicola Lake, including recreation, agriculture and foreshore disturbance.

Advocacy Policies:

11. Support the *Guiding Principles* of the Nicola Water Use Management Plan.

12. Support the Nicola 5 First Nations and Province's long-range plans to develop a water sustainability plan for the Nicola watershed and offer any assistance if requested.

8.4 Sensitive Ecosystems & Biodiversity

The Plan area is flush with a diverse collage of ecosystems stitched together by rivers, creeks and lakes and hemmed in by rugged mountain ranges of all shapes and sizes. Land development has the potential to threaten the health of ecosystems or spread invasive species without careful attention. The Plan area is home to a variety of flora and fauna including species at risk of being lost. Provincial legislation such as the *Wildlife Act* and *Species at Risk Act* protects animals from harm or harassment.

The BC Conservation Data Centre (BCCDC) assesses and assigns the conservation status of species and ecological communities. The CDC assigns each species to the red, blue or yellow list based on the level of concern about their risk.

The **Red List** includes fauna and flora species that are extirpated (no longer exist in the wild in B.C.), endangered, or threatened with extirpation or extinction. The Plan area includes several Red List fauna species such as the American badger (*Taxidea taxus*), American goshawk (*Accipiter atricapillus laingi*), Burrowing owl (*Athene cunilcularia*), Behr's hairstreak (*Satyrium behrii*) and Audouins's Night-stalking Tiger Beetle (*Omus audouini*).

Red List flora species include Whitebark pine (*Pinus albicaulis*), Mountain holly fern (*Polystichum scopulinum*) and Tweedy's Lewisia (*Lewisiopsis tweedyi*).

The **Blue List** includes flora and fauna that are native species or ecological community considered to be of Special Concern. These lists include species and ecosystems that have threats, declining populations, or restricted distributions and are sensitive to human activities or natural events. These species are particularly sensitive to human activities or natural events, but are not yet classified as Extirpated, Endangered, or Threatened. Blue List fauna species within the Plan area include:

- Ancient Murrelet (*Synthliboramphus antiquus*);
- Canada warbler (*Cardellina canadensis*);
- Coastal giant salamander (*Dicamptodon tenebrosus*);
- Columbia sculpin (*Cottus hubbsi*);
- Dun skipper (*Euphyes verstris*);
- Flammulated owl (*Psiloscops falmmeolus*);
- Gophersnake, deserticola subspecies (*Pituophis catenifer deserticola*); and
- Lewis's woodpecker (*Melanerpes lewis*).

Blue list flora species include cliff paintbrush (*Castilleha rupicola*), Columbian carpet moss (*Bryoerythrophyllum columbianum*) and Mexican mosquito fern (*Azolla Mexicana*)

Grasslands

This sensitive ecosystem (including sagebrush steppe) is the rarest type in BC and disproportionately supports about 33% of BC's species at risk. American Badger, Burrowing Owl, Sharp-tailed Grouse, Western Rattlesnake, and many other species at risk depend on this habitat. As a result of provincial importance and high threats to this sensitive ecosystem, the Grassland Conservation Council of BC was formed to conserve grasslands. Significant areas of grassland have been lost to urban and agricultural development, and it is increasingly important to conserve and steward much of what remains.

Riparian

Riparian vegetation is a sensitive ecosystem that is associated with the increased moisture at lake, wetland and stream edges. Low elevation riparian habitats include cottonwood, some aspen communities and may contain Red listed Water birch – Roses ecological community. Lewis's Woodpecker and Western Screech-Owl, both threatened in Canada, depend on old cottonwoods for nesting. These habitats also support migratory birds with annual declining population trends of ~1% per year (e.g., Veery, Yellow Warbler). These are focal species for recovery of cottonwood habitat. This habitat is not well mapped in the TNRD but is mainly associated with rivers, lakes and other water bodies.

Wetlands

Wetlands are unique ecosystems that provide critical habitat for a range of wildlife species in the Plan area and Thompson Region. As a transition zone between land and water, wetlands provide a range of habitats from wet meadows, wet forests, to open water. About 500 plant and animal species in BC as well as migratory birds are associated with wetlands. Species at Risk that rely on local wetlands include the Great Basin Spadefoot and Western Toad.

Other Habitat for Species at Risk

Species at risk are found within a broad range of habitats within the Plan area but especially those noted above. Other species are wide ranging; they traverse across different ecosystems and multiple habitats, many of which are unmapped. An example of a wide-ranging species is the American Badger (Red List), which frequents grasslands and open forests. Adult males may have a home range exceeding 100 km^2. In summary, BC has over 1,000 plants on either the Red or Blue Lists, many occurring in a variety of habitats and locations throughout the Plan area.

Objectives:

1. Strive to protect the environment and human health and safety by planning for clean water, land and air.
2. Raise public awareness of responsible environmental stewardship practices throughout the Plan area.

Policies:

3. Preserve sensitive ecosystem areas and maintain these areas free of development and human activity to the greatest extent possible.
4. Support and encourage the retention and enhancement of wildlife corridors throughout the Plan area.
5. Advise property owners to research and utilize contemporary best management practices in all areas to minimize human impact on their private property especially private logging operations.
6. Support habitat protection initiatives of the Ministry of Environment and Parks and Fisheries and Oceans Canada along all watercourses.
7. Support and promote the TNRD's Invasive Plant programs via brochures and website information.
8. Encourage residents and visitors to report any American badger sightings to www.badgers.bc.ca.

Part 9 | Rural Resilience – A New Development Concept

9.1 Context

In recent years, Plan area residents have endured a range of natural disasters including wildfires, record floods, pandemic and drought. In addition, the residents have had to absorb the changes and challenges in landscape rich area that attracts and retains residents. In the end, this Plan area is a resilient, rural area, built on strong relationships between neighbours and respect for individual choices that value the strength of community. It is also based on a strong respect for the natural environment and its importance to the area's overall wellbeing.

Climate change is expected to exacerbate existing climate-related risks that already present potential hardships for rural and resource dependent communities. These include sudden-onset events, such as flooding that damages infrastructure and wildfire, as well as slower developing changes in conditions, such as droughts and the spread of forest damage due to pests like the mountain pine beetle.[83]

Strengthening rural resilience involves identifying and safeguarding existing assets while equipping residents with the necessary resources, policies, and information to enhance this resilience and respond to changing challenges such as development pressures and climate change. Implementing context-specific strategies and tools for planning, construction, development, and environmental stewardship will help manage future growth and reduce associated risks.

Rural resilience may be defined as the capacity of a rural region to adapt to changing external circumstances in such a way that a satisfactory standard of living is maintained.[84] A central priority of this OCP is to promote development and habitation approaches that help residents better

[83] Sander-Regier et al. p. 3
[84] Heijman et al. p. 383

prepare for the impacts of climate change, while preserving the rural character and natural systems that define the area's identity.

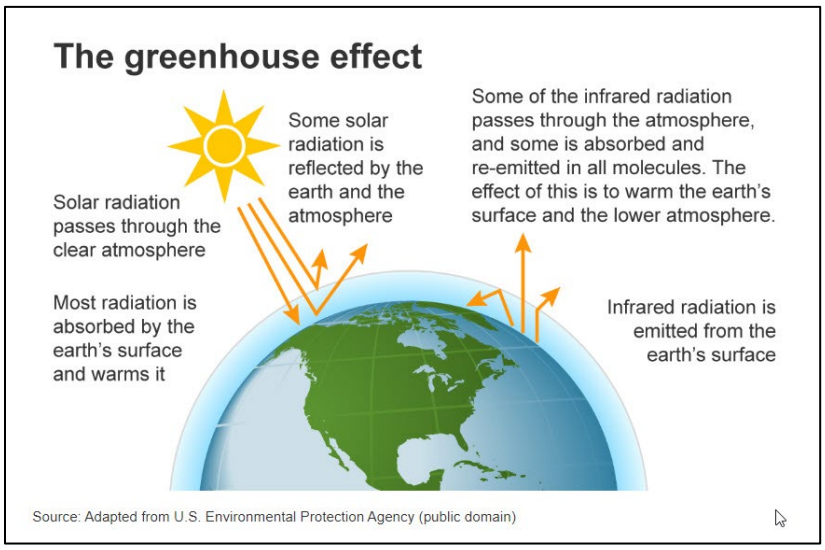
9.2 Planning for Climate Change

In recent years, the frequency and intensity of natural disturbance events such as wildfires and floods have increased, and this could be related to climate change.[85] Climate is becoming increasingly unpredictable, not only in mean and seasonal parameters, but also in increasing variability. The Intergovernmental Panel on Climate Change (IPCC) estimates that average global surface temperature will increase by 1.8 to 4.0°C (best estimate) over this century relative to the period 1980-1999 (range of 1.1˚ to 6.4˚C), a substantial increase over the rate of warming (0.6°C), recorded for the last century.[86] All told, climate change plays a role in increasing frequency and intensity of natural disturbances and weather-related natural disasters. Additionally, changes to natural disturbance regimes because of climate change may increase community vulnerability by increased flooding, wildfires, threats to health, safety, and livelihood, and destruction of property and infrastructure.[87]

BC's climate has warmed significantly in recent decades with changes in temperature and precipitation exceeding global averages in the southern part of the province. In the Interior Health region, climate change has become a lived reality, especially when considering the heat, flooding, drought and wildfire events of recent years. These events have had measurable impacts on the health and well-being of communities in our region. Moving forward, we can expect the mean annual temperature in B.C. to continue to increase. This overall warming trend and associated changes will drive several climate change hazards in our region, including extreme heat, cold, drought, flooding, wildfires, and smoke.[88] As a result of increasing temperatures and increasing wildfire risk, extreme area burned amounts like 2017 in BC are expected to become more likely in the future. In fact, the 2018 wildfire season in BC burned more area than the record-shattering season of 2017, with over 1.35 million hectares.[89] The shockingly high costs of recent fire events will be unsustainable by mid-century if allowed to occur unabated. Examples of regionally

[85] Krishnaswamy et. al. p. 1
[86] IPCC, 2007
[87] Krishnaswamy et. al. p. 1
[88] IHA, p. 5
[89] Kirchmeier-Young et al. p.7

significant catastrophic wildfires include the 2016 Fort McMurray Fire, the 2017 and 2018 British Columbia fires, and the 2019 Alberta fires. These fires accounted for over $10 billion in direct losses and tens of billions more in indirect economic losses.[90]



According to Provincial government estimates, the projected impacts of a temperature increase of 1.3 to 2.7° expected by 2050 along with the average annual rainfall increasing from 2% to 12% in that same time frame will increase growing seasons but a seasonal shift in precipitation towards winter months with hotter drier summers will lead to more severe and frequent drought, soil erosion and new pests. Increasing temperatures and precipitation will reduce snowpacks in the future, increasing winter runoff for most of BC. Importantly, groundwater recharge rates are sensitive to changing climate conditions.[91]

Rural and resource-dependent communities are dynamic entities continually responding to a range of social, economic, demographic and environmental stresses - to which the impacts of climate change must now be added.[92] In the Plan area, these non-climatic stresses include, but are not limited to, changes in policies and priorities dictated by higher levels of government; macro-economic forces that influence local-level economic and demographic restructuring; and extreme environmental events and conditions that can impose considerable pressure on community resources, infrastructure and safety nets. For example, as the forestry industry contracts in the face of falling market demand and increased competition from foreign producers, rural communities in the Plan area have had to cope with mill closures, uncertain employment, and highly variable economic performance. Stresses such as these have occurred during a period when rural communities are aging and, in many regions, experiencing a steady decline in population numbers as birth rates fall and younger residents migrate elsewhere in search of higher education and employment opportunities.[93]

Greenhouse Gas (GHG) Emissions

One of the greatest contributors to climate change is greenhouse gas emissions. There is no specific data on the quantity of GHG emissions generated within the Plan area; however, historic emission inventory data indicates that residential heating accounts for the majority of GHG emissions in the region followed by commercial buildings and solid waste. Emissions from transportation and agricultural operations are also noted as high; however, the data is impartial

[90] Bourbonnais, p.5
[91] Pacific Institute for Climate Solutions. pp.5-6
[92] Sander-Regier et al. p. 1
[93] Sander-Regier et al. p. 2

due to unaccountability and lack of tracking in the sector. Reducing emissions is a significant challenge in rural communities.

At the local level, rising energy costs will continue to have a significant impact on the costs of heating, transportation and food at the local level. To help reduce the Plan area's carbon footprint, more emphasis will be required to reduce the Plan area's 'foodprint' which includes the amount of land required to sustain a diet and the amount of greenhouse gas produced to sustain that diet.

As a participant in the *Local Government Climate Action Program* (LGCAP), the TNRD receives funding to plan and implement climate action that will reduce emissions, create new opportunities for people in a clean economy, and prepare communities for future climate impacts. The LGCAP program was first launched by the Province of BC in May 2022, for reporting on the 2021 calendar. As part of this program, the TNRD is required to report on its climate actions. Based on the 2023 reporting period, the TNRD reports the following key points:

- Challenges impeding the advancement of climate action in the TNRD:
    - Lack of staff capacity or expertise
    - Lack of financial resources
    - Competing priorities

- Currently, the Province's legislated Greenhouse Gas (GHG) emission reduction targets are 40% by 2030, 60% by 2040 and 80% by 2050, relative to 2007. The LGCAP report confirms that these are the TNRD's targets.

- Supporting indicators that would be most valuable to the TNRD to advance climate action previously reported through the Community Energy and Emissions Inventory initiative:
    1. Housing type: Private dwellings by structural type
    2. Residential density: Population and dwelling units per "net" land area
    3. Greenspace: Land area that is parks and protected greenspace

- Initiatives the TNRD had completed, ongoing or in-progress in the 2023 calendar year to adapt to and build resilience to climate impacts.
    1. Corporate resilience and adaptation policies, programs and actions
        1. Monitoring climate risks or impacts (floods, wildfire, etc.)
        2. Providing training (adaptation and mitigation skills)
        3. Developing emergency/hazard response plans.
    2. Community-wide resilience and adaptation policies, programs and actions
        1. Collaboration with other communities on resilience planning/initiatives
        2. Monitoring climate risks or impacts (floods, wildfire, etc.)
        3. Public engagement on climate risks and actions
        4. Developing emergency/hazard response plans

- Information the TNRD needs to know to be able to plan effectively for the future the region, with respect to the hazards and impacts.
    1. Local knowledge
    2. Localized climate modelling and projected scenarios
    3. Assessment of potential community impacts
    4. Assessment of community vulnerabilities

5. Risk assessment of hazards
6. Mapping of climate change impacts and hazards
7. Projected development
8. Technical expertise to implement solutions
9. Community/partner engagement and support

- The TNRD identifies climate-vulnerable groups as those with high exposure, heightened sensitivity to impacts, and limited capacity to adapt or recover.

Drought – Adapting to a New Normal

Drought is a recurrent feature of climate involving a deficiency of precipitation (for example, rain or snow) over an extended period, resulting in a water shortage for activities, communities or aquatic systems.[94] In BC, combinations of insufficient snow accumulation, hot and dry weather or a delay in rainfall may cause drought. These factors can result in reduced flow conditions in streams and insufficient recharge rates for lakes and aquifers, thereby potentially depleting sources of water commonly utilized for domestic and irrigation purposes.

The Province of BC is responsible for setting the Provincial drought levels, licensing water withdrawals under the *Water Sustainability Act*, and regulating water use during times of water scarcity. Drought level for the Plan area is located online at the British Columbia Drought Information Portal. There are six (6) stages in the Provincial Drought Classification system, from Level 0 (average or wet) to Level 5 (exceptionally dry). Below is a quick synopsis of the drought level classification recommendations:

- During Level 0 and 1: water users are reminded to prepare, using normal water conservation measures, realizing streamflow conditions may deteriorate;
- During Level 2 and 3: water users are encouraged to reduce or eliminate nonessential water to support human and ecosystem water needs; and
- **During Level 4 and 5**: water users need to work together for maximum water use reduction to ensure community and ecosystem needs can be met.[95]

In 2023, a large part of the Plan area experienced Drought Levels 2 to 5 from June 8 to November 30, with Drought Level 5 in place from August 17 to October 5. Plan area residents utilize both groundwater and surface water sources to satisfy domestic and irrigation demand. Plan area residents expressed deep concern about the impacts of drought conditions on both their domestic and irrigation needs.

The following objectives and policies represent actions taken throughout this OCP to reduce greenhouse gas emissions through leadership and example.

[94] Adapted from definitions in National Drought Mitigation Centre. *What is Drought? Accessed at What is Drought? | National Drought Mitigation Center (unl.edu),* accessed December 12, 2024.

[95] Acquired from the Provincial website. *B.C. Drought Information Portal,* accessed December 17, 2024.

Objectives:

1. Acknowledge and advance the objectives established through the Thompson-Nicola Regional District's *Local Government Climate Action Program*.
2. Reduce wildfire risk to health and safety of the public, property and infrastructure.
3. Support efforts to reduce waste, energy consumption and greenhouse gas emissions.
4. Encourage energy efficiency in buildings and site design.
5. Improve local water security for agricultural lands, and continue to monitor, assess and manage water resources.
6. Adopt climate change projections as a key indicator for future land use planning.

Policies:

7. Request the Province's continued support in providing the TNRD with the tools and resources necessary to monitor and measure GHG reduction levels.
8. Support the development of renewable energy generation as an economic opportunity.
9. Ensure all Crown land referrals for Clean Energy Projects shall be subject to the Board's *Clean Energy Projects Processing and Referrals Policy No. 13.1.2,* as amended.
10. Implement Firesmart™ vegetation management to mitigate the extreme wildfire risks caused by prolonged drought conditions.
11. Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals and wildfire covenants. Review and update current practices on a regular cycle.
12. Ensure critical infrastructure facilities, including cellular towers and other modes of utility delivery infrastructure, are developed in a manner that use Firesmart™ principles**.**
13. Continue to raise awareness about recycling through educational initiatives such as newsletters, information guides, and newspaper inserts.
14. Encourage community stewardship through increased waste diversion, recycling and community clean-up initiatives and support community or private sector solutions to the re-use of materials.
15. Raise awareness about BC Climate Action and energy conservation by making relevant informational material available to all community partners.
16. Provide education and resources to the construction industry about energy efficiency in new construction and renovations.

17. Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings, the use of solar panels to maximize passive solar gain, heat exchange pumps and insulation standards that exceed the BC Building Code.

Lower Nicola Eco-Depot

18. Ensure development supports TNRD greenhouse gasses reduction targets for different sectors (including built environment, waste and transportation) as they are established and updated.

19. Consider transportation alternatives that reduce GHGs and provide residents additional options on how they move throughout the region. Support work from home as an acceptable option to reduce trip generations.

20. Acknowledge that climate change alters the frequency and severity of environmental hazards, creating shifting risks to public health.

Advocacy Policies:

21. Encourage installation of additional electric vehicle charging stations in advantageous commercial or rest areas.

22. Support the farming community's advocacy for the development of new upland water storage compounds.

9.3 Agriculture and Local Food Systems

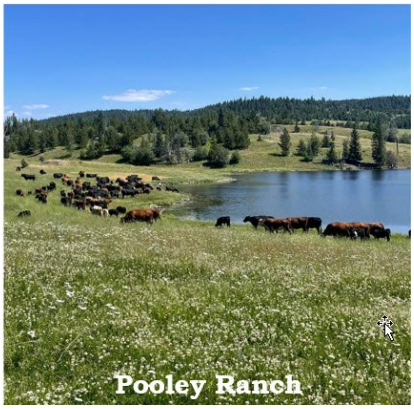
A sustainable agricultural sector and local food system are increasingly essential components to a thriving and resilient local economy and healthy community. The local food system includes all aspects of food – its production, processing, distribution, and consumption, as well as food waste management, access and education. Careful stewardship of agricultural lands and a thriving local food system are vital to the social wellbeing, culture, environment, and economy for the Plan area.

The Plan area's supportive soil types and favourable climate have supported a long tradition of farming and ranching. Of all the primary sector industries of the local economy, agriculture has emerged as one of the steadfast sectors throughout the Plan area, creating both a critical 'farm to table' economy and a visually and spiritually appealing rural pastoral atmosphere that remains important for residents and visitors today. Arable lands most suitable for agriculture are found primarily within the Coldwater Valley, Interior Grassland/Eastern Thompson Plateau and the

Nicola Valley/Central Thompson Plateau sub-regions. Favourable biogeoclimatic zones coupled with productive soils in the form of gray luvisols and eutric brunisols[96] across most of the Plan area, support local ranching, farming and a range of farm market operations. Today, local agriculture includes hay farms, specialty agri-marketing, local fruit and vegetable growing, animal husbandry and farmgate operations. Given the Plan area's primary resource climate coupled with the emerging "Grown BC, Feed BC, Buy BC" initiative, more emphasis will need to be placed on the development and expansion of agriculture operations through the life of this OCP.

3 Bar Ranch

Lower Nicola Meats


Pooley Ranch

According to the Ministry of Agriculture's 2021 *Census of Agriculture*, the TNRD comprises 30.3% of the total farmland area in BC. Further, the total gross farm capital in the TNRD for 2021 reached $13.9 billion. This value represents 26.3% of the total gross farm receipts for all of BC. These values are likely to continue rising as transportation and import costs as well as food security concerns increasingly shift focus to *local* food production. That said, rising BC fuel costs, less than favourable or unpredictable climate conditions, drought and a depleted youth population will be challenges. The success of the Nicola Valley Farmers' Market, Logan Lake Lions Club Open Market and Kamloops Farmers' Market speak to the popularity of local agricultural products. In the community survey, residents strongly support local agri-tourism, farm to table operations and expanded farm product processing. Improvements to and expansion of the agriculture sector will form a critical part of the Plan area's future economy.

Agricultural lands, particularly lands that are within the Agricultural Land Reserve, seek a balance between preserving *and* utilizing farmland for a broad range of uses. These lands support extensive agricultural uses, its economic base, and contribute to the Plan area's rural character. The presence of these lands, along with lands that are improved in the future, will ensure that primary agricultural use and associated activities are permitted and consistent with provincial legislation and Agricultural Land Commission (ALC) policies, where applicable.

[96] Lavkulich, pp. 342-350.

The TNRD established an Agricultural Advisory Committee (AAC) in 2016 to provide the Board of Directors advice on matters dealing with ranching, farming, horticulture and other agricultural matters. Items that the AAC reviews include the following:

- ALR applications;
- applications to amend zoning and OCP bylaws that pertain to agricultural matters;
- major development proposals with potential to impact agriculture;
- potential future Agricultural Area Plans;
- noxious insect and weed control programs targeting farmland; and
- irrigation, drainage and water management issues if they impact farming.

The combined expertise of AAC members greatly supports staff—particularly ALC staff—in making informed, data-driven decisions grounded in local knowledge.

9.4 The Agricultural Land Reserve (ALR)

The ALR, established by the Province of BC in 1973 under the *Agricultural Land Act*, was implemented to protect and promote BC's remaining arable lands. The ALR is based upon lands' best potential for agricultural use, rather than its present use or parcel size. Agricultural uses are the priority use of land in the ALR. Land capability information collected as part of the Canada Land Inventory (CLI) program is used as a general reference for agricultural potential. The ALR covers 110,976 hectares in Electoral Area "M" and 28,603 hectares in Electoral Area "N". All told, approximately 21.4% of the Plan area is within the ALR.

The Agricultural Land Commission (ALC) is an independent administrative tribunal dedicated to preserving agricultural land within the ALR and encouraging farming in BC. The ALR is administered through the *Agricultural Land Commission Act* and is regulated through the *ALR Use Regulation* as well as the *ALR General Regulation*. ALC staff work with local government to ensure community plans are consistent with these regulations. Policies are intended to generally direct small-lot development and intrusive non-farm uses towards existing municipalities or settlement areas and away from ALR lands. In recent years, the ALC has developed policies to help farmers diversify agricultural operations with a broader range of outright permitted accessory non-farm uses. Plan area ALR lands are shown on Figures 24 and 25 on the following page. More detailed ALR mapping for a particular property or area can be found on our property-based web mapping application, myRegionView, which can be found at this link: https://tnrd.apps.vertigisstudio.com/web/?app=cff8821de28f48af84adc6bb93bc3b19.

Local food systems and arable lands are supported by preserving agricultural land and moving growth to the least arable part of the lands or elsewhere to alleviate precedent setting developments. The OCP objectives and policies are intended to support all parts of the local food

system and assist agricultural industry in becoming increasingly innovative, competitive and economically viable.

Figure 24: Agricultural Land Reserve – Electoral Area "M"

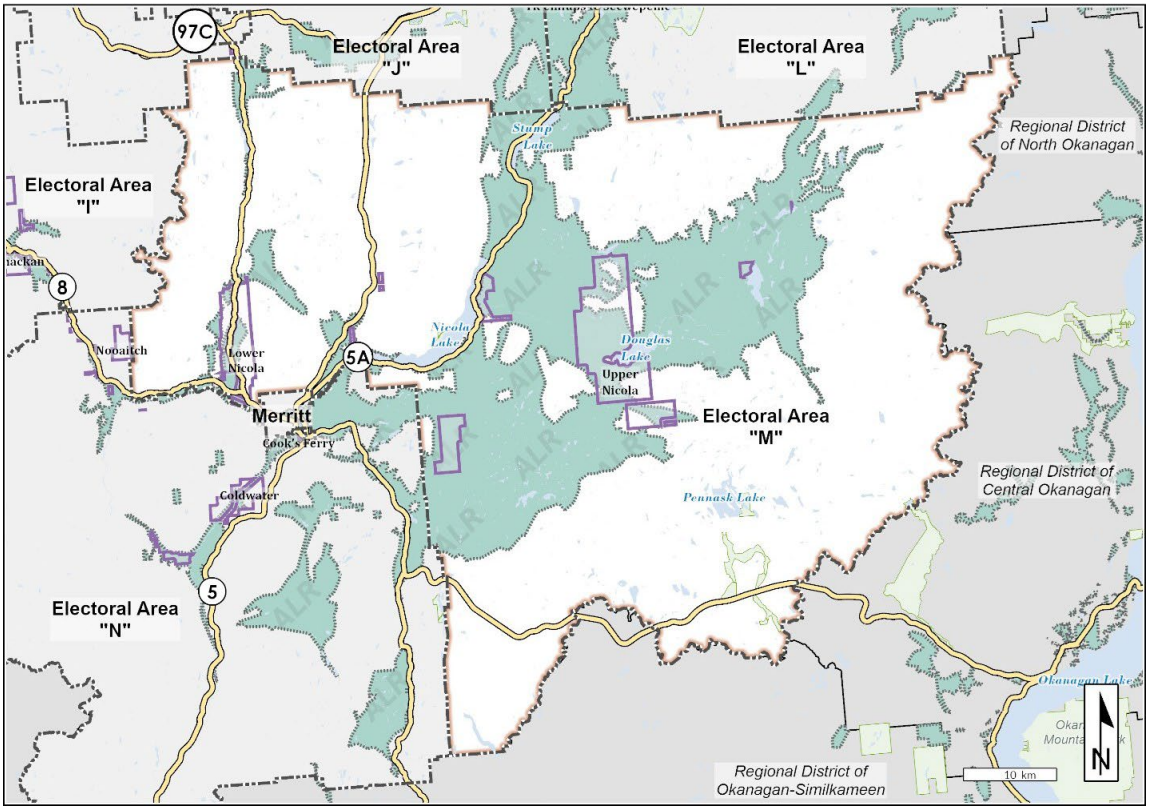
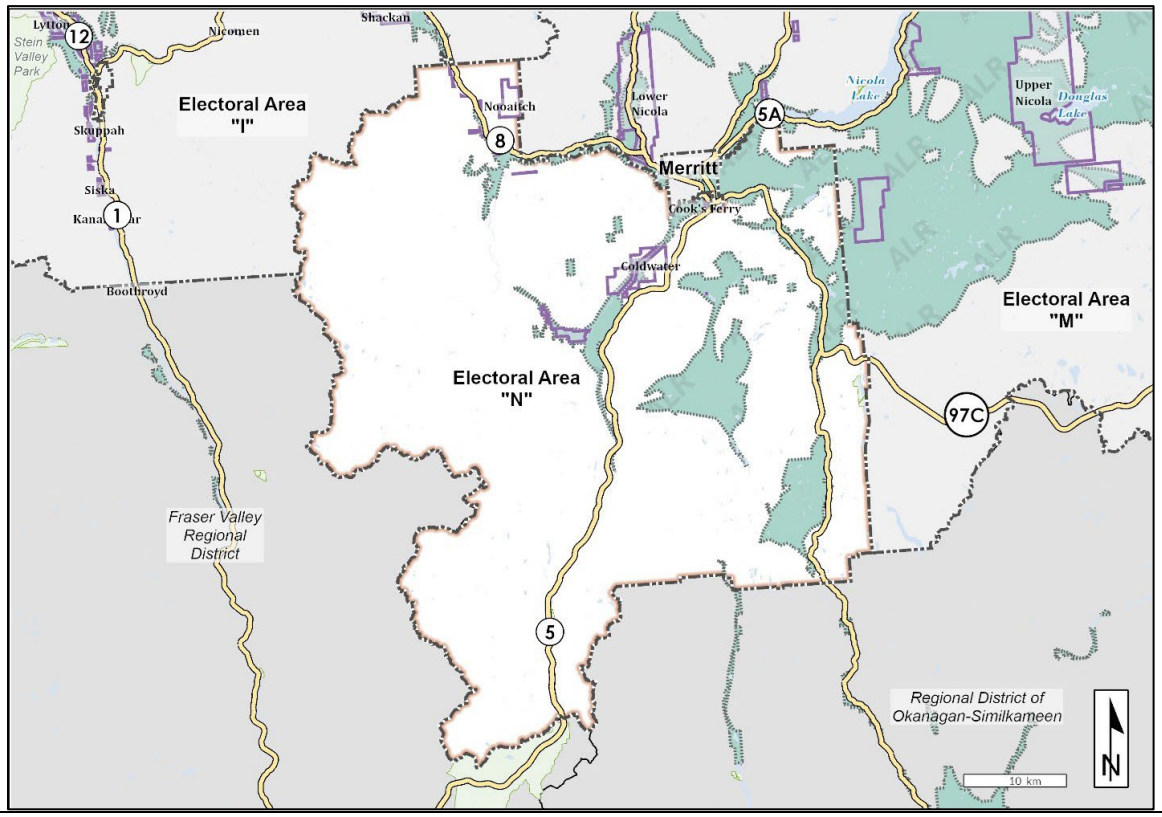


Figure 25: Agricultural Land Reserve – Electoral Area "N"



Objectives:

1. Avoid the fragmentation of farmland.
2. Protect agricultural lands for present and future local food production.
3. Encourage and promote affordable, sustainable and locally produced food sources to reduce the 'food miles' and overall greenhouse gas emissions.
4. Improve local water security for agricultural lands, and continue to monitor, assess and manage water resources.
5. Advance and support creative and innovative ideas for farm income diversity by accommodating opportunities for uses secondary to but related to agricultural use.

Policies:

6. Encourage support for the agriculture industry, local food production and new and innovative ideas that work to reduce the amount of food delivered to Plan area communities, especially diversification and marketing of locally grown foods, farm gate sales, farmers' markets, energy efficient greenhouses, waste wood heating systems with carbon capture for greenhouses and incentives for farmers and their families to remain on their land.
7. Promote the Plan area as an area with significant potential for new agricultural operations.
8. Recognize the *Farm Practices Protection (Right to Farm) Act* to support normal farm practices and reduce potential land use conflicts.
9. Support the provision of services and infrastructure necessary for efficient and sustainable farming operations.
10. Respect historical water rights for stock, agricultural use, and access to water on Crown rangeland.
11. Encourage agricultural practices that enhance natural ecosystems and protect environmental resources (e.g. environmental farm planning).
12. Support best farm management practices in and around riparian areas.
13. Acknowledge the local-scale impacts of climate change on agriculture and work with community partners to advance adaptive actions.
14. Acknowledge and safeguard farm operations and activities when considering adjacent or nearby land uses.
15. Permitted uses shall be associated with those supported on Crown land and by the *Private Managed Forest Land Act*, such as forestry, primary processing, and outdoor recreation uses.
16. Continue work with the TNRD Agricultural Advisory Committee on agricultural issues.

Policies For Lands within the Agricultural Land Reserve:

17. Support the Agricultural Land Commission's mandate of preserving and encouraging the use of farmable land for agriculture. All rural land uses in the ALR must comply with the *Agricultural Land Commission Act* and *ALR Use Regulation*.

18. Permit a range of agricultural and complementary uses in the ALR and encourage value-added and mixed farming activities that improve farm viability.

19. Encourage agri-tourism/agri-business opportunities, including limited non-farm uses considered complementary to farming (subject to Zoning Bylaw provisions and the *Agricultural Land Commission Act).* Agri-tourism activities must be secondary, incidental, and subordinate to the principal agricultural use.

20. Temporary Farm Worker Housing for commercial farm operations is supported where in compliance with ALR regulations and policy.

21. Any application for subdivision or non-farm use in the ALR shall be reviewed and considered by the Agricultural Advisory Commission and TNRD Board of Directors prior to being forwarded to the ALC. Applications must take into consideration benefits to agriculture, history of agricultural use, soils, biogeoclimatic data, topography and other factors applicable to agricultural capability and potential. Agrology and other professional reports may be required to support applications for subdivision within, non-farm use or exclusion from the Agricultural Land Reserve.

22. Applications for exclusion from the ALR are generally discouraged. Any application made to exclude lands from the ALR shall follow the ALC Exclusion Application Guide.

23. ALR applications may be supported and forwarded to the ALC for lands that are required for a community, economic development, or civic need, where a greater area or the same or better agriculture lands in the given general area are added to the ALR.

24. Encourage owners of land adjacent to the Agricultural Land Reserve to provide a vegetative buffer between their properties and follow all Ministry of Agriculture policies and best management practices, including the *Guide to Edge Planning Promoting Compatibility Along Urban-Agricultural Edges* to mitigate impacts related to farming activities.

Advocacy Policies:

25. Encourage senior levels of government to undertake a more comprehensive management approach for resource lands to protect natural ecological functions and resource value.
26. Support and advocate for local farmers and their local products, especially policies and initiatives that support their success.
27. Support the Nicola Valley Farmers' Market, Logan Lake Lions Club Open Market and Kamloops Farmers' Market as outlets for local agricultural and artisan products.
28. Support TNRD programs designed to increase public awareness of invasive plants and the implications of their spread on agriculture.
29. Support educational and awareness outreach programs to farmers to help reduce the risks of surface and groundwater contamination from fertilizers and farming activities, including adequate setbacks from farming components (i.e., application of fertilizers, management of manure, wastewater lagoons and fertilizer storage).
30. Encourage agricultural best management practices, including nitrate management plans to reduce risks of surface and groundwater contamination from fertilizers and farming activities.

9.5 Strategic Natural Hazard Planning

The Plan area is comprised of a broad range of landforms: from glacial and water incised valleys to prairie-like grasslands. Land use varies from small, dense hamlets to lakeshore neighbourhoods to expanses of farming. These terrain characteristics, coupled with diverse ecosystems, result in a range of natural hazards that may warrant site specific technical review prior to commencing development.

Development should avoid natural hazard areas. If it is proposed, then the hazards that may need to be assessed include erosion, flooding, landslips or rockfall, and wildfire. Detailed information for a particular area can be minimal or may not exist. Natural hazards need to be investigated on a site-specific basis.

Any development must be preceded by researching floodplain and slope hazard conditions found on myRegionView at www.tnrd.ca. Most subdivision or site development will require a site-specific geotechnical assessment and/or site elevation survey prior to final approval.

Objectives:

1. Discourage or disallow development on lands subject to known hazardous conditions, unless the hazard has been sufficiently mitigated.
2. Reduce vulnerability to natural hazards and improve community resilience and emergency preparedness and response.

Policies:

3. Direct development away from lands prone to natural hazard, including soil instability, floodplain and hazardous geotechnical conditions, or those lands identified as hazardous by the TNRD, Province, or other agencies having jurisdiction.
4. Development in a natural hazard area shall not be supported unless the applicant or appropriate authority provides evidence from a qualified professional showing measures to be taken to mitigate risks posed to an acceptable threshold to ensure the intended use is safe and adjacent properties are not impacted.
5. Enhance wildfire resilience through FireSmart™ principles. Expand the implementation of FireSmart™ principles in wildfire-prone areas, mandating the use of fire-resistant materials, the creation of defensible space around structures, and conducting annual inspections.
6. Support education and neighbourhood emergency planning in areas at risk to natural hazards.
7. Continue to require wildfire protection, water supply flood plain and geotechnical covenants at time of subdivision and/or development applications, as needed.
8. Consider how projected changes in climate may increase risks associated with natural hazards when considering new development application including rural subdivision.
9. Discourage or disallow development in any floodplain area. Construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods must be approved by the Board via a flood plain exemption and be floodproofed to provincial standards, consistent with the Floodplain Management Bylaw.
10. Establish vegetative buffer zones on slopes steeper than 25% to enhance soil stability and mitigate the risk of landslides.
11. Utilize advanced wetland and grassland modeling and mapping to identify and prioritize the protection of essential ecosystems and corridors. These areas provide vital ecological functions, including supporting wildlife movement, providing pollinator habitat, and controlling erosion.

Advocacy Policies:

12. Support and implement the *TNRD Community Wildfire Resiliency Plans* for Electoral Areas “M” and “N”.

13. Support community resilience by increasing awareness of potential local impacts of natural hazards and continue to provide education and training to individuals, businesses and community groups, and others on how they can contribute to natural hazard mitigation and preparedness within the community.

Part 10 | Utilities, Environmental Services & Infrastructure

10.1 Context

Servicing levels are as diverse as each Plan area community. The Plan acknowledges the advantages of orderly growth and planning of subdivisions and the disadvantages of high density unserviced development or premature, unaffordable service extensions.

Most Plan area lands are comprised of large rural lots serviced with independent ground or surface water sources and onsite sewage disposal systems. There is also a mix of pre-existing, non-conforming suburban parcel sizes in the rural hamlets of Lower Nicola and Brookmere. Newer lakeshore developments on Peter Hope Lake and Nicola Lake are serviced with private community water and sewage disposal systems. Smaller *private* water and sewage disposal systems serve select lakeshore residential and commercial developments, ranches and manufactured home parks.

Residents at Lower Nicola and Mamit Lake expressed a strong interest in additional densities, improved fire protection, improved road maintenance access and an expanded invasive plant control program. All residents expressed deep concerns about the state of the general availability of water for domestic and agricultural purposes along with a strong interest in improved telecommunication services in the form of faster internet services and expanded cellular communication coverage.

10.2 Water Supply & Distribution

Water is essential for life as we know it. Today, water is under extreme threat from a growing population, increasing demands from domestic, agriculture and industry users, and the worsening impacts of climate change. Surface and groundwater are connected where rivers and streams interact with aquifers by either losing (seeping) flow to the ground or gaining flow when groundwater discharges to a watercourse. This relationship is important to understand as any

deterioration to either surface or groundwater will have a detrimental effect on residential well water, tourism, agriculture, wildlife, recreational fishing and other water-related activities. Land use and development must be carefully planned to minimize impacts on local water resources and maintain the quality and quantity of water for the whole Plan area.

The Plan area is primarily comprised of the Nicola Watershed with sub-watersheds including the largest comprising Upper Nicola, Quilchena Creek and Spius Creek. Activities like land clearing, clear-cut logging, road ditching, and wetland disruption due to development can negatively affect groundwater recharge areas, leading to increased runoff volume and intensity. These actions also degrade both the quality and availability of groundwater, potentially reducing the supply of clean, uncontaminated water during summer or dry periods.

Groundwater

Hundreds of groundwater wells are used as a critical resource for drinking, agriculture, and commercial/industrial uses in the Plan area. In fact, most of the Plan area's improved rural parcels are serviced with drilled groundwater wells. Aquifer water quality and quantity vary with factors that include geological conditions, climate, recharge rates, soils, vegetation cover, sewage disposal methods and cumulative user drawdown impacts. As a rule, aquifer protection combined with sustainable and responsible water management is of paramount importance for those who rely on groundwater, especially given that some of the Plan area's surface water resources are fully recorded.

Vast plateaus and valley bottoms comprise the most habitable arable lands. Lands in the Central Thompson Plateau, Douglas Lake Plateau and Coldwater River Valley are within in the *Interior Douglas-Fir* zone which is the hottest and driest zone in the interior of the Province. In stark contrast, the surrounding mountain ranges and valleys are primarily within the *Montane Spruce* and *Engelmann Spruce – Subalpine Fir* zones where annual precipitation has traditionally been favourable for recharging existing aquifers. While groundwater quantity and quality are reviewed 'site-specific' at subdivision, sustainable planning must be considered for the long-term viability of groundwater resources for new and existing parcels. For example, in Kingsvale, many wells are completed within deeper fractured bedrock. The low productivity aquifer simply cannot take the strain of the density of deep-water wells, which in combination with decreased recharge, will continue to cause problems into the future.[97]

In B.C. there are two main pieces of legislation that directly relate to groundwater, aquifers and wells. The *Groundwater Protection Regulation* sets strict standards for the construction and

[97] Personal communication, Paul Blackett, Kala Groundwater – November 26, 2024

maintenance of wells. The *Water Sustainability Act* is the principal law for managing the diversion and use of water resources. Groundwater wells used for domestic purposes do not require a licence but should be registered with the Province. Non-domestic groundwater use requires a water licence.

The *Local Government Act* requires that an OCP identify the location of existing and planned community water systems. For existing systems (or those with 20 or more connections) that utilize groundwater to provide potable water for domestic and/or firefighting uses, see Table 12 below.

Table 12: Major Community Water Systems – Groundwater

Community Water System	Owner/Operator	Number of Connections
Lower Nicola Waterworks	Lower Nicola Waterworks	320
Nicola Lakeshore Water Utility	Private	260
Quilchena on the Lake	Strata	44
Golden Quill – Stump Lake	Strata	46
Quilchena Legacy Project – hotel and RV park	Strata	80
Sagebrush Golf	Strata	37
Peter Hope Lake Resort	Strata	30
Miller's Sunshine Estates	Private	44
Brookmere Water Users Community	Private	46

The Lower Nicola Waterworks Improvement District, incorporated by Letters Patent on February 23rd, 1965, is the largest community water system in the Plan area. The system's primary water source is groundwater pumped from two wells adjacent to Guichon Creek. The water is not treated. In the system's current state, expansion to enable additional development is negligible. With more effective planning, funding and updates, the system may be considered for future expansion.

The Nicola Lakeshore Estates water utility, constructed in 2004-2005, currently serves 189 users out of a potential 260 users on the west shore of Nicola Lake. Domestic water is provided via two deep wells and is treated. The developer has no immediate plans to expand the existing community water system; however, future expansion may be considered to increase density on the undeveloped land on the west side of Monck Park Road.

Three private water systems serve 161 strata lots and RV park sites on Nicola Lake at Quilchena. All systems are groundwater based. Other than the need to amend the CPCN to accommodate increased flows and expand the existing reservoir capacity, there are no plans to expand the Quilchena developments or existing private water systems. Other small water systems exist in the Plan area including manufactured home parks, ranches and lakeshore resorts.

Surface Water

Given the arid nature of most of the Plan area, surface water sources are generally limited. Subject to the provisions of the *Water Sustainability Act*, water licences and approvals allow people to divert, use or store surface water for agriculture, commerce, domestic use, and power production water storage. Limited water sources combined with historic agricultural water licenses has resulted in the Plan area's major surface water sources being fully recorded (unless backed by storage), including the Nicola River, Nicola Lake and Coldwater River.

The Nicola and Coldwater River watersheds supply a large proportion of water for both domestic and agricultural uses. Surface water provides a smaller proportion for domestic use from other area lakes and streams.

For existing systems (or those with 20 or more connections) that utilize surface water to provide potable water for domestic and/or firefighting, the Brookmere Water Users Community water system is the only significant community water system that utilizes surface water as its primary water source. The gravity-fed system's water source is surface water pumped from Brook Creek. The system administrator confirms that the system serves 48 users and could be expanded to serve and additional 15 users.

Nicola Lakeshore Estates – Sewer and Potable Water Treatment Building and Fire Suppression Truck Hall
Photo Credit: Nicole

The protection and long-term sustainability of surface and groundwater systems are essential to this Plan area, as residents depend on these resources for their primary water supply. This OCP acknowledges climate fluctuations and land use activities influence the quality and quantity of local surface and groundwater resources and is committed to ensuring a sustainable supply of water to the community now, and in the future, both on its own initiatives and in collaboration with senior governments, regional partners and volunteer groups.

Objectives:

1. Identify, conserve, protect and enhance the quality and quantity of surface and groundwater resources in cooperation with local and provincial water authorities and landowners.
2. Acknowledge that both quality and quantity of domestic water supply are vital and ensure that land development is carefully planned to minimize current and future impacts on surface and groundwater resources.
3. Ensure that there is a safe and cost-effective supply of potable water for domestic consumption and the service is allocated in a responsible manner.
4. Advocate a strategic approach to community water system management that is consistent with levels of growth and the needs of residents.
5. Collaborate with local water purveyors to ensure water quality and quantity is sufficient and sustainable.

Policies:

6. TNRD owned water systems shall comply with the TNRD *Water Conservation Plan* and *Water System Acquisition and Sustainability Strategy.*

7. Groundwater wells shall be developed in accordance with the Province's *Groundwater Protection Regulation* and *Health Hazard Regulation.*

8. Private community water system owners are strongly encouraged to ensure that water supplies are adequate to meet current domestic demand and firefighting needs, and the required provincial approvals are in place.

9. Groundwater users require a licence for non-domestic purposes under the *Water Sustainability Act*. Users that divert and use groundwater for non-domestic purposes, such as irrigation, commercial or industrial use, must now apply for and obtain a water licence and pay water fees and rentals.

10. Encourage water conservation for all uses - residential, commercial, industrial and agriculture - including consideration of water confinement measures such as rainwater/snowmelt cisterns as a supplement for irrigation and firefighting.

11. Encourage property owners to conduct voluntary domestic water testing to ensure adequate potability and annual availability. Water quality may change with time, requiring possible adjustments to the treatment train.

12. Require all new development within the Lower Nicola Waterworks water system service boundaries to be serviced by the existing community water system.

13. Current and future water system owners and operators shall maintain their respective systems and provide potable water in accordance with the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*.

14. Investigate the operating costs and capacity of an existing community water system when considering additional densities or reduced number of users.

15. Development shall be encouraged within the existing service boundaries.

16. As part of the subdivision, proponents must demonstrate that an adequate, long-term water supply is available in accordance with the TNRD Subdivision Servicing Bylaw. As part of the additional dwelling approval process, proponents must demonstrate that an adequate, long-term water supply is available similarly to what is required under the TNRD Subdivision Servicing Bylaw.

17. Acknowledge that the Lower Nicola Waterworks community water system is nearing its capacity, thereby constraining the creation of new parcels and higher densities, including additional dwellings and secondary suites.

Advocacy Policies:

18. Encourage the Lower Nicola Waterworks to work with the Interior Health Authority and TNRD Utility Services staff to help manage, fund and administer the existing community water system.

19. Support work with adjacent jurisdictions and First Nations to collaborate on areas of shared interest for watershed management including drinking water protection.

20. Encourage agricultural best management practices, including nitrate management plans to reduce the risks of surface and groundwater contamination from fertilizers and farming activities.

21. Encourage educational outreach to the public to support water conservation efforts.

22. Encourage domestic groundwater well owners to register their groundwater wells with the Provincial registry.

10.3 Environmental Services & Infrastructure

Environmental Services and Infrastructure play a critical role in shaping a community's quality of life, environmental health, and capacity for growth. This section outlines policies and strategies to guide the efficient, sustainable, and coordinated delivery of essential infrastructure services while protecting ecological systems and responding to evolving community and climate-related challenges.

Liquid Waste

Plan area wastewater is primarily managed via on-site sewage systems subject to the BC *Sewerage System Regulation* under the *Public Health Act*. There are no TNRD owned systems, but a small number of private community sewer systems exist in the Plan area, developed pursuant to the *Municipal Wastewater Regulation* under the *Environmental Management Act,* and provide communal sewage disposal. These systems are located at Quilchena on the Lake, Quilchena Legacy, Sagebrush Golf, N'kwala Beach RV Park and Nicola Lakeshore Estates, all located on Nicola Lake.

There are no immediate plans to expand any existing community sewer systems; however, the developer at Nicola Lakeshore Estates may consider increased density on the undeveloped land on the west side of Monck Park Road.

Smaller communal systems also provide service to a manufactured home park developments, ranches and resorts throughout the Plan area. For existing community sewer systems see Table 13 on the following page.

Table 13: Major Community Sewer Systems

Community Sewer System	Owner/Operator	Number of Connections
Nicola Lakeshore Estates	Private	260
Quilchena on the Lake	Strata	44
Quilchena Legacy – hotel and RV park	Strata	80
Sagebrush Golf	Strata	37
N'Kwala Beach – Upper Nicola First Nation	Nicola Lake Reserve No. 1	39
Peter Hope Lake Resort	Strata	
Miller's Sunshine Estates	Private	44

Sewage disposal systems have a finite lifespan. For pre-existing, non-conforming suburban and lakeshore parcels, replacement sewage disposal systems will require creative site planning and, in some cases, advanced technical analysis and implementation to avoid negative surface or groundwater impacts.

There are no septage pits within the Plan area. At one time, the TNRD operated septage pits at the old Lower Nicola landfill. This facility was closed on December 31, 1999.

Solid Waste and Recycling

The TNRD solid waste and recycling service includes all electoral areas and municipalities except the City of Merritt. Solid waste is accepted at TNRD eco-depots or transfer stations.

Eco-Depots are full-service waste and recycling disposal facilities while transfer stations are generally smaller and provide basic residential waste disposal and recycling services. An eco-depot can be found in Lower Nicola and Logan Lake. Transfer stations are in Upper Nicola, Aspen Grove and Brookmere. The landfill in Lower Nicola will remain open until approximately 2090. The TNRD promotes solid waste reduction through the *Regional Solid Waste and Recycling Plan 2018* which sets out the following guiding principles:

- Promote zero waste approaches and support a circular economy
- Promote the first 3 Rs (Reduce, Reuse and Recycle)
- Maximize beneficial use of waste materials and manage residuals appropriately to the region
- Individuals and firms are enabled to make environmentally sound choices about the generation and management of solid waste through provision of appropriate information, including user-pay and market-based incentives wherever possible
- Prevent organics and recyclables from going into the garbage wherever practical
- Collaborate with other regional districts wherever practical
- Develop collaborative partnerships with interested and affected parties to achieve regional targets

- Level the playing field within regions for private and public solid waste management facilities

Residents described the recycling program as a TNRD service that is very important to their household and their neighbourhoods.

Mosquito Reduction

The TNRD has conducted a mosquito program since 1971. The TNRD Nuisance Mosquito Reduction and Surveillance program targets species of mosquitoes that pose a nuisance for humans, primarily those of the *Aedes genus*, which are also known as floodwater and snowmelt mosquitoes. The program is based on the principles of Integrated Pest Management (IPM), meaning the most environmentally sensitive control methods are considered first. Prevention and reduction of mosquito larval development sites is the first objective of the program. Additional objectives include carrying out surveillance for mosquito larva, control and species identification. The TNRD carries out mosquito control activities within Electoral Areas “M” and “N” (excluding lands adjacent to the Coquihalla Recreation Area and City of Merritt). Nicola Lakeshore Estates residents expressed enthusiasm for a mosquito program in their area.

Invasive Plant Program

The Thompson- Nicola Regional District (TNRD) is comprised of a variety of ecosystems, such as Douglas Fir, Montane Spruce, Interior Cedar-Hemlock, Bunchgrass, and Alpine Tundra. These ecosystems support a rich diversity of plants and wildlife, are the basis for numerous industrial activities, and offer a range of recreational opportunities for residents and visitors. These values are being threatened by invasive plants. An invasive plant is any non-native plant species that has the capacity to negatively impact animals, humans, and ecosystems. They are generally free

of the natural predators that keep them in-check in their native habitats enabling them to have a competitive edge over desirable and/or native vegetation.

The TNRD noxious weed control service and the Invasive Plant Committee were created in 1976. The Southern Interior Weed Management Committee (SIWMC) was established as a non-profit society in 1997. Then in April 2017, the Committee and the SIWMC Board agreed to amalgamate both functions into one new comprehensive committee: the Thompson-Nicola Invasive Plant Management Committee (TNIPMC). The TNIPMC works towards protecting environmental, economic, and social values being impacted by invasive plants within the Thompson-Nicola Region. The TNIPMC, administered by the TNRD, encourages multi-party collaboration on invasive plant management, and is comprised of 11 members representing a variety of perspectives, including local and provincial government, First Nations, academia and stewardship. Other functions include education, promoting research, and financial accountability.

The Mission of the TNIPMC is as follows:

To facilitate partnerships with government agencies, First Nations, stakeholder groups and the public to reduce the adverse economic, social and environmental impacts of terrestrial invasive plants within the Thompson-Nicola Regional District. The Committee takes action by coordinating invasive plant management efforts and preventing further invasive plant introduction and spread through education and outreach.

Effective invasive plant management is dependant upon coordinating management efforts of all community partners and land managers, including but not limited to, provincial government agencies, utility companies, and private landowners. Widespread invasive plant management is currently limited by the resources available to support management; this includes funding to support management and contractor capacity to administer the on- the-ground operational work. The current invasive plant management funding levels for many organizations only allows for management of new invaders and plants species that are present in limited distribution. There is not enough money to support large scale management of the more widespread species, such as spotted knapweed.

Property owners within the TNRD are responsible for managing invasive plants on their private property under the Invasive Plant Control Regulatory Bylaw (No. 2529). The bylaw states that *"every owner or occupier of Real Property within the TNRD must ensure that his or her property is cleared of and remains free of all regional priority invasive plant*s".

The TNRD offers a suite of invasive plant control programs for TNRD residents, and residents of select member municipalities that are designed to help residents protect their land values from the impacts of invasive plants and noxious weeds. These include rebates for invasive plant control and free private land consultations, sprayer loan outs and biological control. These programs can be combined to develop and administer effective and affordable weed management on private land. The programs are available to TNRD residents, and residents within Sun Peaks Mountain Resort Municipality.

For many land managers, management efforts are guided by the *Operational Plan for Terrestrial Invasive Plants in the Thompson-Nicola Region*. This plan acts as a guiding document for invasive plant management throughout the Thompson-Nicola Region and reflects local priorities for invasive plant management. It provides a common approach to managing invasive plants with a goal of coordinating invasive plant management practices across jurisdictions. This will ensure that common management goals and objectives are being achieved across the region in an effective and efficient manner.

Invasive plants within the Plan area that are of the most concern to residents include blueweed, spotted knapweed and hoary alyssum. Residents expressed concerns about the Province's lack of weed control on Ministry public roads and pull outs on Nicola Lake.

Objectives:

1. Prevent the establishment and further spread of terrestrial invasive plants.
2. Improve invasive plant management coordination.
3. Influence and encourage operational policy and invasive plant management.
4. Support a strategic, cost-effective and responsible approach to environmental services management and outreach.

Policies:

5. Identify key pathways of invasive plant introduction and spread and work to mitigate them.
6. Improve invasive plant knowledge through effective communication, education and outreach.
7. Carry out inventory of priority invasive plants to ensure management decisions are being made with current and relevant data.
8. Improve coordination of operational invasive plant management activities to ensure management activities are being carried out it in a coordinated and effective manner.
9. Encourage local area residents, First Nations and organizations to advocate for additional resources to support with local area invasive plant issues and concerns.

10. Encourage practitioners to carry out best management practices and rehabilitate disturbed area to prevent invasive plant introduction and spread.
11. Work towards securing long-term stable funding for invasive plant management in the region.
12. Support Interior Health Authority's efforts to raise awareness of effective ways to develop wastewater disposal systems that minimize environment impacts.
13. Ensure development applications are consistent with overall sustainable subdivision servicing standards.
14. Support the TNRD *Strategic Invasive Plant Management Plan*, including the development of local area management plans, by supporting with coordination and sharing relevant information.
15. Support the ongoing implementation of the TNRD *Solid Waste Management Plan.*
16. Support the TNRD *Mosquito Surveillance & Reduction Pest Management Plan*.
17. Endorse a more environmentally responsible and equitable approach to solid waste management through education, efficient disposal methods and technologies.

Advocacy Policies:

18. Create public awareness to educate residents of the invasive plant management responsibilities on private land.
19. Encourage select provincial ministries for adequate and stable long-term funding for invasive plant management in the region.
20. Encourage the Province to develop stronger and more enforceable provincial legislation for invasive plants.

10.4 Major Utility Infrastructure

Major utility infrastructure plays a critical role in protecting public health while responding to increasing environmental and climate-related challenges. This section of the OCP guides the provision and enhancement of utility systems to improve resilience to extreme weather events, reduce environmental impacts, and support sustainable resource management. Integrated planning approaches are encouraged to align infrastructure investments with climate adaptation, mitigation, and ecological protection goals.

Energy

BC Hydro supplies most Plan area residents with electrical power. Clean Energy Projects (formerly called Independent Power Projects or IPPs) are any electricity-generating infrastructure that provides electricity to BC Hydro under contract, including wind power, river diversion, geothermal, tidal, and biomass combustion. The Plan area has considerable potential for additional developments as evidenced by the number of investigative licences considered by the Province over the past 5-8 years for the feasibility of mainly wind and solar power projects.

Alternative energy development opportunities in the Plan area includes Zero Emission Energy Development's existing Pennask Wind Power project and Sea Breeze Power Corporation's Wart Wind Farm. This project consists of 5 wind turbines with a total capacity of 15 megawatts which is sufficient to power approximately 4,500 homes. Recent new energy proposals include Capstone Infrastructure's Mount Mabel Wind Project which proposes 35 wind turbines northwest of Nicola Lake. This undeveloped project estimates a capacity of up to 140 megawatts and is subject to environmental management plan approval.

Pennask Wind Farm
Photo Credit: Penticton Western News

The Trans-Mountain pipeline (and recent expansion) extends the full length of the Plan area from Stump Lake to the Coquihalla Lakes. On November 29, 2016, the Government of Canada granted *conditional* approval of the Trans-Mountain Expansion Project. This pipeline expansion adds approximately 980 km of total new pipe, with approximately 100 km of new pipe in the Plan area alone. Construction activity, including a temporary construction camp in Merritt, provided short-term economic benefit to communities along the pipeline corridor.

Kruger Kamloops Pulp utilizes waste wood left behind by logging and wildfire as a renewable fuel to power an energy plant at its Kamloops mill site. The energy plant produces approximately 63 megawatts of electricity annually and consumes about 12,000 truckloads of ground waste wood each year.

Information Technology (IT)

Reliable fast cellular and internet services are critical for personal and business communications in society today. Effective communication, necessary for successful business, is taken for granted in an urban setting where advanced networks exist. The Plan area's dispersed settlement patterns and challenging geography create inherent challenges for the enhancement of social, educational and economic opportunities. The sporadic nature of high-speed internet and cell coverage across most of the Plan area compounds the issues.

Information technology is equally important in rural areas. Plan area residents agree that improved high-speed internet access and cellular coverage are top priorities moving forward.

In December of 2016, the CRTC ruled that residential fixed and mobile broadband internet are basic IT services, equal in importance to the landline telephone of the 20th century[98]. Furthermore, the Government of Canada commits to connecting 98% of Canadians to high-speed internet by 2026 and 100% of Canadians by 2030[99]. Recent updates to the *Local Government Act* provide the ability for regional districts to extend high-speed internet to underserved areas. Changes

[98] Cybera News. February 27, 2017. https://www.cybera.ca/news-and-events/tech-radar/crtc-declares-broadband-a-basic-service/
[99] Government of Canada. November 19, 2024. https://ised-isde.canada.ca/site/high-speed-internet-canada/en

enable regional districts to provide financing for capital costs to internet service providers where it may not otherwise make sense from a business perspective. This will help advance construction of new connectivity infrastructure for rural and remote communities[100]. An improved IT platform will form a better foundation for rural sustainability, improve communications, and open the potential for a rural digital economy.

Objectives:

1. Work towards a cost-effective sustainable approach to secure and improve IT infrastructure to promote community growth.
2. Encourage alternative energy and servicing systems, for existing or new development, that support climate action and sustainability goals.

Policies:

3. Support improvements/expansion of communications coverage including cell phone service and high-speed internet within the whole Plan area, acknowledging Federal telecommunication legislation.
4. Encourage utility and IT companies and the Province to develop utility services that will not have a negative impact on critical habitat or existing view corridors.
5. Support the development of small scale, self-reliant energy generation methods including solar, wind or geothermal energy.
6. Encourage a thorough analysis of all proposed Clean Energy Projects to ensure OCP and Board policy compliance.

Advocacy Policies:

7. TNRD will work with industry and higher levels of government to improve fixed and mobile broadband internet and cellular telecommunication access.
8. Promote the expansion of wood-waste facilities that convert residual and wildfire-damaged timber into renewable electricity.
9. Implement FireSmart™ disciplines for all new telecommunications facilities.

10.5 Emergency Preparedness & Protective Services

Emergency Preparedness and Protective Services play a vital role in maintaining a safe and secure community. This section outlines policies to guide the planning, coordination, and delivery of emergency services through collaboration among local, regional, and provincial partners. The Plan supports integrated approaches that enhance preparedness, ensure effective response, and promote long-term recovery while addressing evolving risks and community needs.

[100] Province of BC. April 25, 2019. https://news.gov.bc.ca/releases/2019MAH0041-000780

Emergency Response

Merritt Fire Rescue
Photo credit: City of Merritt

BC Air Ambulance
Photo credit: BCEHS

The Plan area is susceptible to a variety of natural disasters including wildfire and flooding. Pursuant to BC legislation and local bylaw, the TNRD has implemented a regional emergency program. This program does not take the place of the Emergency Management BC (EMBC), nor does it address emergencies that are normally handled at the scene by the appropriate first responders such as police, fire or ambulance. The TNRD program is in place to assist incident commanders when emergencies exceed their response capabilities, resources or authority. The program provides the direction and coordination required to respond and recover from major emergencies or disasters.

Fire Protection and Other Emergency Services

The complexity of wildland fire management has increased in previous decades because of economic, political, and ecological factors. Forests under stress (e.g. Pine Beetle), land base competition and the public's expectations are emerging challenges[101]. Additionally, anthropogenic influence (climate change) has substantially increased the risk of dry conditions, wildfire risk, and fire scale. The 2023 fire season in BC was not an aberration; rather, it was a direct consequence of over 100 years of altered human-forest-wildfire relationships, exacerbated by climate change. The past 20 years have seen a distinct increasing trend of escalating wildfire size, behaviors, and ecological and socio-economic effects[102]. As the climate continues to change, we can expect that extreme wildfire events like the 2021 July Mountain fire, will be more frequent in the future[103] and speak to the risk and aftermath of large-scale events in the Plan area. Several factors, including improved forest management (including forest thinning, prescribed burning, tree planting [deciduous and conifer], rehabilitation and restoration work, as well as developing strategies to deal with the immense quantities of fuel that need to be removed from our forests in ecologically sustainable ways[104]), personal fire safety actions, education and FireSmart™ program implementation will help form the basis for localized fire hazard mitigation in the Plan area.

[101] Canadian Council of Forest Ministers, 2005. pp. 8-10.
[102] Baron, J.N., Gergel, S.E., Hessburg, P.F., Daniels, L.D. 2022. p. 6
[103] Kirchmeier-Young, M.C., Gillett, N.P., Zwiers, F.W., Cannon, A.J. and Anslow, F.S., 2018. p.7.
[104] Bourbonnais, Mathieu et. al. 2021. p. 7

The British Columbia Wildfire Service is responsible for managing wildfires in BC, primarily on Crown land, with a focus on public safety, property protection and ecosystem health. Their main role is to prevent wildfires through education, mitigation and prescribed burning, while also responding to and suppressing wildfires. The Plan area is wholly within the Kamloops Fire Centre, with most of the area being divided between the Merritt and Penticton Fire Zones.

The District of Logan Lake and the City of Merritt each have a municipal fire department with suppression apparatus and trained personnel. The TNRD has partnered with the City of Merritt to allow Merritt Fire Rescue to provide fire protection services to specific areas in the Plan area including Coutlee, Lower Nicola, Coldwater Valley and the Highway 5 and 5A corridors between Merritt and the west end of Nicola Lake. Under the agreement, Merritt Fire Rescue provides structural fire protection for approximately 482 addresses in the service area. The contract for the Lower Nicola Indian Band to provide fire protection services ended in December of 2021. A small, private fire protection service is provided at Nicola Lakeshore Estates.

Ambulance and policing services are provided by the BC Ambulance Service and the Royal Canadian Mounted Police (RCMP) respectively. Logan Lake and Merritt each have an ambulance station. BC Emergency Health Services operates a medevac helicopter based out of Kamloops airport. Logan Lake and Merritt each have individual RCMP detachments and volunteer search and rescue functions. The TNRD provides other services related to emergency management including the provision of 911 services, house numbering and community evacuation planning.

The TNRD works closely with police and other emergency service providers (including First Nations) to support infrastructure and capital investments that are coordinated and planned in accordance with the Board's projected needs.

Objectives:

1. Ensure that sufficient water, fire service infrastructure and management assistance is available for effective fire protection management.
2. Promote responsible site and building development and fuel management to reduce fire risk.

Policies:

3. Support ongoing efforts of all rural volunteer fire protection services and work with each department during development application reviews.
4. Evaluate fire suppression service levels periodically to ensure they are commensurate with population.
5. Continue to work with the Provincial Emergency Program on emergency planning.
6. Work with livestock operators when considering emergency preparedness, protective services and evacuation planning.
7. Encourage new development and civic facilities to remain or locate within existing settlement or special planning areas, thereby supporting a viable local service centre.
8. Wildfire risk is an important consideration in the design and development of property and buildings. Management will play a bigger part of the conversation between homeowners and developers.
9. Encourage the Province to mitigate wildfire risk on Crown lands adjacent to residential areas.
10. Support *BC Homeowners FireSmart™ Manual* recommendations, including guidelines for building materials, fire separation, vegetation management, and general fire safety.

Advocacy Policies:

11. Encourage all new construction to require roof sprinklers and developers consider metal roofs to reduce the risk of wildfire loss.
12. Support the implementation of the Community Wildfire Resiliency Plans for Electoral Area “M” and Electoral Area “N”.
13. Support the TNRD FireSmart™ program’s homeowner rebate program that supports residents in protecting their homes from wildfire.
14. Encourage new and existing residents to register for the Voyent Alert! system for emergency alert notifications.
15. Educate residents about the benefits of FireSmart™ construction techniques for all buildings.

Part 11 | Transportation & Mobility

11.1 Context

The ability to connect and travel depends on an effective transportation network, especially critical for rural communities. Vehicular use is the primary transport method in the Plan area although other modes are available including plane, boat and trails. Road networks are the lifelines that enable residents and visitors to get to work, shopping or recreation. Given the geographic location, local, Provincial and national transportation networks converge near the City of Merritt.

Maintaining mobility throughout the region is a specific RGS goal. To achieve this means ongoing maintenance and safety audits of existing road networks to ensure risks are addressed, based on current needs and conditions. Residents identified walking paths in Lower Nicola, improved mobility path between Lower Nicola and Merritt and improved general road maintenance as key issues in their neighbourhoods.

11.2 Transportation & Mobility – A Short History

Prior to contact, First Nations people established and followed a network of trails in their seasonal hunting, fishing and trading migrations. Geography, weather and the natural environment challenged the heartiest settlers but because of their perseverance, spirit and labour, we enjoy the ease of access to places that have meaning in this area.

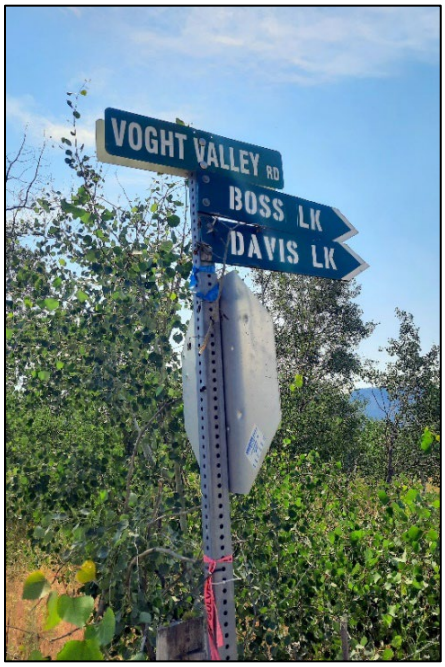
For the first half of the 19th century, the Hudson's Bay Company utilized and improved many of these early First Nations trails. This is true of the old trails that criss-crossed the Nicola and Coquihalla Valleys. Settlements like Aspen Grove and Quilchena were established as early stopping places along the trail on the way to Kamloops[105]. One of the first non-native travellers, Alexander Ross of Astor's Pacific Fur Company, made his way from Kamloops via Nicola Lake to lower Okanagan in January 1813[106]. Other fur brigades from Astor's Pacific Fur Company traversed the Nicola and Coquihalla Valleys to Fort Yale (Yale) and Fort Hope (Hope)[107]. These trails became known as the Brigade Trails. In response to an early settler petition, the Hope-Nicola Trail was constructed in 1875[108], which ultimately lead to the construction of the Kettle Valley Railway and later, the Coquihalla Highway. Forksdale (Merritt) emerged as the both the confluence of the Nicola and Coldwater Rivers but also the confluence of the earliest trail systems. Today, our ease of access to the Lower Mainland, Kamloops and the Okanagan are, in part, a result of these early trail routes.

11.3 Multimodal Transportation Systems

A safe, efficient, and connected multimodal transportation system is essential to supporting mobility, economic activity, and quality of life. This section of the OCP provides direction for the planning and development of transportation networks that accommodate walking, cycling, transit, goods movement, and private vehicles. By promoting integrated land use and transportation planning, the Plan seeks to improve accessibility, enhance safety, reduce environmental impacts, and support sustainable community growth.

By Road

The Coquihalla Highway (Highway 5), Coquihalla Connector (Highway 97C), Highway 5A and Highway 8 are all integral segments of the provincial/national road system connecting markets and Plan area communities to all Canadian and American destinations. All these are *Controlled Access Highways* except for Highway 8. Secondary public roads provide access to smaller settlement areas including Logan Lake, Douglas Lake and Brookmere. Public roads outside incorporated municipalities primarily fall under the jurisdiction of the Ministry of Transportation and Transit (MoTT). The transportation system includes most of the Plan area's primary and secondary roads. MoTT, along with its road maintenance contractors, strive to build and maintain a safe and reliable multi-modal transportation system providing affordable, efficient and accessible transportation options for public use.



Many of the area's backcountry and lakeshore areas are accessed by two types of *resource roads*, single or two-lane gravel roads built to access natural resources. *Forest Act*

[105] Favrholdt and Harris. p. 21
[106] Harris. *The Brigade Trail*. p.13
[107] Hatfield. pp. 38-39
[108] Harris. *The Hope-Nicola Trail 1875-1913*. pp.19-20

roads generally provide access to harvest timber on Crown land. Forest Service Roads (FSR) are maintained by the forest industry under road use permits or, if there is no industrial user, by the Province. The FSR roads are often those roads travelled to favourite lakes or backcountry experiences.

Limited public transit service is provided in some of the Plan area. Through the Merritt Regional Transit System, public transit service is available for Lower Nicola from Monday to Saturday between Lower Nicola and downtown Merritt.

Ebus is a private bus service that provides regularly scheduled trips from Merritt to Kelowna, Vancouver and Kamloops.

By Air

Merritt Airport or Saunders Field (YMB) is a registered aerodrome local airport that serves General Aviation users, as well as Air Ambulance and Forest Fire Fighting fixed wing aircraft. Scenic flights and charter services are available; however, this airport is primarily used for recreational flying enthusiasts. The Douglas Lake Airport is a rural airstrip for private use. The Plan area does not have improved airport or regular service.

Air service is necessary for competitiveness in a global economy. The Plan area has a comparative advantage in the form of environmental and recreational amenities. Researchers confirm that natural amenities are critical to attracting knowledge-based workers,[109] a significant driver of economic growth[110], especially in the Merritt area. If opportunities continue to evolve or develop, such as expansion of knowledge-based institutions (e.g. NVIT) or adventure tourism, for examples, then improvements to the existing aerodrome to accommodate improved air service may be required.

By Water

From wakeboard boats pulling wakeboarders on Nicola Lake to fly fishermen pulling long leader chironomids on Pennask Lake, Plan area lakes play host to a wide range of water-based recreation and personal watercraft pursuits. Stump, Mamit and Nicola Lakes have well-documented windy conditions which lends to their popularity for organized sailing activities. The Kamloops Sailing Association currently uses Mamit Lake for sailing functions. Public access maintenance and protection of these freshwater resources were noted as being critical and valued by area residents. Vessel operation restrictions, including speed, propulsion limits or towing activities, are regulated and enforced by Transport Canada.

[109] Rasker, R., Gude, P., Gude, J. and van den Noort, J. 2009, p. 4
[110] ibid. p. 4

Objectives:

1. Support developing a safe, efficient, and well-connected multi-modal transportation network to move people and goods.
2. Ensure that future development and land use decisions recognize and support public road safety and mobility objectives.
3. Support opportunities for active and safe transportation.

Policies:

4. Support regional transportation planning initiatives that consider impacts to traffic and road conditions from increased volumes caused by population growth and tourism.
5. Support the maintenance of the major road network as identified on the Map 3, especially Highway Nos.5, 5A, 8 and 97C being core segments of the national highway system.
6. Acknowledge that Hwy 5, Hwy 5A and Hwy 97C are controlled access highways, thus direct access must be approved by Ministry of Transportation and Transit and may require road construction to a prescribed standard pending the scope of new development.
7. Maintain the current level of public transit service, at minimum, in the Plan area.
8. Work with the District of Logan Lake and the City of Merritt to develop an integrated road network plan that works to serve all users.
9. Continue to work with the City of Merritt with ongoing development plans at the Coldwater Exchange, or the junction of Highway No. 5 and Highway No. 97C.
10. Support applicable policies found within the *Coquihalla Highway Corridor Special Planning Study* including those found in *Interchange Development Opportunities.*

Advocacy Policies:

11. Support the Ministry of Transportation and Transit's efforts in reviewing and maintaining rural roads to a greater extent, including filling potholes, repaving, plowing snow and maintaining ditches.

12. Support Lower Nicola residents desire to develop safe, multi-purpose walking paths on Aberdeen Road.
13. Support the Merritt area youth's request for a maintained multi-purpose path between Lower Nicola and Merritt.
14. Discourage the Ministry of Transportation and Transit from approving subdivisions allowing access via shared road parcels.
15. Support Vision Zero BC initiatives and actively leverage their funding programs for eligible community safety projects.

Part 12 | Future Land Use Strategy

12.1 Context

Residents have articulated their community values and long-term visions, while also demonstrating a clear understanding of the challenges facing their region. This has informed the development of a *Future Land Use Strategy* for the Rural Settlement Area, Electoral Areas, Lakeshore Development areas and Special Planning Area. Considering these views, and in accordance with the objectives and policies outlined in the preceding sections, the land use strategy acknowledges the need to allow flexibility for settlement, commercial, and industrial development while ensuring the sustainable, equitable, and aesthetically responsible use of land, resources, facilities, and services.

Before submitting any non-residential development application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. These efforts are especially necessary for applications that may be considered intrusive (e.g. noise or crowds). Broader consultation efforts beyond neighbouring properties may be required depending on the scope of development. Written proof of consultation efforts may be required as part of the development application review process.

12.2 Rural Settlement Areas

The Rural Settlement Areas (RSA) are illustrated on the attached Maps 3 and 4. These historic settlement areas were previously identified as being *Country Residential* nodes within select Rural Areas identified in the Nicola Valley OCP. The RSAs are host to primarily rural residential and agricultural uses with pockets of historic local commercial uses or vacant lands with residential, commercial and industrial zones.

The RSAs include lands with community water and/or sewer services, occupied lands with a private water supply or vacant lands. These areas have the potential to accommodate small-scale commercial and residential development in the RSA provided it:

a. is intended to serve the needs of the local population;
b. will not directly compete with services and retail development that have a broader customer base (e.g. City of Merritt);
c. will not disrupt the existing rural ambience; and

d. can be serviced with a sustainable, long-term, private water source (community or well) and wastewater treatment facilities without harming the environment or degrading water sources.

Many properties within the Plan area are located within established local government or private community water system service boundaries. Although minimum allowable parcel size alone may indicate subdivision potential, all development applications must be reviewed by the water system administrator, on a case-by-case basis, to confirm system capacity and connection feasibility. If the system administrator believes there is opportunity for additional connections early in the development review process, then a zoning bylaw and/or subdivision application may proceed.

Rural Settlement Area – General Objectives:

1. Provide opportunity for appropriate and accessible forms of affordable housing.
2. Ensure residential land use and density are appropriate to the community with consideration of character, existing land use, density and current services.
3. Concentrate compatible uses within the RSA.
4. Encourage a limited range of goods and services intended to meet the needs of the surrounding rural community.
5. Acknowledge that limited access to community water (and sewer) services may restrict achievable density and development opportunities.
6. Advocate for a broad range of mobility options for accessing day-to-day services and goods.
7. Direct new commercial and industrial uses to existing zoned areas or incorporated areas.

Rural Settlement Area – General Policies:

8. Require new development to meet parcel area requirements set in the Zoning Bylaw.
9. The primary land use in the RSA will be residential. Non-residential uses and select residential requests seeking additional density will be considered on a case-by-case basis and subject to necessary land use amendment processes.
10. In general, the provision of expansion of existing community water services within the Lower Nicola RSA is supported provided that all applicable agencies, including the Lower Nicola Waterworks and Interior Health Authority, confirm that health, safety and capacity are proven to be supportive.
11. New non-residential development applications in the RSAs shall generally be assessed under the following criteria:
    a. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.

b. compatibility with nearby land use, designations, and neighbourhood character;
c. connection to a community water system or sustainable, private water source;
d. adequate on-site development controls including parking, access, sewage disposal and storm water management;
e. natural hazard mitigation, including flood, unstable soils, and wildfire;
f. pedestrian connectivity to parks, school or community facilities; and
g. compliance with any other applicable OCP goals and policies that apply to the application including site specific technical reviews like those mentioned in Policy 16 and 18.

12. In the absence of community water servicing, all development shall be serviced with a sustainable private water source and approved sewage treatment system that ensures there are no impacts to the environment and groundwater resources. Developments that cannot be serviced with an adequate, long-term, private water source and sewage treatment systems will not be supported and applicants will be encouraged to find a different property (within the RSA or municipality) that can accommodate the proposed development.

13. To manage the boundary between non-farm development and agricultural land, new developments adjacent to ALR land shall incorporate applicable mitigation techniques offered through the Ministry of Agriculture's *Guide to Edge Planning: Promoting Compatibility along Urban-Agricultural Edges* including:

    a. Mitigating conflict with adjacent landowners;
    b. Buffer zone implementation; and
    c. Land use compatibility.

14. All lands within the British Columbia Agricultural Land Reserve (or ALR) except those excluded under s. 16 of the *Agricultural Land Commission Act* or by an Order of the Commission, are subject to the provisions of the *Agricultural Land Commission Act*, the regulations thereto, and the Orders of the Commission.

Rural Settlement Area – Residential Policies:

In select areas previously designated *Country Residential* under the Nicola Valley Official Community Plan, previously established development policies will be considered in this OCP. Two previous neighbourhoods will now be considered Rural Settlement Areas in this OCP. These areas are identified in Map 4. The range of parcel sizes for development utilizing a private water supply and onsite sewage system shall be 0.8 to 2.0 hectares. Smaller parcel sizes may be considered if appropriately zoned and community water servicing is available.

15. Designated Rural Settlement Areas are anticipated to be more than adequate to satisfy, in part, residential demand for the duration of this OCP.

16. For non-ALR lands serviced by community water and/or sewer systems, subdivision may be supported for parcels subject to the following:

    a. written approval from the community water and/or sewer system administrator for connection to the community water and/or sewer system;
    b. successful completion of a zoning bylaw amendment application, if required;

i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.

c. completion of preliminary technical review that is commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:

i. adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed;

ii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation* assessments (scope of site review is dependent on land use, density and location); and

iii. any applicable technical review that is requested, based on site specific review, that will help support the application including traffic impact assessment and/or covenant registration.

17. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

Where Rural Settlement Area parcels are proposed to be developed with community water servicing, consideration may be given to smaller parcel sizes on R-1 zoned parcels, as permitted in the Zoning Bylaw, subject to written approval from the community water system administrator for connection to the community water system. Similar approvals must be sought for additional parcel densities including secondary suites and additional dwellings.

18. For non-ALR lands **not** serviced by a community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares subject to the following:

a. successful completion of a zoning bylaw amendment application, if required;

i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.

b. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:

i. proof of a sustainable private water supply for each proposed parcel as follows:

Groundwater Supply
for zoning bylaw amendment applications to enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo. registered with Engineers and Geoscientists of BC (EGBC) with competency in hydrogeology) demonstrating that, in the opinion of the qualified professional, the proposed works are

consistent with Subdivision Servicing Bylaw No. 2403 groundwater supply requirements; **or**

Surface Water Source within the Terms of the BC *Water Act*
for each new parcel, the applicant shall provide either a water license for domestic purposes or proof of application and confirmation in writing from the authority having jurisdiction that a water license or an amendment to an existing license suitable for division will be issued.

The Board of Directors, at their discretion, may require an applicant to demonstrate water availability, as noted above, for any zoning bylaw amendment that would enable subdivision.

ii. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed;

iii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation* assessments (scope of site review is dependent on land use, density and location); and

iv. any applicable technical review that is requested that will help support the application including traffic impact or geotechnical assessment.

19. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

20. The designated RSAs are anticipated to be more than adequate to satisfy, in part, residential demand for the duration of this OCP.

21. Development of zoned properties is encouraged as a higher priority than expansion of new, higher density residential parcels.

22. The RSAs will provide for a range of low-density residential uses permitted in the Zoning Bylaw including single-family dwellings, two-family dwellings, secondary suites and additional dwellings (subject to the *British Columbia Building Code* and *Canadian Standards Associations* requirements). Density shall be determined by parcel size and the adequate provision of water and sewage disposal services.

23. Additional density may be achieved in the RSA for the expansion of existing, or the creation of new manufactured home parks (subject to proven water and sewage servicing capacity), to support diverse forms of housing. Additional density will be determined at the time of expansion application or zoning bylaw amendment. Any manufactured home park expansion or new manufactured park must demonstrate:

    a. professional assurance that adequate water and on-site sewage disposal servicing is available;
    b. compliance with all applicable health and safety regulations;
    c. compliance with *British Columbia Building Code,* as amended and superseded, standards;
    d. compliance with CSA Z240 or CSA A277 certification standards; and

e. compliance with TNRD Manufacture Home Park Bylaw including adequate access, emergency vehicle access, solid waste management, and fire suppression.

24. ‘Panhandle’ parcels, shared driveways with access easements or common lot access should be avoided wherever possible in subdivision design and will not be supported if they predispose neighbourhood conflicts, skirt public road dedication requirements, impact house numbering or E911 response.

25. Traveller accommodation use in residential zones is prohibited as an outright use but may be considered through the issuance of a Temporary Use Permit in accordance with s. 13.2 of this OCP and Board Policy.

Rural Settlement Area - Commercial and Industrial Policies:

26. Redevelopment of existing commercial and industrial sites is supported as a higher priority than expansion of new commercial or industrial areas unless required for site-specific local resources. Existing local/recreational commercial areas within the RSA and outside of the City of Merritt and First Nations' reserve lands are noted as follows:

    a. Local and retail commercial node at Aberdeen Road and Highway No. 8;
    b. Industrial lands on Aberdeen Road; and
    c. Lower Nicola Meats.

27. Small-scale commercial development to serve the day-to-day needs of the local neighbourhood or tourist commercial uses specific to the area may be considered.

28. Development of existing industrial lands south of Highway No. 8 shall only be supported if they:

    a. are adequately serviced with a private water source (or community water if approved by the system administrator) and sewage treatment systems;
    b. compatibility with nearby land use, designations, and neighbourhood character;
    c. natural hazard mitigation, including flood, unstable soils, air quality and wildfire;
    d. consider aquifer protection measures through a hydrological assessment;
    e. mitigation of visual and/or noise impacts;
    f. new industrial subdivisions or non-farm development adjacent to farm or Crown land shall include installation of four strand barbed wire cattle fencing in accordance with Kamloops Forest District specifications, with fence maintenance being the responsibility of the landowner; and
    g. do not negatively impact surrounding properties.

29. Temporary use permit and zoning bylaw amendment applications must be consistent with all applicable OCP policies including mitigating potential impacts on the environment and adjacent or nearby uses. Land use impacts shall be mitigated by addressing traffic, groundwater, noise, dust, odour, hours of operation, screening and lighting (dark skies) and other factors that negatively impact surrounding land uses and residents’ overall rural quality of life.

All non-residential temporary use permit requests, in zones where the principal use is residential, including traveller accommodation use, should be carefully considered in terms of impacts on the neighbourhood including noise, traffic, light or air pollution and unsightly premises. All non-residential temporary use permit requests shall be considered by bylaw with a public hearing.

30. Require a substantial buffer of either natural or human-made features or uses to provide an adequate transition between commercial/industrial and residential uses.

31. Discourage all forms of commercial strip development along Highway No. 8.

12.3 Electoral Area Planning

Areas outside designated Rural Settlement Areas, municipal boundaries and First Nations lands are sparsely populated and generally support land uses better suited to larger parcel sizes, including agricultural and natural resource activities.

The Electoral Areas have a mix of residential development densities reflective of the past 120 years of migration patterns, ranging from pockets of pre-existing residential areas including Brookmere, Canford, Nicola Townsite, Murray Lake and Glimpse Lake to contemporary lakeshore residential areas on Stump, Nicola and Peterhope Lakes. Lakeshore resort development nodes are located on Salmon, Hatheume, Paradise and Glimpse Lakes. Each Electoral Area also has pockets of commercial and industrial zoned lands.

Nicola Lake is one of the most sensitive lakes in the region yet comprises the greatest number of lakeshore residential parcels in the Plan area. Nicola Lake is considered as a Special Planning Area – **for more detailed planning initiatives, see Section 12.4**.

Electoral Area Planning - General Objectives:

1. Promote land uses that support rural, low-density lifestyles in accordance with the RGS.
2. Preserve existing large rural and agricultural parcels in recognition that most of the Plan area will continue to remain primarily rural in nature with limited community services and infrastructure.
3. Protect existing large tracts of land and environmentally sensitive features while recognizing existing zoning rights.
4. Protect the quality and quantity of surface and groundwater resources.
5. Ensure residential land use and density are appropriate to each community with consideration of character, existing land use, density and current services.
6. Accommodate a range of rural housing choices and affordable housing options.
7. Encourage housing that is compatible with the lakeshore environment and comprises of tenures and densities that meet the diverse needs and income levels of families.
8. Support neighbourhood commercial activities that serve the needs of residents, business, agriculture, and tourism.

Electoral Area Planning – General Policies:

9. Existing conforming commercial, residential, industrial, and institutional uses are permitted.
10. Acknowledge that site-specific conditions, such as parcel size and density, may necessitate detailed water and sewer servicing assessments before development proceeds.
11. Support traditional primary resource sectors such as forestry, mining and agriculture.

12. Review proposed commercial, residential, industrial, and institutional uses based on scale and use and if compatible with existing rural uses.

13. Encourage agriculture industry and local food production by establishing economic strategies that promote the industry and new markets.

14. Discourage proliferation of non-farm residential development on ALR lands. Additional dwellings shall only be approved in accordance with the Zoning and Building Bylaws and ALR regulations.

15. Requirements for new subdivisions or non-farm development adjacent to farm or Crown land shall include the installation, by an approved fencing contractor, of four strand barbed wire cattle fencing in accordance with *Kamloops Forest District specifications*, with fence maintenance being the responsibility of the landowner. New gates bordering on Crown land are not permitted.

16. 'Panhandle' parcels, shared driveways with access easements or common lot access should be avoided wherever possible in subdivision design and will not be supported if they predispose neighbourhood conflicts, skirt public road dedication requirements or impact house numbering or E911 response.

17. Acknowledge the City of Merritt and the District of Logan Lake as regional centres for major residential, commercial, and industrial development due to their access to services and amenities.

Electoral Area Planning – Residential Policies:

18. Electoral Areas will provide for a range of low density rural residential uses permitted in the Zoning Bylaw including single-family dwellings, two-family dwellings, secondary suites and additional dwellings, as permitted under the Zoning Bylaw.

19. Any new subdivision proposals must take into consideration the wildfire threats that exist in the Plan area including emergency ingress/egress.

20. For pre-zoned, non-ALR lands, subdivision on parcels serviced with a community water system may be considered with a minimum parcel size prescribed in the zoning bylaw subject to the following:

    a. written approval from the community water system administrator that the system can accommodate the desired density; and
    b. subdivision approval from the Ministry of Transportation and Transit.

21. For non-ALR lands without community water servicing, subdivision may only be considered within the parcel size requirements in the current zoning. Zoning bylaw amendment applications will generally not be supported outside RSAs.

    In addition, this policy also applies where a parcel is surrounded by smaller lots in a neighbourhood of pre-existing, non-conforming parcels zoned AF-1 or RL-1 (i.e. lots created prior to TNRD zoning and not recognized by current zoning). Rezoning to create similar size lots equivalent to pre-existing, non-conforming parcels will not be supported.

22. Density averaging requests shall be reviewed on a case-by-case basis. Any density averaging development concept shall be developed in accordance with direction provided in the Zoning Bylaw.

23. Additional density may be achieved through the expansion of existing manufactured home parks to support diverse forms of housing. Pre-existing manufactured home parks often have aging water and sewer infrastructure that simply cannot be expanded without significant cost. Additional density will be determined at the time of application for expansion. Any manufactured home park expansion must demonstrate:

    a. adequate water and sewage disposal servicing;
    b. compliance with all applicable health and safety regulations;
    c. compliance with British Columbia Building Code standards;
    d. compliance with CSA Z240 or CSA A277 certification standards; and
    e. compliance with TNRD Manufactured Home Park Bylaw including adequate access, emergency vehicle access, solid waste management, and fire suppression.

24. New subdivision or non-farm development adjacent to agricultural or Crown land shall include the installation of four strand barbed wire cattle fencing in accordance with *Kamloops Forest District specifications*, with fence maintenance being the responsibility of the landowner.

25. New developments adjacent to ALR land shall incorporate the Ministry of Agriculture's *Guide to Edge Planning: Promoting Compatibility along Urban-Agricultural Edges*.

26. Traveller accommodation use is prohibited in residential zones as an outright use but may be considered through the issuance of a Temporary Use Permit in accordance with Part 13 of this OCP and Board policy.

27. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by TUP bylaw with a public hearing.

Electoral Area Planning – Lakeshore Development Policies:

Lakeshore development within the Electoral Areas includes new development occurring within one kilometre of a lake. Most parcels are serviced by on-site sewage disposal systems and private water supplies, or by advanced private community water and sewer systems. Lakeshore areas contain a wide range of existing parcel sizes reflecting development patterns established over the past 130 years. The lake edge is recognized as both a highly valued and environmentally sensitive area, requiring careful development controls and ongoing impact management. Lakeshore development density varies from lake to lake, but the *TNRD Lakeshore Development Guidelines* shall be referenced for all new development applications. Smaller parcel sizes may be considered if appropriately zoned and community water servicing is available.

28. All lakeshore development shall be serviced with community water and sewer systems or approved, on-site sewage disposal with potable water services from either ground or surface water sources.

29. For non-ALR lands serviced by a community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares subject to the following:

    a. written approval from the community water/sewer system administrator for connection to the respective community system;
    b. *Lakeshore Development Guidelines* compliance, as amended or superseded;
    c. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    d. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:
        i. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed;
        ii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation (RAPR)* assessments - scope of site review is dependent on land use, density and location; and
        iii. any applicable technical review that is requested that will help support the application including traffic impact or geotechnical assessment.

30. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

Where new lakeshore parcels are proposed to be developed with community water and/or sewer servicing, consideration may be given to smaller parcel sizes, as permitted in the Zoning Bylaw, subject to written approval from the existing community system administrator or development of new community water and sewer systems. This would apply to density averaging, strata or fee simple developments. All conditions described in Policy 29 above would apply.

31. For non-ALR lands **not** serviced by the community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares subject to the following:

    a. *Lakeshore Development Guidelines* compliance, as amended or superseded;

    b. successful completion of a zoning bylaw amendment application, if required;

        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.

    c. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:

        i. proof of a sustainable private water supply for each parcel as follows:

            Groundwater Supply
            for zoning bylaw amendment applications to enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo. registered with Engineers and Geoscientists of BC (EGBC) with competency in hydrogeology) demonstrating that, in the opinion of the qualified professional, the proposed works are consistent with Subdivision Servicing Bylaw No. 2403 groundwater supply requirements; **or**

            Surface Water Source within the Terms of the BC *Water Act*
            for each new parcel, the applicant shall provide either a water license for domestic purposes or proof of application and confirmation in writing from the authority having jurisdiction that a water license or an amendment to an existing license suitable for division will be issued.

            The Board of Directors, at their discretion, may require an applicant to demonstrate water availability, as noted above, for any zoning bylaw amendment that would enable subdivision.

        ii. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed;

        iii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation* assessments - scope of site review is dependent on land use, density and location; and

        iv. any applicable technical review that is requested that will help support the application including traffic impact or geotechnical assessment.

32. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

33. Affordable lakeshore tenure opportunities, including appropriately zoned recreational vehicle parks, are encouraged subject to environmental considerations, parcel size, sewer and water servicing and public input.

34. Traveller accommodation use is prohibited in residential zones but may be considered through a Temporary Use Permit in accordance with Part 13 of this OCP and Board Policy. **Glimpse Lake residents generally do no support traveller accommodation use in residential areas within one kilometre of the lake.**

35. Recreational vehicle use for dwelling purposes, either as a principal or accessory building, is prohibited but may be considered through a TUP (see s. 13.3).

36. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by TUP bylaw with a public hearing.

Advocacy Policies

37. Support the use of *On the Living Edge – Your Handbook for Waterfront Living* by Sarah Kipp & Clive Callaway as a reference guide for those building and living on or near a lakeshore.

Electoral Area Planning – Commercial and Industrial Policies:

38. Review direction provided in the *Fringe Areas Policy Guidelines*, as amended or superseded, when considering new bylaw amendment applications for development in the fringe areas of the City of Merritt and District of Logan Lake.

39. Acknowledge the City of Merritt and the District of Logan Lake as sub-regional centres for major commercial and industrial development, given their access to services and

amenities. The Lower Nicola Indian Band commercial hub on Highway No. 8 is also acknowledged.

40. Promote non-residential development that serves the needs of residents and visitors.

41. Temporary use permit and zoning bylaw amendment applications must be consistent with all applicable OCP policies including mitigating potential impacts on the environment and compatibility with adjacent or nearby uses. Land use impacts shall be mitigated by addressing traffic, groundwater, natural hazards, noise, dust, odour, hours of operation, screening and lighting (dark skies) and other factors that negatively impact surrounding land uses and residents' overall rural quality of life.

42. Redevelopment/additional development of existing commercial areas/nodes is supported as a higher priority than development of new commercial areas unless required for site-specific natural resources or local/recreational commercial need. Commercial areas within the Electoral Areas and outside of the City of Merritt and District of Logan Lake are noted as follows:

    a. Retail commercial site in Aspen Grove;
    b. Recreational commercial areas in Brookmere;
    c. Recreational commercial and assembly uses on the former Merritt Mountain Music Festival site south of Merritt;
    d. Future local commercial site at Nicola Lakeshore Estates;
    e. Local, retail and recreational commercial node at Quilchena; and
    f. Existing resort zones/uses at Frogmoore, Surrey, Stump, Peter Hope, Glimpse, Salmon, Hatheume, Pennask, Minnie, Stoney, Paradise, Batstone, Gladstone, and Corbett Lakes.

43. While existing properties that accommodate a mix of commercial and industrial uses under the zoning bylaw are recognized, the intensification, expansion, or establishment of additional commercial or industrial uses outside the areas identified in Policy 42 are not supported as of the date of adoption of this OCP. A site-specific request to meet a local need may be considered; however, other requests are directed to more appropriate areas with advanced servicing, existing supportive zoning or incorporated area with a broader range of services.

    All non-residential TUP requests in zones where the principal use is residential (except for traveller accommodation use) shall be considered by TUP bylaw with a public hearing.

44. Discourage all forms of commercial strip development along primary public roads.

45. Local agricultural businesses including agri-tourism, farm-gate marketing, winery/cidery and cannabis are generally supported subject to Zoning Bylaw and ALC compliance.

46. Discourage all forms of commercial strip development along Highway Nos. 5, 5A, 8, and 97C.

47. Industrial and commercial development, excepting those extractive resource-based industries requiring access to a specific resource or those industrial and commercial developments acceptable to both the Regional District and municipality, shall be discouraged in the fringe area. Development guidance to be provided by the Fringe Areas Policy Guidelines, as amended or superseded.

48. New commercial and industrial development adjacent to farm or Crown land shall include installation of four strand barbed wire cattle fencing in accordance with *Kamloops Forest District specifications*, with fence maintenance being the responsibility of the landowner.

12.4 Special Planning Area – Nicola Lake

The Nicola Lake Special Planning Area recognizes the lake and its surrounding shoreline as a regionally significant natural, recreational, and residential resource. This section of the OCP establishes a tailored policy framework to guide land use, development, and servicing decisions within the Nicola Lake area in a manner that protects environmental values, supports safe and appropriate development, and balances long-term stewardship with existing and future community needs.

Geography

Nicola Lake is situated within the broader Nicola Watershed and is located approximately 10 kilometres east of Merritt along Highway 5A. The lake covers an area of approximately 2,516 hectares and lies at an elevation of 623 metres. Its maximum depth is approximately 55 metres, and it is bordered by roughly 51 kilometres of shoreline. Nicola Lake forms part of the larger Nicola Watershed, which encompasses approximately 728,000 hectares and is characterized by rolling hills, open pine and fir woodlands, grasslands, and numerous streams and lakes.

Nicola Lake is in the Bunchgrass (Very Dry Hot and Very Dry Warm subzones) and Interior Douglas-fir Biogeoclimatic Zones. The valley's hot, dry climate has resulted in fragile ecosystems with limited plant productivity and soil development. It is generally characterized by the absence of big sagebrush. In the somewhat cooler, moister climate, the bluebunch wheatgrass is more closely spaced, with the occasional ponderosa pine or Douglas-fir stands.[111]

Current Lakeshore Development Policy

Nicola Lake is currently classified as both a *Critical* and *Special Case* Lake in the TNRD *Lakeshore Development Guidelines*. The Critical designation was applied under the 1991 Lakes Study Policy Statement due to concerns about the lake's water quality. Recommendations suggest that there should be no further development that would accelerate deteriorating water quality. The *Special Case* designation was applied under the original 1981 Lakes Study Policy statement due to historic agricultural and irrigation use.

[111] Government of BC. (1991). *Ecosystems of British Columbia*. Victoria – Ministry of Forests.

Lake and Lakeshore Area Use

Agriculture comprises the most predominant land use around the lake, accounting for approximately 33% of lakeshore use.[112] Nicola Lake has a high recreational value, hosting a wide array of activities including camping, golfing, pleasure crafts, anglers and swimmers. For many years, the lake was home to the Kamloops Sailing Club due to its favorable wind conditions. In addition, there are hundreds of properties within one kilometre of the lakeshore that include Crown, lakeshore residential, commercial and First Nations lands. This includes the ±900 mainly undeveloped parcels within the old Nicola Townsite subdivision at the western end of the lake. The owner of this townsite hopes to transfer portions of this density to another parcel in the future.

Compared to other lakes of similar size in the region, Nicola Lake is among the most environmentally sensitive waterbodies, while also offering easy access from the Lower Mainland, Okanagan, and Kamloops areas. Combined with a favorable climate and appealing landscape, historic amenity migration and development trends have led to an increase in density on the lake. Although the developments over the past 30 years have included advanced sewer and water system implementation, lake water quality has been questioned in recent years, leading to concerns about future impacts on the lake.

Development pressures, including regulation of flows at the lake outlet, water extraction, and fish passage constraints, have raised concerns with community members and partners, especially as they pertain to sea-run salmon and steelhead populations. Agricultural activities including crop production and cattle ranching have had significant impacts along the fluvial and lacustrine terraces, floodplains, and riparian communities associated with the lake and tributary streams.[113] A significant algae bloom in 2025 elevated resident concerns about the overall water quality in Nicola Lake, which in turn elevated our need to implement lake specific objectives and policies moving into the future.

TNRD Lakeshore Development Guidelines (LDG)

Nicola Lake is designated as a *Critical Lake* and *Special Case Lake* in the LDG. *Special Case Lakes* have pre-emptive uses which negate their use for solitude, recreation or development or have an important planning consideration which must be satisfied before development should proceed. Examples of the first category are irrigation-use lakes with significant drawdown which limits their usefulness for other purposes. In the latter category, lakes have been selected which have significant uses or features which must be respected in any development planning. For example, lakes with heritage or Indigenous cultural values should only be developed once appropriate protections are established; and experience since the opening of the Coquihalla

[112] Ecoscape. p.ii
[113] Ecoscape. p. 3

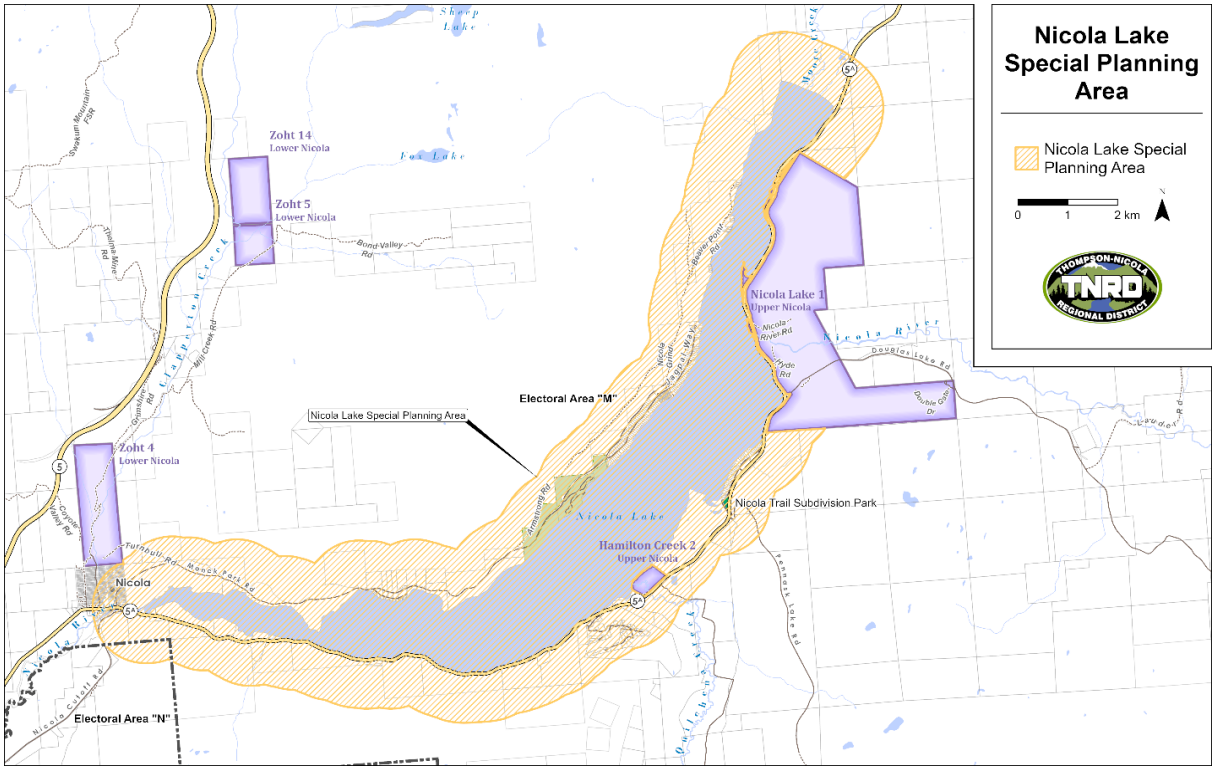
Highway has shown the need to retain certain lakes near the corridor for high recreational use until planning and appropriate land-use designations are in place. Nicola Lake is classified as a *Special Case Lake* due to its use as a source of water for irrigation, therefore before any new development proceeds special planning will be required. It is also recognized as having Native Cultural Sites.

Lakes exhibiting signs of advanced eutrophication, as identified through Provincial sampling and observation, have been designated as *Critical Lakes*. Guidelines pertaining to *Critical Lakes* recommend no further development or development only when special measures are taken to ensure that no additional cultural nutrients are added to lake waters. In addition, lakes which are perceived to be overcrowded by recreational users are designated as *Critical*, and no further development is recommended.

Nicola Lake Special Planning Area – General Objectives:

1. Preserve existing large rural and agricultural parcels in recognition that most of the areas around the lake will continue to remain primarily rural and agricultural in nature with limited community services and infrastructure.
2. Encourage attractive, environmentally sensitive development that will not impact the lake.
3. Support efforts to reduce water consumption at all levels in the Nicola watershed.
4. Consider any new development within the context of potential impacts on the lake's limnology.
5. Support efforts to reduce cultural eutrophication.

Figure 26: Nicola Lake Special Planning Area



Nicola Lake Special Planning Area – General Policies:

6. Encourage and support a lake stewardship association for all property owners/users on Nicola Lake.

7. Support the lake community's ongoing efforts to have regular water testing on the lake and its tributaries to determine the overall health of the lake.

8. Collaborate with regional partners and conservation groups to ensure the long-term preservation of Nicola Lake and other significant environmental features on the lake.

Nicola Lake Special Planning Area – Residential Policies:

9. Any new development or subdivision within one kilometre of the lake shall be consistent with the *Lakeshore Development Guidelines*.

10. For non-ALR lands serviced by a community water system, subdivision may be supported subject to the following:
    a. written approval from the community water/sewer system administrator for connection to the respective community system;
    b. *Lakeshore Development Guidelines* compliance, as amended or superseded;
    c. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    d. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:
        i. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed;
        ii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation (RAPR)* assessments - scope of site review is dependent on land use, density and location; and
        iii. any applicable technical review that is requested that will help support the application including traffic impact or geotechnical assessment.

Nicola Lake residence
Photo Credit: Frank Rizzardo

11. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

Where new lakeshore parcels are proposed to be developed with community water and/or sewer servicing, consideration may be given to smaller parcel sizes, as permitted in the Zoning Bylaw, subject to written approval from the existing community system administrator or development of new community water and sewer systems. This would apply to density averaging, strata or fee simple developments. All conditions described in Policy 10 above would apply.

12. For non-ALR lands **not** serviced by the community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares subject to the following:
    a. *Lakeshore Development Guidelines* compliance, as amended or superseded;
    b. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    c. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:
        i. proof of a sustainable private water supply for each parcel as follows:

            Groundwater Supply
            for zoning bylaw amendment applications to enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo. registered with Engineers and Geoscientists of BC (EGBC) with competency in hydrogeology) demonstrating that, in the opinion of the qualified professional, the proposed works are consistent with the intent of Subdivision Servicing Bylaw No. 2403 groundwater supply requirements; **or**

            Surface Water Source within the Terms of the BC *Water Act*
            for each new parcel, the applicant shall provide either a water license for domestic purposes or proof of application and confirmation in writing from the authority having jurisdiction that a water license or an amendment to an existing license suitable for division will be issued.

        ii. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed;

        iii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation* assessments - scope of site review is dependent on land use, density and location; and

13. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

14. Ensure that any commercial development within one kilometre of the lake is consistent with the *Lakeshore Development Guidelines* and rural lakeshore character of the area.

15. Temporary use permit and zoning bylaw amendment applications must be consistent with all applicable OCP policies including mitigating potential impacts on the environment and compatibility with adjacent or nearby uses. Land use impacts shall be mitigated by addressing traffic, groundwater, natural hazards, noise, dust, odour, hours of operation, screening and lighting (dark skies) and other factors that negatively impact surrounding land uses and residents' overall rural quality of life.

16. While recognizing pre-existing properties used for a mix of commercial and industrial uses in the zoning bylaw, the intensification, expansion, or creation of further commercial or industrial uses in this Special Planning Area is not supported. Unless there is a site-specific local need, all uses are directed to more appropriate areas with advanced servicing, existing supportive zoning or incorporated area with a broader range of services.

17. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by bylaw with a public hearing.

Advocacy Policies:

18. Support the use of *On the Living Edge – Your Handbook for Waterfront Living* by Sarah Kipp & Clive Callaway as a reference guide for those living on or near a lakeshore.

19. Support long-range planning efforts to improve and maintain Nicola Lake's water quality through collaboration with the Province, First Nations and area residents.

Part 13 | Temporary Use Permits (TUP)

13.1 Context

A TUP is a permit issued by the Board of Directors under the authority of the *Local Government Act*. A TUP provides a property owner with the opportunity to enable a temporary use to continue while a more suitable location for the use is determined, a rezoning application is completed, or where the event is a temporary use where the existing zoning does not permit the event. TUPs are not a substitute for a rezoning application. The temporary use may continue in accordance with the permit terms and conditions until expiry (up to three years). A TUP may be renewed once for up to another three-year term.

Economic development opportunities, such as industrial uses or tourism-related activities may be viable on a short-term or seasonal basis or established on a trial basis to determine if there is likelihood of long-term success. In other cases, landowners' temporary circumstances may be that they wish to use their property in a way that is not enabled by zoning. A TUP is the most efficient, expedient, and cost-effective way to enable uses not allowed in the Zoning Bylaw.

A TUP is not a replacement for a land use designation. Should an applicant wish the continuation of the use beyond the TUP expiry date, an application to amend the Zoning Bylaw (and/or OCP) must be submitted well in advance of expiry date to enable non-interruption of land use. It is recommended that applications be submitted six months prior to permit expiry.

Before submitting any non-residential TUP application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. These efforts are especially necessary for applications that may be considered intrusive (e.g. noise or crowds). Broader consultation efforts beyond neighbouring properties may be required depending on the scope of development. Written proof of consultation efforts may be required as part of the development application review process.

Objective:

1. Support balanced, open, and fair opportunity and process for temporary use applications to be considered via a permit within the Plan area.

Policies:

2. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by bylaw with a public hearing.

3. TUPs will be evaluated in respect to the possible cumulative effects on the neighbourhood and the proponent's ability and commitment to mitigating measures that effectively and reasonably address any community concerns.

4. Evaluate all proposed TUPs against possible intrusion on adjoining agricultural, residential, resource, and environmentally sensitive lands and how this impact can be minimized, such as possible requirement of sound/visual mitigation, light pollution, dust and odour mitigation, buffering, wildfire protection and reduced hours of operation.

5. Refer TUP applications to relevant BC Ministries, for example impact on local road networks and ask for input if mitigation or improvements are necessary.

6. TUP subject properties should accommodate off-street parking as prescribed by the Zoning Bylaw or as can reasonably be expected given the proposed use.

7. TUP approval may be conditional upon a landowner providing cash security to guarantee the performance of permit conditions.

8. TUP applications must substantiate the temporary nature of the proposed use and explain the rationale for its location. Temporary approvals do not confer rights to ongoing permit renewal or permanent entrenchment through zoning.

9. TUP renewals must be assessed on a case-by-case basis for suitable land use options.

10. The viability and likelihood that the property, land and buildings, can be returned to their pre-TUP condition should form a part of any TUP consideration.

11. Revocation of any TUP may be considered and subsequently ordered by the Board of Directors, in cases where permit conditions are not met.

13.2 Traveller Accommodation Use

As per Board Policy 9.1.4 (*short term vacation rental approvals and enforcement*), the TNRD supports the local economy and entrepreneurship within its jurisdiction but recognizes that it has a regulatory role and a duty to protect residents from being negatively impacted by vacation rentals occurring within their neighbourhood.

The TNRD shall consider short-term vacation rental (STR) approvals through issuance of a Temporary Use Permit. The TUP outlines conditions under which the vacation rental must operate, permitting neighbours to enjoy peaceful use of their properties and support the local economy at the same time.

STRs are acknowledged as a popular yet controversial form of traveller accommodation, especially in the Plan area's popular recreational areas where high amenity values exist. Despite

an applicant's demonstrated willingness to comply with and implement policy requirements, TUP applications shall be reviewed and adjudicated on a site-specific basis.

Policies:

When considering TUP issuance for STR use, the Regional District will specify conditions, including:

1. The cumulative effects on the neighborhood of any TUP issued for traveller accommodation use.
2. The potential alteration of the residential appearance of the neighbourhood.
3. The requirement for mitigating measures to address neighbourhood concerns, such as screening or fencing where needed and practical.
4. The ability of the property to accommodate a minimum of two on-site parking spaces, excluding on-street parking.
5. A stated restriction on the maximum number of signs advertising the commercial vacation rental to one sign, with a maximum area of 0.2 square metres (2.15 square feet) and not be illuminated.
6. A stated restriction that prohibits recreational vehicles or camping.
7. Stated TUP conditions requires the property owner to complete and implement the following:
    a. Traveller accommodation use is actively and properly managed given the owner or their designated local manager resides proximate, within half an hour, and is available to respond to issues and emergencies.
    b. Provide their clientele information on TNRD regulations such as the Noise Bylaw and transfer station location, as well as general information on water potability and conservation; fire responsibility, safety and emergency evacuation routes, and sewage disposal system limits and sound practices.
    c. Provide proof of an occupancy permit and completed *STR Building Safety Declaration*.
    d. Written proof in the form of an approved Provincial filing to verify the existence of a suitable sewage disposal system, designed and installed for expected daily capacity, in accordance with provincial regulations, as well as an appropriately licensed potable water source or cistern.
    e. Proof of insurance.
8. As a condition of issuing a TUP, the Regional District may require the posting of a bond or other applicable security to ensure compliance with the conditions of a permit.

Advocacy Policy:

9. Short term rentals are discouraged in the Glimpse Lake residential neighbourhood.

13.3 Recreational Vehicle Use for Temporary Accommodation

The use of a recreational vehicle (RV) for year-round habitation purposes is not encouraged but is recognized as an emerging temporary necessity, especially in post-emergency situations like wildfire or flood; accordingly, landowners are directed to apply via a TUP.

Policies:

1. Considerations of RV use for temporary year-round habitation include a properly designed, IHA approved, and constructed sewage disposal system as well as a potable domestic water source or cistern.
2. Placement of the RV on a property for year-round habitation shall be in accordance with Zoning Bylaw setbacks.
3. A TUP for RV year-round habitation use may prescribe minimum and/or maximum RV size and condition as well as life safety requirements such as smoke and carbon monoxide detectors.
4. TUP applications for more than one RV per property are discouraged.
5. An RV allowed for year-round habitation by TUP shall not be used for commercial purposes.
6. Placement of the RV shall be preceded by the completion of a *Recreational Vehicle Residential Use Safety Declaration*.
7. Small associated structures or accessory buildings upon the property where an RV is used may be allowed under TUP terms but shall be limited to 10 m² in size and shall be portable to enable the land to be readily returned to its former condition.
8. A TUP may impose other conditions relevant to the particulars of the site.
9. Proof of vehicle (ICBC) insurance.
10. A TUP for year-round habitation does not constitute approval for permanent housing. Renewals may be limited and require demonstration that reasonable efforts toward longer-term housing solutions are being pursued.

Part 14 | Plan Implementation

14.1 Context

Plan implementation is an essential part of the overall OCP's success. This OCP establishes high-level policies that guide land use in a way that is congruous with a common future vision established by its residents. OCP implementation must be consistent with other TNRD initiatives including applicable zoning and building bylaws, *Regional Growth Strategy*, *Lakeshore Development Guidelines* and TNRD water, liquid waste, solid waste management and financial plans. All Board decisions, future bylaws and works undertaken must be consistent with the OCP as required under the *Local Government Act*. The OCP also provides policy guidance as land use issues are discussed with adjacent regional districts, member municipalities and other levels of government including First Nations.

14.2 Implementation, Refinements & Amendments

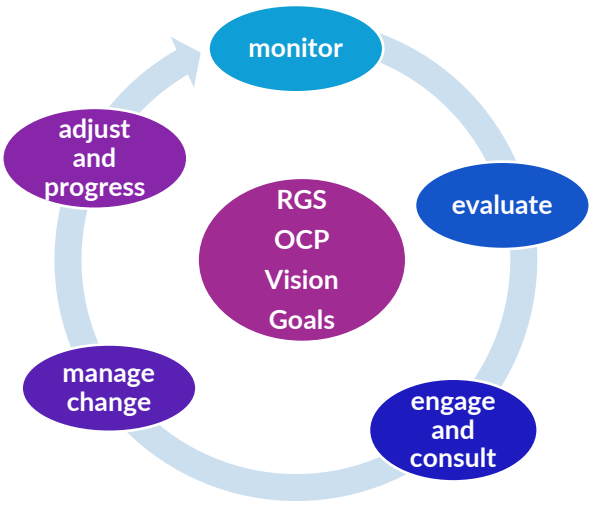
OCP implementation is carried out in several ways, as decisions are made regarding development and redevelopment, public works, capital projects, delivery of core services and a variety of other corporate initiatives. The predominant control-oriented implementation instruments come at the ground level through zoning, subdivision and building bylaw requirements. Plan implementation may also require more action-oriented instruments where "priming decisions" emanating from local government provide the condition and stimulation for a desired development.[114] Some measures may be implemented more readily than others which may require years to complete.

[114] Leung, pp. 213-247

Over time, OCP refinements may be considered through the OCP bylaw amendment process to reflect the needs of a changing community. Amendments may need to reflect, for example, the consideration of new provincial legislation, new housing needs initiatives or large-scale projects regulated by federal or provincial agencies.

The OCP is an evolving document that should be revisited as residents and neighbourhoods' change. The OCP should be reviewed and updated every seven to ten years and a comprehensive review and update undertaken every ten to fifteen years.

Figure 27: OCP Implementation Cycle



14.3 Follow-up Initiatives

The following are planning initiatives that will require consideration as part of the implementation strategy for this OCP.

Zoning Bylaw

The zoning bylaw implements regional district land use planning visions expressed in an OCP and may support community sustainability and resilience goals. The zoning bylaw regulates how land, buildings and other structures may be used or located. The zoning bylaw will be updated to ensure consistency with the OCP.

Table 14: Zoning Bylaw Updates

OCP Policy	Action Required
Part 12	Establish zoning bylaw provisions for additional dwelling units on parcels less than four hectares

Other Studies or Planning Initiatives

The OCP document is a living document that should be reviewed and updated every five to eight years. During the life of this OCP, the following additions should be included to better address the OCP vision over time.

Table 15: Potential OCP Amendments

OCP Policy	Action Required
Various sections	Review and amend current Fringe Areas Policy Guidelines

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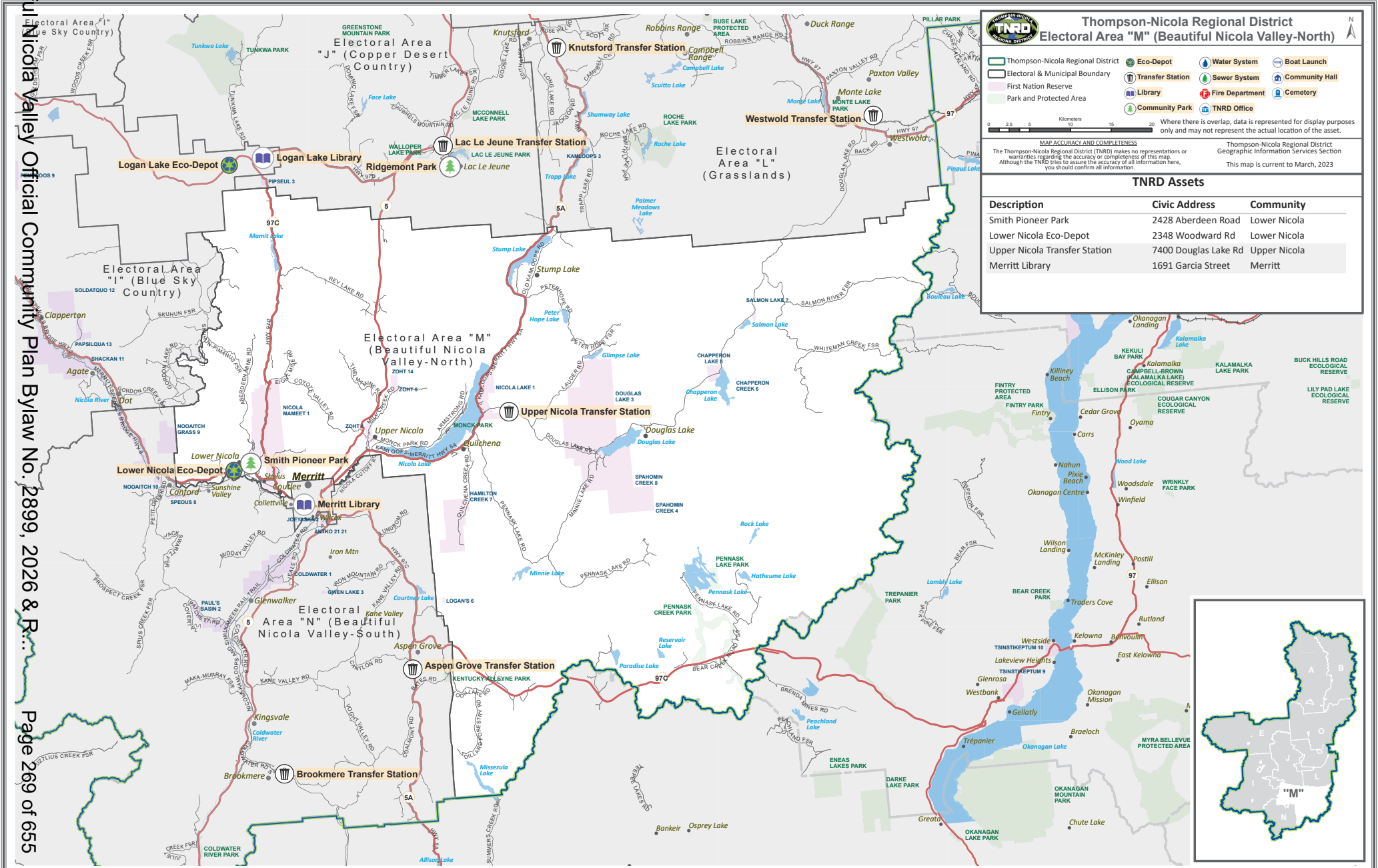
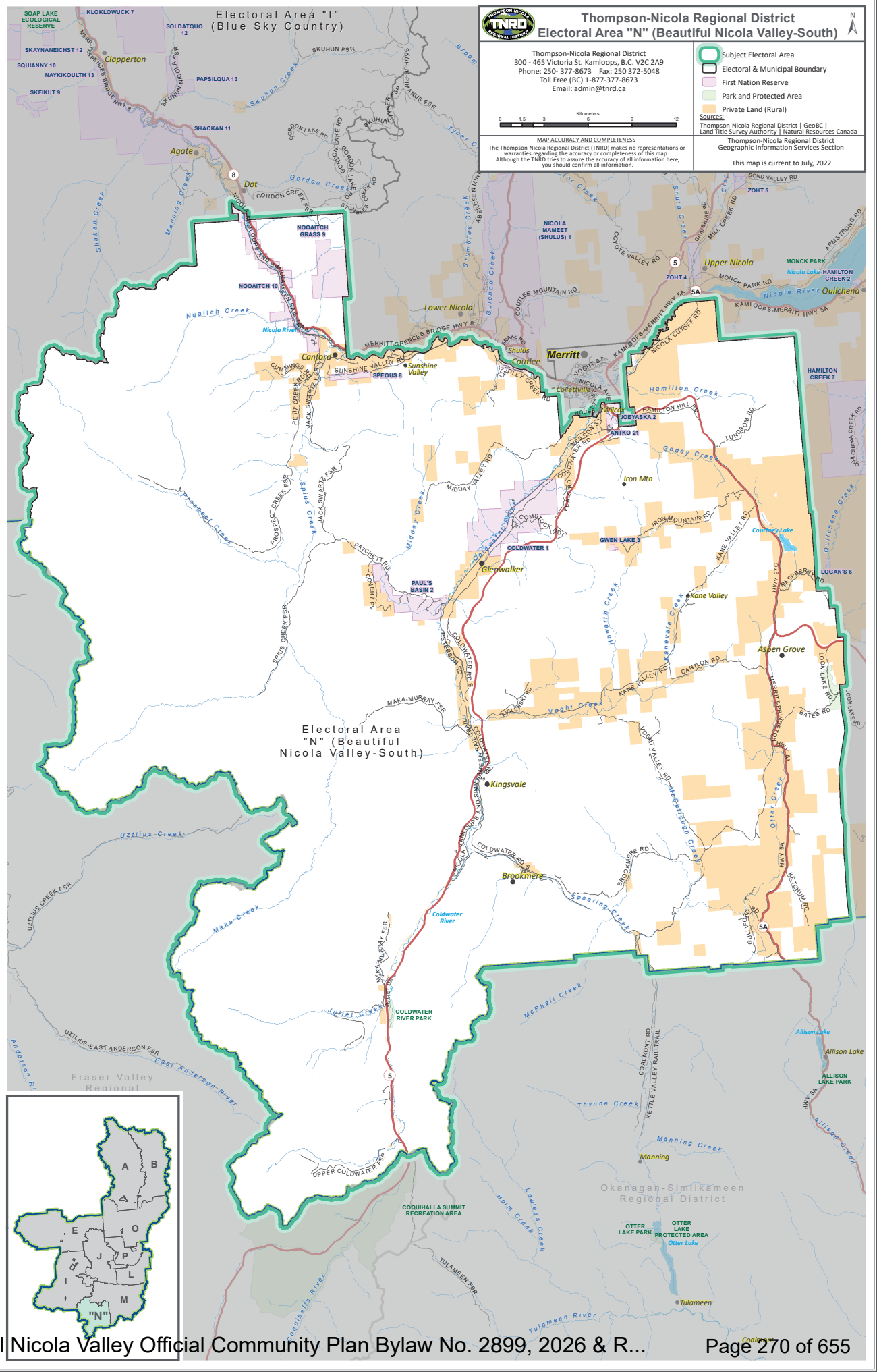

Thompson-Nicola Regional District
Electoral Area "M" (Beautiful Nicola Valley-North)
Thompson-Nicola Regional District
Electoral & Municipal Boundary
First Nation Reserve
Park and Protected Area
Eco-Depot
Transfer Station
Library
Community Park
Water System
Sewer System
Fire Department
TNRD Office
Boat Launch
Community Hall
Cemetery
Kilometers
0 2.5 5 10 15 20
Where there is overlap, data is represented for display purposes only and may not represent the actual location of the asset.
MAP ACCURACY AND COMPLETENESS
The Thompson-Nicola Regional District (TNRD) makes no representations or warranties regarding the accuracy or completeness of this map. Although the TNRD tries to assure the accuracy of all information here, you should confirm all information.
Thompson-Nicola Regional District
Geographic Information Services Section
This map is current to March, 2023
TNRD Assets
Description | Civic Address | Community
Smith Pioneer Park | 2428 Aberdeen Road | Lower Nicola
Lower Nicola Eco-Depot | 2348 Woodward Rd | Lower Nicola
Upper Nicola Transfer Station | 7400 Douglas Lake Rd | Upper Nicola
Merritt Library | 1691 Garcia Street | Merritt
Knutsford Transfer Station
Westwold Transfer Station
Lac Le Jeune Transfer Station
Logan Lake Eco-Depot
Logan Lake Library
Ridgemont Park
Upper Nicola Transfer Station
Lower Nicola Eco-Depot
Smith Pioneer Park
Merritt Library
Aspen Grove Transfer Station
Brookmere Transfer Station
Electoral Area "I" (Blue Sky Country)
Electoral Area "J" (Copper Desert Country)
Electoral Area "L" (Grasslands)
Electoral Area "M" (Beautiful Nicola Valley-North)
Electoral Area "N" (Beautiful Nicola Valley-South)
"M"

MAP 2


Thompson-Nicola Regional District
Electoral Area "N" (Beautiful Nicola Valley-South)
Thompson-Nicola Regional District
300 - 465 Victoria St. Kamloops, B.C. V2C 2A9
Phone: 250- 377-8673 Fax: 250 372-5048
Toll Free (BC) 1-877-377-8673
Email: admin@tnrd.ca
Subject Electoral Area
Electoral & Municipal Boundary
First Nation Reserve
Park and Protected Area
Private Land (Rural)
Kilometers
0 1.5 3 6 9 12
Sources:
Thompson-Nicola Regional District | GeoBC | Land Title Survey Authority | Natural Resources Canada
MAP ACCURACY AND COMPLETENESS
The Thompson-Nicola Regional District (TNRD) makes no representations or warranties regarding the accuracy or completeness of this map. Although the TNRD tries to assure the accuracy of all information here, you should confirm all information.
Thompson-Nicola Regional District
Geographic Information Services Section
This map is current to July, 2022
Electoral Area "I" (Blue Sky Country)
Electoral Area "N" (Beautiful Nicola Valley-South)
Fraser Valley Regional
Okanagan-Similkameen Regional District
Merritt
Lower Nicola
Upper Nicola
Canford
Sunshine Valley
Coutlee
Collettville
Glenwalker
Kane Valley
Aspen Grove
Kingsvale
Brookmere
Manning
Tulameen
Clapperton
Agate
Dot
SOAP LAKE ECOLOGICAL RESERVE
KLOKLOWUCK 7
SOLDATQUO 12
SKAYNANEICHST 12
SQUIANNY 10
NAYKIKOULTH 13
SKEIKUT 9
PAPSILQUA 13
SHACKAN 11
NOOAITCH GRASS 9
NOOAITCH 10
SPEOUS 8
NICOLA MAMEET (SHULUS) 1
ZOHT 4
ZOHT 5
HAMILTON CREEK 2
HAMILTON CREEK 7
JOEYASKA 2
ANTKO 21
COLDWATER 1
GWEN LAKE 3
PAUL'S BASIN 2
LOGAN'S 6
COLDWATER RIVER PARK
COQUIHALLA SUMMIT RECREATION AREA
OTTER LAKE PARK
OTTER LAKE PROTECTED AREA
ALLISON LAKE PARK
Nicola River
Nuaitch Creek
Spius Creek
Guichon Creek
Hamilton Creek
Godey Creek
Iron Mtn
Howarth Creek
Kanaka Creek
Voght Creek
Otter Creek
Spearing Creek
Coldwater River
Juliet Creek
McPhail Creek
Thynne Creek
Manning Creek
Allison Lake
Allison Creek
Holm Creek
Lewises Creek
Tulameen River
Uztlius Creek
Maka Creek
Quilchena Creek
Courtney Lake
Monck Park
Nicola Lake
Quilchena
Merritt-Spences Bridge Hwy 8
Kamloops-Merritt Hwy 5A
Nicola Cutoff Rd
Sunshine Valley Rd
Coutlee Mountain Rd
Lundbom Rd
Hamilton Hill Rd
Iron Mountain Rd
Kane Valley Rd
Canton Rd
Voght Valley Rd
Merritt Princeton Hwy 5A
Coldwater Rd
Brookmere Rd
Coalmont Rd
Kettle Valley Rail Trail
Midday Valley Rd
Prospect Creek FSR
Spius Creek FSR
Jack Swamp FSR
Uztlius Creek FSR
Uztlius-East Anderson FSR
Maka-Murray FSR
Upper Coldwater FSR
Skuhun FSR
Gordon Creek FSR
Tulameen FSR
East Anderson River
A
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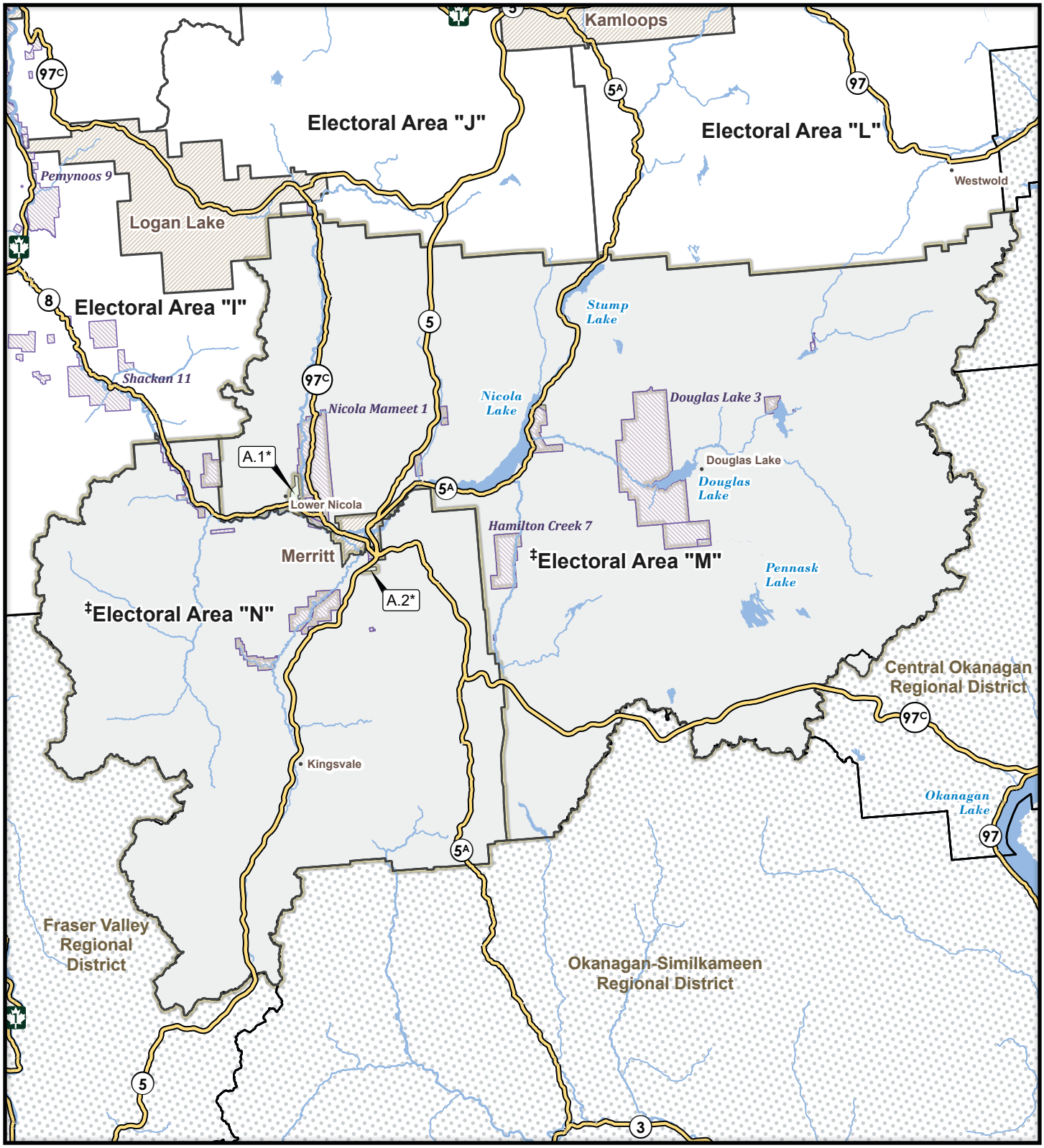
MAP 3

Electoral Areas "M" & "N"

Overview and Transportation Corridor



*Rural Settlement Areas displayed in map series **[A]**

‡All areas outside Rural Settlement Areas (RSA) are designated "Electoral Area Planning" and subject to policies described in Part 12 of this OCP

MAP 4

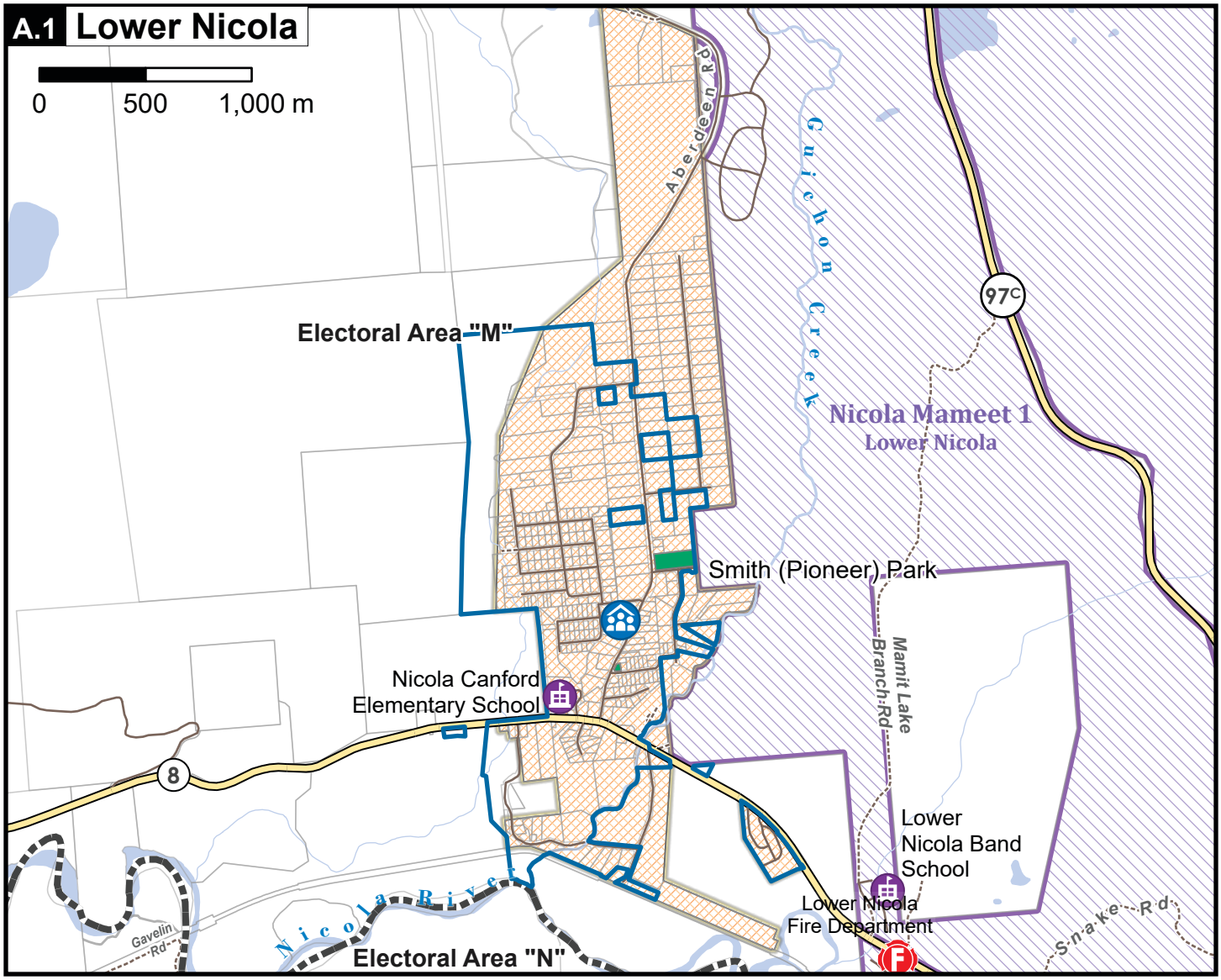
Rural Settlement Areas

Legend

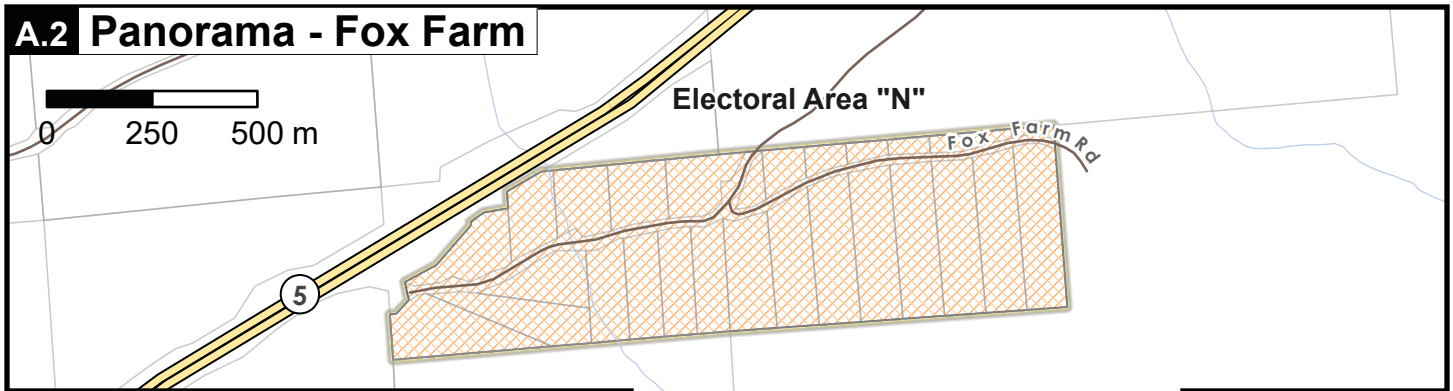
- Community Hall
- Fire Station
- School
- Rural Settlement Area
- Lower Nicola Water System

A

A.1 Lower Nicola



A.2 Panorama - Fox Farm



Rural Settlement Areas are hereby designated for future commercial, industrial and institutional uses subject to policies described in Part 12 of this OCP

N

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2900

A bylaw to adopt an Official Community Plan for Electoral Areas “L” and “P”

WHEREAS the *Local Government Act* provides that the Board of Directors may undertake and adopt an Official Community Plan;

AND WHEREAS the Board of Directors of the Thompson-Nicola Regional District deems it desirable to adopt an Official Community Plan for Electoral Areas “L” and “P”;

AND WHEREAS the amendments are consistent with the Regional Growth Strategy and Waste Management Plan, and do not affect the Regional District’s Financial Plan;

NOW THEREFORE the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

1. CITATION

1.1 This Bylaw shall be cited as the “Thompson-Nicola Regional District Rivers, Peaks and Grasslands Official Community Plan Bylaw No. 2900, 2026”.

2. PURPOSE

2.1 The goals, objectives, and policies set out in Schedule “A,” attached hereto as incorporated in and forming a part of this Bylaw, are hereby designated as the “Rivers, Peaks and Grasslands Official Community Plan”.

2.2 The Rivers, Peaks and Grasslands Official Community Plan maps attached hereto as Schedule “Maps 1 to 8”, inclusive, are incorporated in and form a part of this Bylaw.

3. REPEAL

3.1 “Kamloops North Official Community Plan Adoption Bylaw No. 1064, 1987” and all amendments thereto are hereby repealed.

3.2 “Kamloops South Official Community Plan Adoption Bylaw No. 1449, 1995” and all amendments thereto are hereby repealed.

3.3 “South Thompson Valley and Pinantan Official Community Plan Adoption Bylaw No. 1451, 1995” and all amendments thereto are hereby repealed.

3.4 “South Thompson Settlement Strategy Bylaw No. 1888, 2002” and all amendments thereto are hereby repealed.

4. SEVERABILITY

4.1 The provisions of this Bylaw are severable; if any provision is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Bylaw.

READ A FIRST TIME this 5th day of March, 2026.

READ A SECOND TIME, AS AMENDED, this day of , 2026.

PUBLIC HEARING this day of , 2026.

READ A THIRD TIME this day of , 2026.

ADOPTED this day of , 2026.

Corporate Officer

Chair

RIVERS, PEAKS AND GRASSLANDS

OFFICIAL COMMUNITY PLAN

THOMPSON-NICOLA REGIONAL DISTRICT TNRD

The Region of BC's Best

Cover Photo – View of South Thompson Valley from the top of Lion’s Head near Monte Creek
Photo Credit – Dan Wallace

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Foreword and Acknowledgements

The Thompson-Nicola Regional District acknowledges that the Plan area comprises lands on the traditional, ancestral and unceded territory of the Secwepemc people.

The Rivers, Peaks and Grasslands Official Community Plan, covering the whole of Electoral Areas “L” & “P”, is the outcome of over two years of research, public participation and planning. The Regional District is grateful to all those residents and groups who provided interest, passion, and support from all corners of the Plan area culminating in the Plan development. In particular, we wish to recognize the following people for the exceptional amount of time and energy they dedicated to the planning process.

TNRD Board of Directors

Director Lee Morris, Electoral Area “P” (Rivers and the Peaks)
Director Doug Haughton, Electoral Area “L” (Grasslands)

TNRD Advisory Planning Commission

TNRD Agricultural Advisory Commission

Meetings, Conversations, Information Sharers and Photo Takers

Alison Fox – Ministry of Agriculture and Food
Amy Clarke – ARC Engagement
Anita Ely, Evan Houle and Kelly MacDonald – Interior Health Authority
Michael McBurnie and Claire Buchanan - Agricultural Land Commission
Danielle Toperczer, Nancy Flood and Allyson Blake – Thompson-Nicola Conservation Collaborative
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Staff and students at Chase Secondary School
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TNRD Emergency Services – Janice Winger and Naomi Tweedy
TNRD External Relations & Advocacy Advisor – Corbin Kelley
TNRD Film Commission – Explore photo collection
TNRD GIS Staff
TNRD Invasive Plant Management Program – Coleen Hougen
TNRD Library Staff – Julie Creaser and Melissa Lowenberg
TNRD Planning Services Team

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OCP Effect

The vision, goals, objectives, and policies set out herein comprise the appended ‘OCP Bylaw Schedule’; meanwhile, the balance of content such as photos, headings, numbering, statistics etc. is context or supporting information which may be updated if and as advisable.

The earth, the air, the land, and the water are not an inheritance from our forefathers but on loan from our children. So, we have to hand over to them at least as it was handed over to us.

Mahatma Gandhi

ELECTORAL-
AREAS L&P
OFFICIAL
COMMUNITY
PLAN

South Thompson River Valley from Sunrise Mountain

Part 1 | Our Plan Foundation

1.1 Context

The purpose of the Rivers, Peaks and Grasslands Official Community Plan (OCP) is to provide a comprehensive set of objectives and policies for managing existing and future uses of land. The TNRD has developed this OCP to help current and future residents prepare themselves for both the challenges and opportunities that lie in the future. The Plan is also written as a guide for those who have yet to move to the area. All told, the objectives and policies contained in the OCP reflect research, analysis, current trends and community values learned through public engagement.

This OCP is not the first long-range plan for Electoral Areas “L” or “P”. In 1979, the TNRD Board of Directors adopted the first *Official Regional Plan* in the TNRD. In the early 1980s, legislation at the time referred to the first long-range plans as Official Settlement Plans or OSPs. For this Plan area, the South Thompson Valley and Pinantan OSP was adopted in 1983 which covered the South Thompson Valley, Pinantan and Paul Lake areas. The Kamloops South OSP came next in 1986, and this covered the Knutsford/Beresford/Rose Hill areas. The Kamloops North OSP was adopted in 1987 and covered the Heffley Creek Valley, Knouff Lake and Badger Lake areas. In the early 1990s, the legislation changed to rename the long-range plans to Official Community Plans or OCPs. Although minor changes have been made, the noted plans were last fully rewritten in 1995. The OCPs have remained virtually the same ever since.

In response to growth in the City of Kamloops and increasing rural residential development pressure in the peripheral Electoral Areas “J”, “L” and “P”, the Board of Directors adopted the Central Sub-Regional Settlement Strategy in August 1985. This first Settlement Strategy was

preceded by the first Fringe Areas Policy paper, adopted by the Board of Directors as a special planning study, in February 1984.

In 2002, the Board adopted the South Thompson Settlement Strategy as a more detailed growth strategy for the South Thompson River's whole watershed. This was adopted in response to an anticipated growth rate of 1.5% each year for the next 20 years in the South Thompson Valley.

Much has changed in the Plan area since these long-range plans were adopted. Although the Plan area abounds with opportunities and proud residents, its communities share common rural development challenges including:

a) changing rural population;
b) a demographic profile considerably older than that of urban communities or of BC overall;
c) low birth rates and in-migration trends;
d) limited internet and cellular access;
e) changing climate trends resulting in a variety of natural disasters;
f) an older housing stock, comprising primarily of detached single family dwellings or manufactured homes;
g) job losses in natural resource sectors;
h) access to a sustainable water source; and
i) limited financial resources and development capacity.

These issues form a critical backdrop for this OCP as Plan area communities move forward into the next 25 years. A focus on creative adaptability and resiliency is required to maintain the power of place. A challenged rural economy will continue to depend on traditional primary industries such as agriculture and forestry; however, greater emphasis will be needed on the Plan area's natural amenities and the social assets found within its communities and settlement areas.

The new OCP replaces the existing three OCPs and 2002 South Thompson Settlement Strategy and establishes updated long-range planning policy for the whole of Electoral Area "L" (Grasslands) and Electoral Area "P" (Rivers and Peaks).

1.2 Purpose of the Official Community Plan

Community planning means the planning of the scientific, aesthetic and orderly disposition of land, resources, facilities and services with a view to securing the physical, economic and social efficiency, health and well-being of urban and rural communities. An OCP helps with community planning by describing the long-term vision of communities.

The *Local Government Act* (Act) sets out local government authority in British Columbia. The Act defines an OCP as *a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government*. An OCP identifies where we are going and how we will respond to growth and change over the next 5-8 years. The OCP aims to achieve the following:

- Provide strategic direction on key, high-level issues within the Plan area;
- Set out a long-term road map for how the Plan area will evolve over the next 5-8 years;
- Establishes a broad statement of objectives and policies that support the residents' vision;
- Enables the Board of Directors to make more informed decisions;
- Establishes community values and interests based on consultation with all residents; and

- Advocates for steps to address community needs over time – not all issues are resolved by the OCP – Plan implementation will occur over time through subsequent specific plans, bylaws and progression of development.

More specifically, the Act states that an OCP must include statements and map designations for the area covered by the plan respecting the following:

a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 20 years;
b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
e) the approximate location and phasing of any major road, sewer and water systems;
f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
g) housing policies of the local government respecting affordable housing, rental housing and special needs housing;
h) targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

1.3 Effect of the Official Community Plan

The OCP is the primary policy document for any local government planning function. All bylaws adopted and works undertaken by the TNRD Board, following OCP adoption, must be consistent with the OCP's objectives and policies.

The OCP may also influence land use decisions made by other levels of government and jurisdictions within the region, including Provincial Approving Officers responsible for subdivision, the Agricultural Land Commission, Crown land officers overseeing uses on Crown lands, community water system administrators, and First Nations.

Importantly, the Act states that an OCP does not automatically commit or authorize the TNRD to proceed with any project specified in the Plan. But at the same time, no development may occur unless it is *consistent* with the OCP and with other planning and development control measures such as the Zoning Bylaw, Manufactured Home Park Bylaw, Building Bylaw and Subdivision Servicing Bylaw. OCP implementation is set out under Part 15.

1.4 Structure and Interpretation of the Official Community Plan

The OCP provides a coordinated action strategy so that property owners, developers and others can evaluate their respective proposed development, undertake projects and make more informed decisions, especially as regards the environment. It helps assure residents of consistent land use policy and greater certainty for the future of the community.

Policies in this Plan are numbered and clearly identified. The separate Parts in this OCP are preceded by a discussion which is intended to provide history or context to the policy statements. This OCP is organized by the following headings:

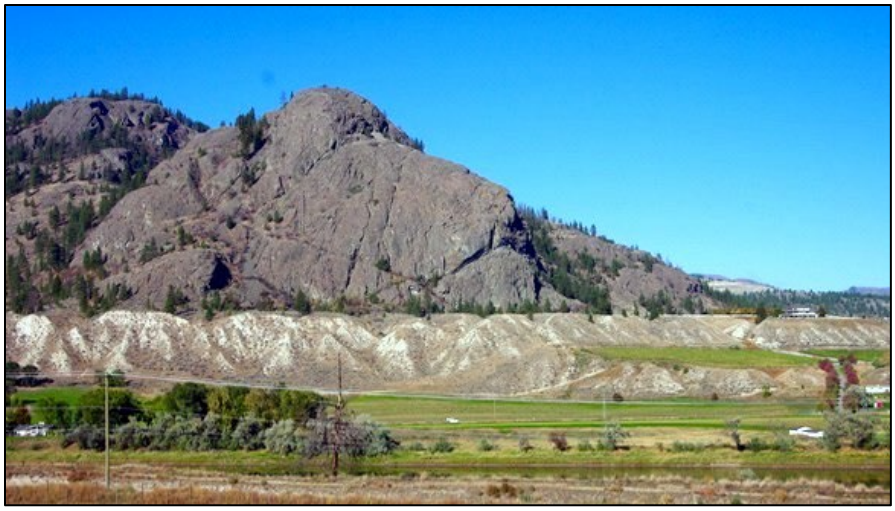
- **Goals** *are the high-level, long-term objectives guiding a community's physical, social, and environmental future, defining its vision for growth, land use, housing, infrastructure, and sustainability, with specific aims like increasing housing options, improving transport, or protecting green spaces, implemented through zoning bylaws and development decisions.*

- **Objectives** *are the mechanism to translate these goals into specifics. They set the overall direction and intent of the plan and provide a framework for land use decisions, policies, and future actions.*

- **Policies** *are the specific statements that explain how the objectives of the OCP will be achieved. They guide day-to-day land use and development decisions and are used by local governments when reviewing rezoning, subdivision, development permits, and other applications*.

- **Advocacy Policies** *are more targeted plans of action and a deliberate process for influencing decision-makers to support or prevent specific policy changes, often involving persuasive communication and building support for a particular cause, idea, or program.*

The OCP is not a land use or development "regulation." Regulations are set out in bylaws such as the Zoning or Subdivision Servicing Bylaws which implement the policies identified in the OCP. Despite the OCP not being renewed in over 30 years, an OCP is not intended to be a static document. It is typically reviewed every 5 to 10 years to assess whether the goals, objectives and subsequent policies remain valid. Amendments *may* be warranted if there are changes in social conditions, environment or community priorities; however, to implement the Plan effectively, the Board may reject applications that disregard the spirit of or are contrary to the Plan. Again, all bylaws (as enacted or amended) or works undertaken by the TNRD must be consistent with this OCP upon its adoption.



Development Permits (DP) are required for specified areas or lands designated within an OCP. A DP helps local government to reinforce OCP policies and objectives for designated areas and ensures development respects the vision that the community has established. The Kamloops North OCP has historic Development Permit Areas (DPAs) in the Heffley Lake and Sullivan/Badger Lake areas. This trailblazing DPA was first instituted in 1987 to safeguard against potential increased nutrient enrichment from sewage disposal systems on parcels located within the lake's watersheds. All told, DPAs identify locations that may need special technical review

prior to development for various purposes including protection of the natural environment, for example.

1.5 Regional Context and Regional Growth Strategy (RGS)

Future growth and change within the Plan area are guided not only by the OCP, but also by a broader regional plan, the Regional Growth Strategy (RGS), that directs development across the TNRD. The Board adopted the current RGS in May 2013, replacing the original strategy adopted in 2000. The RGS is a strategic plan enabled by the *Local Government Act* that provides an overarching planning framework for coordinating the activities of local governments and the provincial government. The Regional Growth Strategy encourages most new development to be directed to existing community nodes and municipalities to promote compact urban settlement, protect rural and agricultural/resource lands, safeguard the environment, improve servicing efficiency, and maintain regional mobility. As a long-range vision with a 20-to-30-year scope, it aims to ensure all 10 electoral areas and 11 municipalities within the region work toward a common future.

Regional Growth Trends

The TNRD is the sixth most populous regional district in BC with a total population of 156,094 in 2023. Most residents live within the City of Kamloops. Based on the 2024 RGS Monitoring report, updated population data (BC Stats sourced) shows that population continues to climb in the entire region – up 4.3% from 2021[1]. The last two years (2021 to 2023) experienced growth in every single municipality and electoral area.

Our municipalities and electoral areas are distinguished by political boundaries, yet they share many challenges and interests that the RGS gives voice to as a cooperative strategy for achieving a sustainable future throughout the region. The RGS underwent a comprehensive review, culminating with amendment approval in April of 2013. To stay current, staff research and prepare an RGS Monitoring Report every other year since 2020, with the latest being in December 2024.

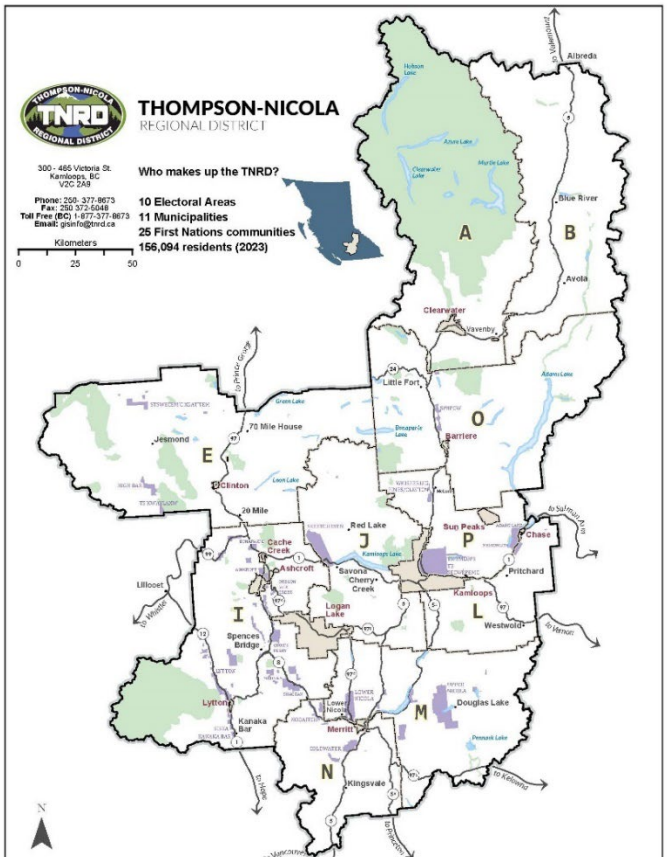


Figure 1: Thompson Nicola Regional District Electoral Areas, Member Municipalities and First Nations Communities

The current Plan area comprises two of the 10 electoral areas within the TNRD – Electoral Areas "L" and "P". These electoral areas, in partnership with the City of Kamloops, Village of Chase and the Sun Peaks Mountain Resort Municipality, have agreed to work together to limit rural sprawl, encourage economic development and promote environmental conservation through RGS adoption. The RGS articulates a shared

[1] BC Statistics – https://www2.gov.bc.ca/gov/content/data/statistics/people-population-community/poulation/population-estimates (accessed June 3, 2024).

vision of a desirable, sustainable future and sets out ten goals for achieving this vision. Pursuant to Section 445 of the *Local Government Act*, this OCP must be consistent with the RGS. Accordingly, consistent to RGS goals, this OCP undertakes the following:

RGS Goal 1 *Promote and encourage local and regional economic development*

This OCP encourages and supports opportunities for varying levels of economic development in appropriate locations. The Rural Settlement Areas should act as local community hubs for the Plan area and thus offer the broadest range of opportunities outside the local municipalities given their existing commercial uses, services and road access. Adventure and experiential water-based tourism activities are encouraged in rural areas with high amenity values.

RGS Goal 2 *Protect and enhance the natural environment*

Given the diverse range of ecosystems in the Plan area, sections of the Plan discuss the importance of the natural environment to sustaining life and the lifestyle of Plan area residents. Policies for water, sewage disposal and storm water management also reference the importance of protecting the quality of life in the Plan area along with the quality of the environmental values residents hold close. Residents have placed the highest value on the protection of the natural environment – including watercourses, groundwater, green spaces, wildlife and sensitive ecosystems. The diverse range of natural environments in the Plan area warrants protection via policy and development permit areas. This OCP provides policies guiding property owners seeking to develop or redevelop property; policies for environmental protection; and policies that trigger legislation or planning guidance from upper levels of government.

RGS Goal 3 *Protect and maintain access to the resource base*

This OCP recognizes historic resource extraction industries including agriculture, forestry and mining. Policies reflect the continued importance of these industries in the Plan area. Extraction activity development will need to be increasingly cognizant of growing importance of non-extraction resource activities including tourism and resident impacts.

RGS Goal 4 *Preserve the rural and wilderness character of the region*

This OCP seeks to maintain the integrity of all rural land by supporting agriculture, forestry and small-scale economic and tourism opportunities at appropriate locations. Residents place a high value on the quiet, solitude and dark skies found in their rural communities.

RGS Goal 5 *Protect farmland and encourage farming*

This OCP recognizes the value of agricultural land and the value of locally grown products. Larger parcel sizes, especially those within the Agricultural Land Reserve (ALR), will be encouraged outside the Rural Settlement Areas. The future economy may include non-traditional agricultural products and local processing. The OCP includes a designation for lands in the ALR and policies reflecting the unique range of possibilities for present and future ag-entrepreneurs.

RGS Goal 6 *Ensure adequate and appropriate services are provided*

This OCP supports efficient, cost-effective community services by directing growth into existing municipalities or Rural Settlement Areas at densities that can be supported by existing infrastructure or into existing municipalities. Policies support the provision of community water and appropriate level of sewage disposal services for the purpose of facilitating additional development. Soft service management will need ongoing monitoring based on population levels.

RGS Goal 7 *Maintain mobility throughout the region*

This OCP recognizes that the Plan area comprises the crossroads of some of the most critical provincial and national travel routes in British Columbia. Geography, climate, route safety and economic sustainability are key mobility challenges to residents throughout the Plan area. Policies reflect the need to maintain safe and reliable access routes in the Plan area. The Plan supports the compact community foundation established in the Rural Settlement Areas served with active mobility networks.

RGS Goal 8 *Ensure adequate range of housing opportunities are available*

This OCP supports a range of housing types and choices that are suited to the chosen location. The Plan supports affordable housing opportunities that allow people to live closer to essential services, their place of employment and proximity to friends and family. To accommodate the future housing needs, a range of housing choices will need to be considered including additional dwellings, suites and detached suites.

RGS Goal 9 *Promote regional collaboration on common issues*

This OCP supports ongoing communication and cooperation among all jurisdictions. The Plan was developed through a process that involved consultation with residents, key community partners, provincial agencies, municipal governments, high school youth, and First Nations. The

OCP should likewise be implemented in a way that establishes a framework for the continuation of such cooperative procedures for Plan implementation and future amendments and updates.

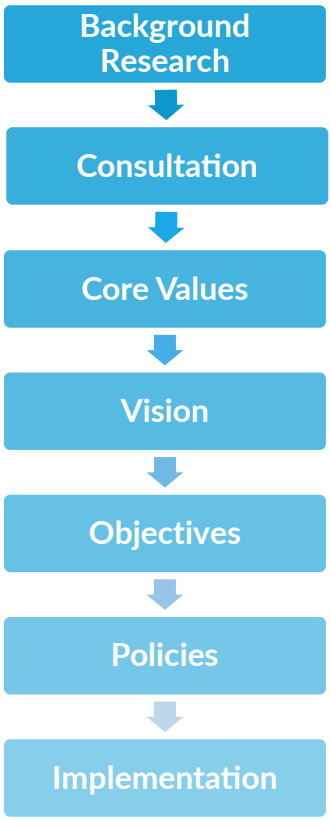
RGS Goal 10 *Cooperate with First Nations in planning and servicing matters*

This OCP recognizes current attachments to place and pride of place as being synonymous with historic oral and written traditions in the Plan area. The OCP speaks to First Nations planning efforts and the need to find synergy with local government planning initiatives. Service sharing agreements are encouraged for efficiency, community building, and collaboration.

Part 2 | Process, Vision and Goals

2.1 Context

The OCP is a compilation of technical and statistical research, dialogue with and suggestions from Plan area residents, referral discussions with government agency professionals, tabletop discussions with First Nations and provincial regulatory requirements. A fulsome and comprehensive consultation process resulted in the development of a vision and goals that reflect Plan area residents' values.



2.2 Planning Process & Consultation

Why are we here?

There have been significant changes in the Plan area since the long-range planning policy documents for this part of the region were last written in the mid-1990s. These changes prompted the need for a new vision for the future.

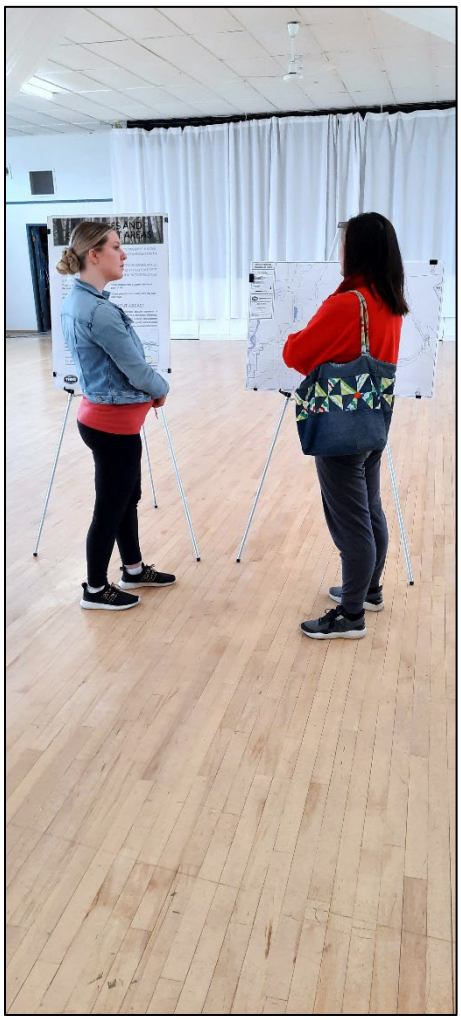
Preparations for this OCP commenced in January 2024 with a presentation to the TNRD Committee of the Whole. In March 2024, the TNRD Board of Directors formally approved the funding allocation and consultation plan set out by Planning Services staff. The consulting firm of Urban Systems was subsequently retained to assist with data collection and background information necessary to commence OCP development. It became clear from the research and narrative that the Plan area

had evolved and grown and, as such, required renewed long-range planning policies. Expanding OCP coverage to the entirety of Electoral Areas “L” and “P” and adding planning tools like a new DPA, will enable consistent land use policy throughout those areas of the Regional District.

Public Engagement and Research

Given the length of time since the last OCP update, we recognized early in the process that the issues facing Plan area residents and communities required a robust range of consultation and research. Population and demographic changes, coupled with a growing need for affordable housing, emerged as early topics that required sensible and sustainable solutions moving forward.

This OCP is the product of a two-year effort involving area residents, First Nations and non-governmental organizations like the Thompson-Nicola Conservation Collaborative; and municipal, provincial, regional district and federal staff persons. The matters of who, how, and how often to consult were reviewed and approved by the TNRD Board of Directors.



Community Surveys

The first step was background research and identification of issues. A comprehensive survey of area residents was developed to collect their initial thoughts and ideas. In May of 2024, a survey was mailed to every landowner in the Plan area, comprising a total of ± 3900 addresses. Survey responses were received up to and including December 31, 2024. All told, there were 328 surveys completed (~ 8% of the residents) and returned from 20 identifiable locations. What we found from the responses, and first round of community meetings held was that despite the Plan area’s many challenges, residents voiced an enormous passion for their rural neighbourhoods, their surrounding natural environment and freedom to enjoy their wide-open spaces. They also relayed awareness of their high quality of life.

In addition to the survey, the consultation strategy included other conventional and alternative methods for outreach and engagement considering the unique rural planning setting and issues facing the area.

Public Open Houses

Community meetings were held in October 2024. Meeting locations included Chase, Pritchard, Westwold, Rivershore, Knutsford, Pinantan Lake and Heffley Creek. After reviewing the residents’ key issues, a second round of public open houses were held in May 2025 in Pritchard, Rivershore, Knutsford, Pinantan Lake and Heffley Creek. These sessions provided residents with opportunities to further refine identified issues from each neighbourhood, rate the importance of key parts of their new OCP and help with the new OCP name.

Chase Secondary School – A Conversation with Plan Area Youth

In November of 2024, staff met with Grade 11 and 12 students to discuss their thoughts on long-range planning for their respective communities. Surveys were also provided for the youth to complete and return. From these meetings and survey responses, we acquired ideas from youth who hope to return to their communities to live, work and play with their future families.

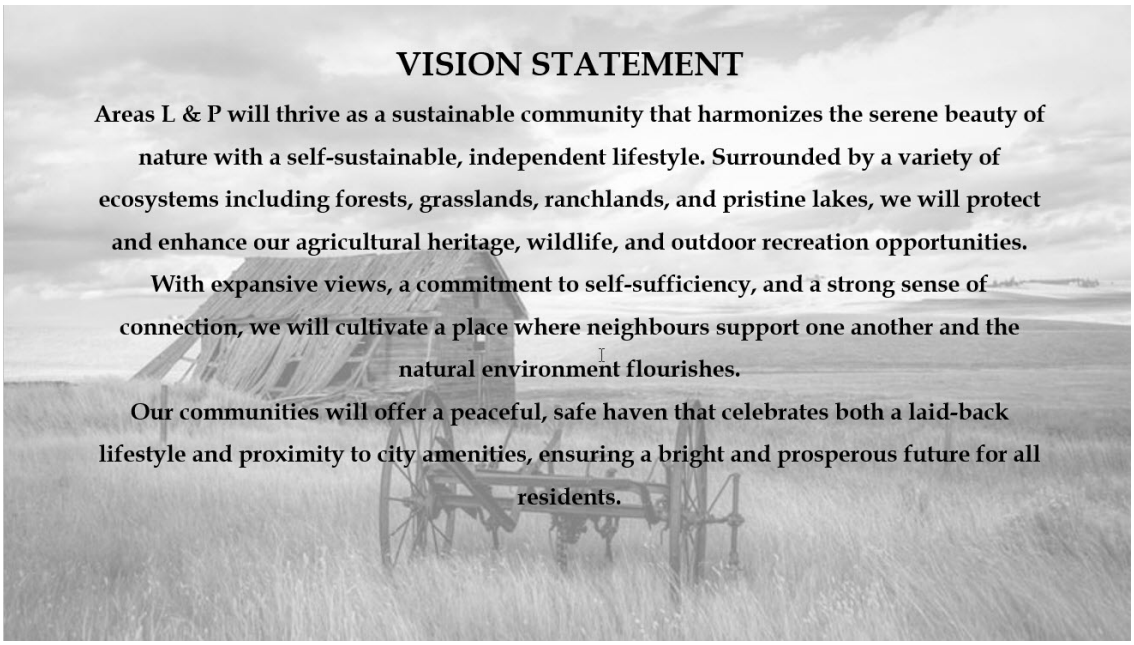
Tk̓emlúps te Secwépemc First Nation

As the principal First Nation in the Plan area, our April 4, 2025, meeting with Tk̓emlúps te Secwépemc representatives established a much clearer understanding of the Plan area traditional history and Band's vision for its members. The Band's progressive long-range planning initiatives will help us better understand where collaboration and sharing of services will support a vision for the Plan area.

2.3 Community Vision Statement

Plan area residents share a rural lifestyle and values attributed to living outside of urban areas. While each part of the Plan area faces its own challenges, community consultation identified a set of common values, and a shared vision as set out on the next page.

The emerging global economy of the past decades has directly and indirectly impacted local resource economies, resulting in some rural communities needing to shift from primarily staples-based to place-based economies. These changes, coupled with societal and demographic shifts and the physical, mental and emotional impacts brought on by the COVID-19 pandemic, have created both a new sense of place and greater awareness of space. The Vision Statement and direction provided in this OCP is intended to elevate the value residents place on their quality of life and loyalty to place.



Residents insist that to advance their vision, they are determined to remain resilient and continue to promote the physical and social assets fundamental to the health and prosperity of their respective communities. It was these assets that attracted many to this area originally. The future success of the Plan area will rely, in part, on maintaining and promoting these assets.

2.4 Community Values

During the public engagement process, several underlying guiding principles were voiced by residents and community partners across all Plan area communities. These “Community Values” will be used by the Regional District and other government agencies to help create a new foundation and guide future decisions on development proposals, environmental protection initiatives, and infrastructure development in the Plan area. Key values are organized and prioritized according to feedback from Plan area residents provided through community engagement and survey responses.

1. **Resident Attraction and Retention Strategy**
    - Engage with residents, commerce and government agencies to develop a strategy to help attract and retain residents and businesses in the Plan area.

2. **Telecommunications Improvements**
    - Acknowledge the importance of enhancing wireless cellular and internet services across the Plan area to support business operations and social connectivity.

3. **Environmental Stewardship**
    - Protect the area’s natural resources and environmentally sensitive areas, including: unique localized ecosystems; watershed integrity; river and lake riparian areas and water quality; beauty and scenery; and fish/wildlife.
    - Acknowledge the importance of safeguarding and conserving the groundwater supply to maintain self-sufficiency.
    - Support the safe and effective means to dispose of solid and liquid waste.

4. **Growth in the Select Rural Areas**
    - Support for limited amounts of additional growth within Rural Settlement Areas to prevent sprawl and protect rural lands.
    - Protect rural and agricultural lands outside the Rural Settlement Areas with larger minimum parcel sizes.

5. **Community Health**
    - Ensure that adequate services and social infrastructure are available to maintain and improve the health and welfare of all residents.
    - Protect the ‘quality of life’ found in the Plan area’s rural areas.

6. **Economic Development**
    - Strengthen the economic and employment base, including year-round tourism as well as commercial, industrial, resource extraction and agriculture uses that respect the rural character with minimal impacts on sensitive environmental resources.

7. **Tourism**
    - Increase awareness of the importance of local commercial and tourism opportunities in the Plan area's future economy, including experiential/adventure tourism, artisan and natural amenity-related development.

8. **Emergency and Hazard Planning**
    - Improve planning initiatives related to emergencies, especially wildfire and flood hazard mitigation, evacuation planning, emergency response service and hazard land identification.
    - Encourage the Province to mitigate wildfire hazards on Crown lands especially those areas proximal to residential neighbourhoods.

9. **Agriculture**
    - Discourage the fragmentation of quality agricultural land including ALR lands.
    - Encourage food security initiatives.
    - Support the local agriculture industry through innovative secondary activities including agri-tourism, agri-business and 'grow local' opportunities.
    - Encourage sustainable and environmentally sound farming practices.

10. **Forestry**
    - Support sustainable forestry practices and value-added manufacturing activities throughout the Plan area.

11. **Housing Diversity**
    - Ensure that diverse housing options are provided throughout the Plan area in the appropriate locations with sustainable servicing levels, including affordable housing for low-income levels, additional dwellings on smaller parcels and accessible housing for all age groups.

12. **Municipal/Rural Cooperation**
    - Promote and preserve policies that encourage cooperative land use planning with the City of Kamloops, Village of Chase and Sun Peaks Mountain Resort Municipality.

13. **Transportation Improvements/Choices**
    - Lobby to the Province to improve public road maintenance throughout the Plan area's public roads.
    - Support for road design and construction standards that meet the safety, drainage and travelling needs of the community.

14. **Infrastructure and Services**
    - Work towards a balanced sustainable approach for infrastructure implementation, including community water systems, recreation, health and services that improve quality of life.

Image Credit: Destination Indigenous

Part 3 | A Path to Reconciliation

3.1 Context

The Plan area comprises a large portion of the Secwẻpemc (Shuswap) Nation where First Nations people have lived since time immemorial. There are also shared interests from other First Nations communities in this area. The Plan area contains historical, cultural and traditional places that have significant meaning to our Secwẻpemc friends and neighbours. The TNRD recognizes that reconciliation is an ongoing process which centres on strong communications and relationships. The TNRD Board of Directors included reconciliation in its Strategic Priorities for the 2023-2026 Strategic Plan. As part of the Board's priority of Relationships and Reconciliation, the TNRD focuses on projects with a lens on Indigenous culture, processes, reconciliation, and developing stronger relationships and partnerships with our First Nations neighbours based on trust, mutual respect, and working cooperatively on shared goals. This new plan provides new opportunities to share ideas and work together on shared goals in land use and development.

3.2 Our First Nations Friends & Neighbours

Meaningful relationships with First Nations are fundamental to responsible community planning. This section of the OCP acknowledges the traditional territories in which the community is located, and affirms a commitment to respectful dialogue, collaboration, and partnership with neighbouring First Nations. The policies in this section support reconciliation and seek opportunities for shared learning and cooperative planning.

Tk’emlups te Secwẻpemc

The Tk’emlúps te Secwẻpemc, previously known as the Kamloops Indian Band, are members of the Interior-Salish Secwépemc (Shuswap) speaking peoples. At one time the Secwépemc people occupied one large traditional territory covering approximately 145,000 square kilometers. In 1811, after European contact, the colonial government divided the Secwépemc people into 17 distinct groups with specific parcels of land designated to each. The Kamloops Reserve land base was established in 1862 under the direction of Governor James Douglas. It is located east of the North Thompson River and north of the South Thompson River, adjacent to the City of Kamloops. The word Kamloops is the English translation of the Shuswap word Tk’emlúps, meaning ‘where the rivers meet,’ and for centuries has been the home of the Tkemlúpsemc, ‘people of the confluence.’

Tk’emlúps te Secwẻpemc (TteS) is a progressive community committed to attaining self-sufficiency and independence through education and economic development. The TteS is comprised of six reserves, with five reserves being within the Plan area. Kamloops Indian Reserve No. 1, the largest of their reserve lands comprising approximately 13,283 hectares, is located at the confluence of the South and North Thompson Rivers, adjacent to the City of Kamloops. The Band currently has approximately 1,500 members living on and off its largest reserve. The reserve supports a variety of uses including residential, industrial, commercial and agricultural. In 1999, the Band purchased Harper Ranch, now known as Spiyu7ullucw Ranch Corporation, which added 20,000 acres of fee simple land and Crown leases for resource development and other economic opportunities.[2] The whole of this ranch is within the Plan area.

On October 21, 2024, the TNRD and Tk’emlúps te Secwẻpemc signed a Memorandum of Understanding to demonstrate the close ties and respect between the two levels of government, and a commitment to collaboration and reconciliation.

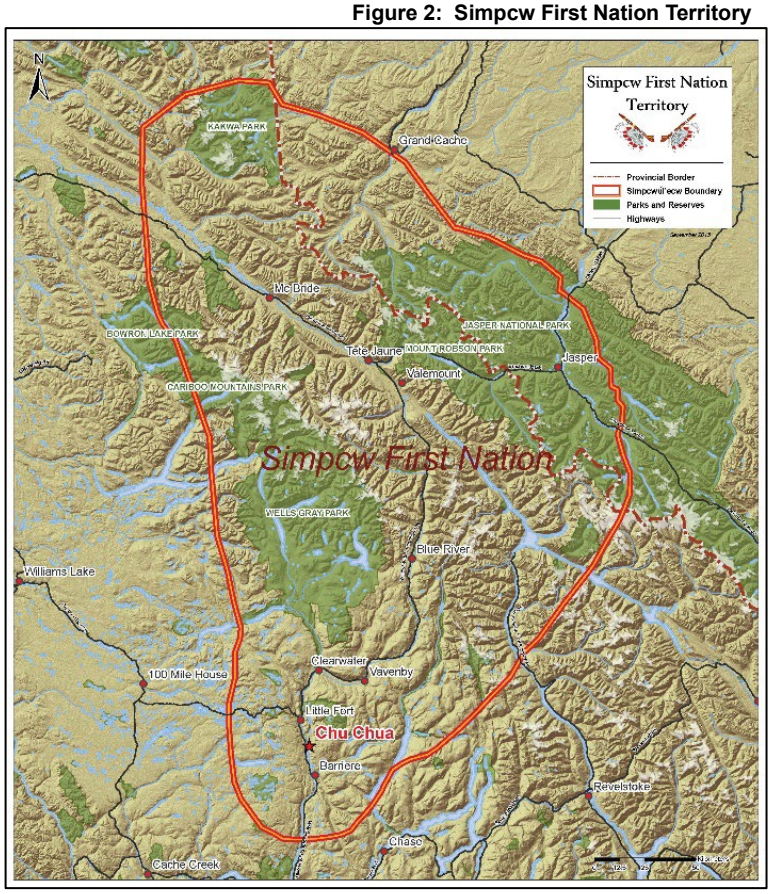
Simpcw

Simpcw First Nation, the “People of the Rivers,” is a division of the Secwẻpmec, (or Shuswap) of the Interior Plateau of British Columbia and speaks the western dialect of the Secwepemctsin language. Simpcw are the primary occupants, stewards and rightful defenders of Simpcwul’ecw – Simpcw First Nation Territory — which they have “used and enjoyed since time immemorial.”

[2] From the Band website: https://tkemlups.ca/

According to Simpcwul'ecw testimony, their traditional territory encompasses approximately 5 million hectares extending from south of Vinsulla to north of Kakwa Park, from west of Goat River to east of Jasper, including the Big Bend of the Columbia River and northern Adams Lake from south of Squam Bay, and includes the entirety of Wells Gray Provincial Park.

Figure 2: Simpcw First Nation Territory

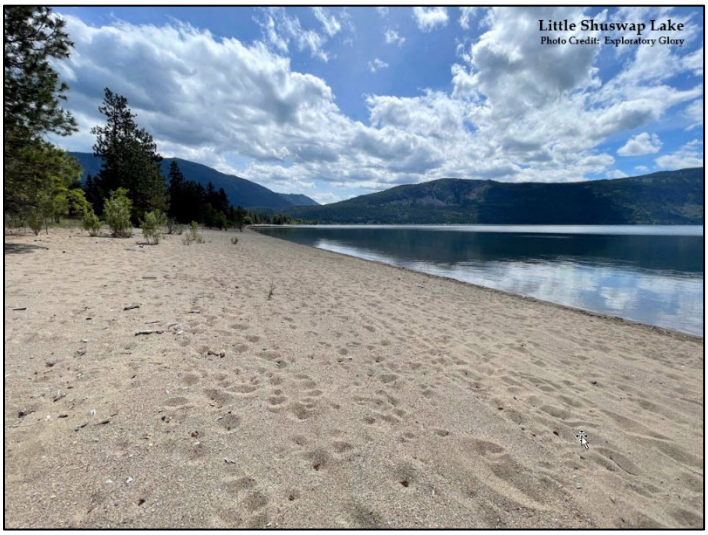


Traditionally, Simpcwemc traveled throughout the spring, summer and fall, gathering food and materials from across Simpcwul'ecw, with careful and coordinated stewardship ensuring that no area was overharvested. Simpcw were noted for their hunting ability. Over the summer months much of their time was spent in hunting camps in the mountains above the North Thompson, upper Fraser and Columbia Rivers. River systems provided salmon, which were caught in weirs, nets and by spear. Both meat and fish were smoked or dried then stored for later consumption in caches at various elevations, to be accessed in relationship to seasons and snow melt. Numerous plant foods were also collected and preserved for winter use. During winter months, Simpcwemc assembled at village sites in valleys close to rivers, occupying semi-underground pithouses, or c7isktens (also known as kekuli). Archaeological studies have identified winter home sites and underground cache sites at a variety of locations including McLure. Contemporary Simpcw continue to use traditional knowledge and practices passed down from elders for resource harvesting and stewardship within Simpcwul'ecw.

Today about half of the 725 Simpcw people live on the North Thompson Indian Reserve at Chu Chua just north of Barriere and on the Louis Creek Reserve. Simpcw Chief & Council oversee the governance, social, educational, and economic development of the Band, in addition to negotiating with outside entities to safeguard Simpcw's land, resources and cultural heritage. Simpcw Resources LLP, the Band's economic arm, uses sustainable and environmentally responsible methods of monitoring and management of land resources in partnership with other companies in the North Thompson Valley. Simpcw's membership and community continue to focus on the advancement of its people, culture, language, and educational opportunities, along with the protection, conservation, and sustainable management of the land for generations to come.

On July 17, 2024, the TNRD and Simpcw signed a Memorandum of Understanding and a protocol agreement to strengthen the relationship between the two levels of government.

Skw'lax te Secwépemc



Skw'lax te Secwépemc (Little Shuswap Lake Indian Band), is part of the Sexqéltkemc te Secwépemc or, Shuswap Lakes Division of the Secwépemc Nation, located on the eastern extent of the Plan area. Skw'lax te Secwépemc speak the Eastern dialect of Secwépemctsin. Its main reserve is in Chase, British Columbia, sometimes marked Squilax on maps ("black bear" in the Shuswap language) is properly called Quaaout, and is on the shore of Little Shuswap Lake. As of June 2024, the Nation had 389 registered members, including 195 residing on their own reserve. Skwlāx te Secwepemcúl̓ecw has jurisdiction over five reserves of which one is in the Plan area. Meadow Creek No. 3 is located in Turtle Valley.[3] Archaeological investigations establish Secwépemc in their territory since time immemorial. Stewardship of the lands, including management plans that promote the protection of plants and animals is the primary motivator of Skw'lax te Secwépemc today.

Neskonlith Indian Band

Named after Chief Neskonlith, the Neskonlith Secwepemc community is one of five Lakes Division Communities of the Secwepemc Nation. The Neskonlith Indian Band is comprised of three reserves, two of which are located within the Plan area. Their two reserves, comprised of 2,270 hectares, are located approximately six kilometres west of Chase on the east and west sides of the South Thompson River.

On December 18, 2025, the TNRD and Neskonlith Indian Band officially signed a Memorandum of Understanding to strengthen collaboration, enhance relationships and foster reconciliation. The agreement will also focus on improving communication, sharing information and working together on shared interests in the region.

Adams Lake Indian Band

The Adams Lake Indian Band community is also a Lakes Division Community of the Secwepemc Nation. Prior to contact, the eastern Secwepemc people spent the winters in villages spread alongside the shores of the South Thompson River and most of the low elevation lakes and other rivers. During the fur trade era, most of the eastern Secwepemc people followed one powerful leader, Chief Sechowtken, who was given the Christian name Adam when Father Nobli baptized him in 1849. Adams Lake Band has jurisdiction over

[3] From Band website: https://lslb.ca/ and BC Assembly of First Nations: https://www.bcafn.ca/first-nations-bc/thompson-okanagan/skwlax-te-secwepemculecw

seven reserves totalling approximately 2,973 hectares. Four of the reserves are located in the Adams Lake and Little Shuswap Lake areas.

Whispering Pines/Clinton Indian Band

The Whispering Pines / Clinton Indian Band, formerly known as the Clinton Band are also called the Pellt'iq't First Nation. The Whispering Pines / Clinton Indian Band is comprised of five reserves, one of which is located within the Plan area. Whispering Pines Reserve No. 4, comprised of approximately 504 hectares, is located 35 kilometres north of Kamloops on Westsyde Road.[4]

3.3 Government to Government Relations

In December 2024, the TNRD Board of Directors approved the *Indigenous Relations Framework*. This framework aims to view policy and procedure through an Indigenous relations lens. As well, the framework outlines the educational and learning commitments the TNRD is willing to make to grow positive relationships with Indigenous communities. The intent of this framework is not to be prescriptive, but rather to show the TNRD's commitment to relationships and reconciliation.

This framework is intended to set a path for the TNRD as an organization to advance Indigenous relations, cultural awareness, and cultural humility.

Indigenous Relations Framework

- The TNRD is committed to advancing education and awareness of Elected Officials and staff, with the understanding that education is a lifelong journey.
- The TNRD is committed to building an environment where staff and Elected Officials have the opportunity to work collaboratively with Indigenous communities.
- The TNRD is committed to fostering strong and lasting government-to-government relationships with Indigenous communities whose territories the TNRD spans.
- The TNRD is committed to information sharing with Indigenous communities through strong staff working relationships.
- The TNRD is committed to working towards the Truth and Reconciliation Commission's Calls to Action that calls on all governments to adopt the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).

To meet the ends of this framework, the TNRD will take on the following work to make these statements a reality.

[4] First Nations history acquired from individual Band websites and BC Assembly of First Nations - https://www.bcafn.ca

Policies:

- The TNRD will create and update policy and procedures to ensure they are in line with this framework.
- The TNRD will ensure all new projects are in line with this framework.

Relationships:

- The TNRD will set out to establish protocol agreements with Indigenous communities whose territories the TNRD spans.
- The TNRD will explore other opportunities to engage with Indigenous communities, including joint advocacy on topics of mutual interest.
- The TNRD will work with Indigenous communities to develop a statement on reconciliation for the TNRD as an organization.
- The TNRD will work with the Thompson-Nicola Regional Library service, and Indigenous communities to provide space for Indigenous resources and materials.

Learning:

- The TNRD will provide opportunities for staff and Board members to receive regular and ongoing Indigenous awareness and cultural humility training.
- The first round of training will be to ensure all staff and Board members have a basic understanding of Indigenous history and modern-day realities.
- The TNRD will develop a learning guide that will help staff dive deeper in their understanding of Indigenous culture. Within this learning guide, the TNRD will save space for Indigenous communities to have their own sections that will help grow regional awareness and understanding.

Through this framework, the TNRD is committed to advancing reconciliation and growing our relationships with Indigenous communities, relationships built on trust, understanding, and mutual respect.

Part 4 | Sub-Regional Portraits – The Power of Our Places

4.1 Context

The OCP includes the whole of Electoral Areas "L" and "P" which covers approximately 3,400 square kilometres of mainly rural land from Black Pines to the west, Westwold/Monte Hills to the south, Adams Lake and Little Shuswap Lake to the east, but excludes the City of Kamloops, Village of Chase, Sun Peaks Mountain Resort Municipality and First Nation reserves. Flowing from the north, the North Thompson River bisects the Electoral Area "P" on its western flank. The South Thompson River, flowing westward from Little Shuswap Lake, is the demarcation boundary between the two electoral areas. The Plan area is comprised of two main physiographic subdivisions, with the Shuswap Highland, representing most of Area "P", and the Thompson Plateau, representing most of Area "L".[5] Based on survey responses, 19 identifiable unincorporated and lakeshore neighbourhoods dot the Plan area extents.

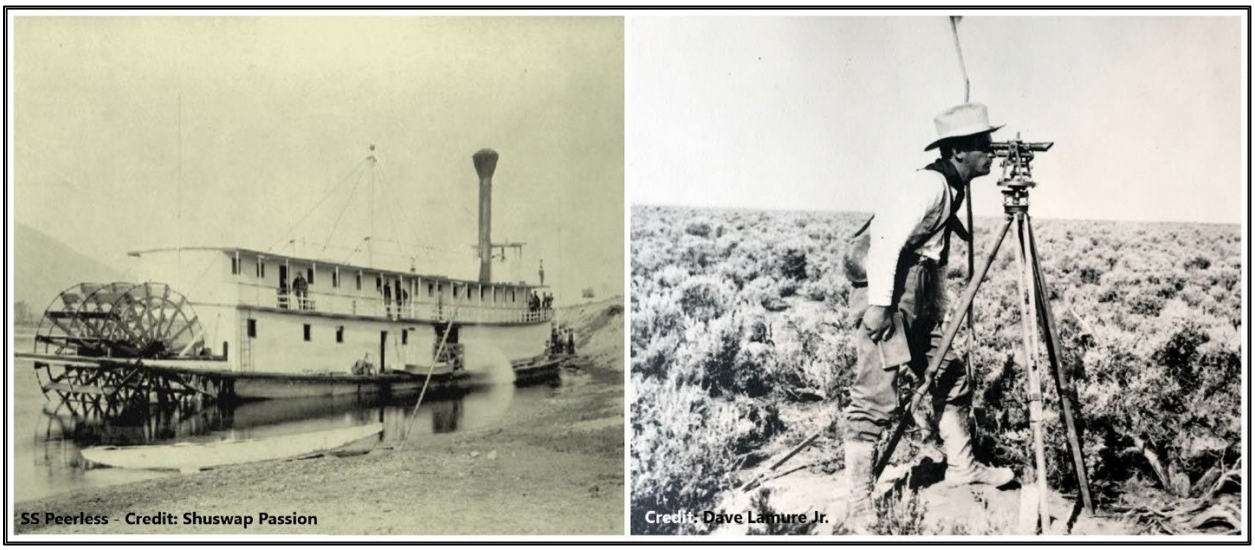
Although a large part of the Plan area is Crown land, the governance context is cooperative and open which has led to transparent levels of communication and integration between all agencies. The TNRD consults with neighbouring local governments, provincial government ministries and First Nations which, in this case, includes the City of Kamloops, Village of Chase, Sun Peaks Mountain Resort Municipality, Tk'emlups te Secwepemc, Simpcw, Skw'lax te Secwépemc, Neskonlith IB, Adams Lake IB and Whispering Pines/Clinton IB. Other long-range planning studies within the Plan area, including the *Fringe Areas Policy, South Thompson Settlement Strategy* and *Lakeshore Development Guidelines*, also support long-range planning efforts in the unincorporated rural and lakeshore areas.

Three values that often set successful communities apart are *quality of life*, *sustainability* and *creativity*. These values were clearly expressed by residents in their written survey responses and vocalized in the community meetings. They are critical to the ongoing success of each unique community.

4.2 Surveys, Paddlewheelers & the Frontier Spirit – Early Placemaking

[5] Fulton, Robert .J. *Glacial Lake History, Southern Interior Plateau, British Columbia*. p.7

Like many other areas of BC, the allure of the area's abundant natural resources attracted the earliest non-Indigenous settlers to this part of the region. The fur trade attracted the first post-contact settlers to the area. David Stuart of the Pacific Fur Company along with Joseph Larocque of the North West Company established Kamloops area trading posts in 1810-11. From this early outpost, fur parties traded extensively with First Nations throughout the North and South Thompson Valleys. Approval of BC's *Preemption Act* in 1860 opened the door for the first area settlers to acquire Crown land by claiming it for settlement and agricultural purposes. James Todd and Whitfield Chase settled on what was once known as Shuswap Prairie south of Chase[6]. The Tranquille and Thompson Gold Rushes of 1860s drew Canadian and American miners to the bars and creeks within the Plan area. The possibility of finding gold, silver and other precious metals attracted the heartiest of men and women seeking fortune including the famous Overlanders of 1862. Other crude operations popped up in the hills where miners sought everything from copper to galena.



The Federal *Dominion Lands Act*, approved in 1872, further opened the area to settlers through four different survey systems in the area: blocks, district lots, sections and ranges and township surveys. These surveys covered almost 11 million acres along the Railway Belt, comprising land 20 miles on each side of the Canadian Pacific Railway (CPR) line from the BC-Alberta border to the coast.[7]

The CPR construction, coupled with the construction of the Canadian National Railway's (CNR) Clearwater Subdivision from Blue River to Kamloops (1910-15) along with the required sidings and stations, were major catalysts for early migration and colonial habitation in the lower North Thompson and South Thompson Valleys. In an era when passenger train travel was dominant and highway travel was still in its infancy, many communities in the Plan area evolved around CP and CN train stations. Paddlewheelers like the SS Peerless and SS Lady Dufferin plied the water between Savona to Enderby, bringing goods and passengers to all points in between.

The allure of the Southern Interior's natural beauty inevitably led to growth of the area's primary resource industries. Agriculture, mining and forestry dominated the Plan area, forestry having the greatest impact. Logging the old growth fir, pine and spruce forests lining the hills around Monte

[6] Dunn, Joyce. *A Town Called Chase*. p.13
[7] McKercher and Wolfe. *Understanding Western Canada's Dominion Land Survey System.* p. 22

Lake and Westwold along with the giant western red cedars of the Adams Lake valley fed a growing local, national and international demand for lumber. Long after railways and highways were commissioned, the forest industry remained as a staple industry, with sawmills in all corners of the Plan area. Today, forestry, mining and agricultural industries maintain their dominance in the area despite that logging has declined in recent years. All told, the legacy of these historic industries has helped shape the Plan area's primary settlement areas and its residents.

4.3 Primary Settlement Areas

The Plan area's three municipalities, Sun Peaks, Kamloops and Chase, will continue to act as the primary service centres for residents. Tk̓emlúps te Secwépemc will also continue to absorb both residential and industrial development on their Band lands to the east and north of the City of Kamloops. For residents on the eastern edge of the Plan area, Falkland, Salmon Arm and Vernon also act as critical service centres. Although OCP policies do not *directly* apply to these communities, they are important to Plan area residents seeking convenience items. Kamloops will likely absorb the majority of growth in the Plan area given its advanced level of services, access to health care and abundance of available lands especially industrial and commercial lands. Access to affordable commercial and industrial lands is noted as being a critical need for the business community.

The evolution of settlement patterns within the Plan area has diverged in each sub-region, resulting in differing land use patterns over the past century. From these eras emerged whistle stops, resource nodes and development clusters, some with more advanced services and higher densities than others. The South Thompson Valley has seen various eras of both cluster and strip development, resulting in the loss of agricultural land. The RGS *encourages rural residential development to locate in existing community nodes that have, or can establish, economically sustainable community water and/or sewer services and support development of community nodes where service centers already exist.*

The wide extent of this Plan area incorporates several small hamlets and towns whose residents made clear, despite their proximity to each other, were separate and distinct. Settlement areas (and smaller communities) within the three major sub-regions are noted here.

4.4 Sub-Regional Overview

The Plan area's communities remain as mileposts from the past 100+ years of mainly post-contact settlement. While most communities evolved from primary resource sectors, the aging demographic and a growing shift to tertiary/quaternary sector activities has resulted in the attraction of a mix of amenity migrants or those seeking to shift from an urban to rural lifestyle. Acknowledging the vast OCP land area and diverse issues of each community, residents said that the new OCP should find commonality while recognizing distinct geographic areas. Goals and

objectives may be shared but distinct policies based on a localized sense of place and community need to follow.

Jamieson/Sullivan Ranges and Shuswap Highlands

This area represents the most northerly part of the Plan area and straddles both sides of the lower North Thompson River. McLure is the most northerly community in this area with other small agricultural hamlets, including Black Pines and Vinsulla, on both sides of the river. As the largest municipality in the TNRD, the City of Kamloops is the region's service and healthcare centre. On the eastern flank, the TNRD's eighth largest and newest municipality, the Sun Peaks Mountain Resort Municipality, is the second largest ski area in Canada. Residential lakeshore areas, coupled with local ski and trail activities, have further underwritten this area's rise as a year-round natural amenity destination. Whitecroft is a more contemporary rural hamlet that remains as popular bedroom community for Sun Peaks and area. The Heffley/McGillivray Creek Valley corridor, a 30 km route extending east from Highway No.5 to Sun Peaks, is comprised primarily of large rural residential parcels. Lakeshore properties at Heffley, Little Heffley and Sullivan/Knouff Lakes have been historically developed or subdivided for lakeshore residential developments. Long-range planning policies at these lakes implement the region's earliest environmental protection Development Permit areas. Historic lakeshore resorts exist at Sullivan and Heffley Lakes. This sub-region is a critical travel corridor where Highway 5 (Yellowhead Highway) and CNR transects the North Thompson Valley. The Sagebrush interchange marks where Highway 5 and the Trans Canada Highway meet in the City of Kamloops. The Pellt'iq't First Nation has jurisdiction over Whispering Pines Reserve No. 4 near Black Pines. Tk'emlúps te Secwépemc has jurisdiction over Kamloops Reserve No. 4, also near Black Pines.

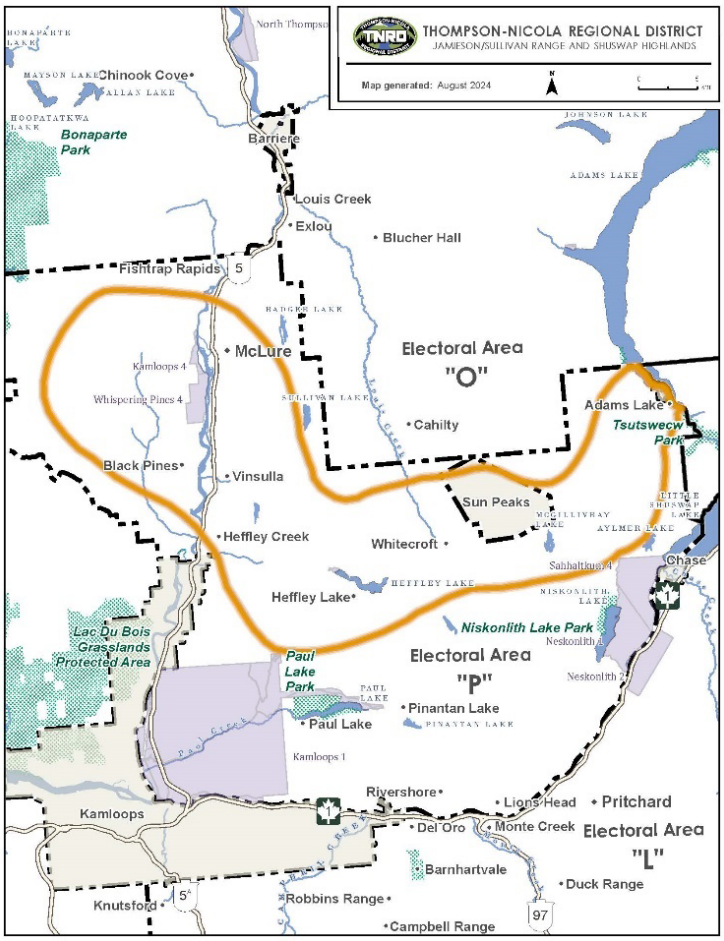


Figure 3: Jamieson/Sullivan Ranges and Shuswap Highlands

According to comments from the resident surveys and community meetings, residents of this area clearly value the peace and quiet found in their rural neighbourhoods but like their proximity to Kamloops or Chase for goods and services. The general areas of concern in this sub-region are as follows:

- **safeguard from wildfire hazard including fuel mitigation on Crown lands;**
- **educate and train residents to better mitigate and extinguish wildfires;**
- **encourage agri-tourism and farm product processing;**
- **preserve rural lifestyle on larger residential lots;**
- **direct growth to existing serviced communities;**
- **develop policy to promote arts/culture opportunities and local heritage;**
- **implement a stronger lakeshore protection policy;**
- **promote a broader range of activities and events appealing to residents and visitors year-round;**
- **protect environmentally sensitive and hazardous lands;**
- **implement policy for agricultural land protection;**
- **work to reduce greenhouse gas emissions;**
- **encourage more affordable housing opportunities in the area;**
- **support existing businesses and expand farm to table program; and**
- **develop adequate cell coverage, including the area between Heffley Creek and Sun Peaks, and affordable high-speed internet service.**

North Thompson River Valley - South *including Black Pines, McLure and Vinsulla*

Black Pines

Generally located at the south end of the North Thompson River Valley between Heffley Creek and Fishtrap Canyon, this area generally includes Black Pines, McLure and Vinsulla. Mainly characterized by its bucolic setting of large agricultural parcels, this part of the Plan area is sparsely populated with small historic settlement areas. Mixed farming operations, including grasses, livestock and root vegetables, are grown throughout this part of the valley. The Whispering Pines/Clinton Indian Band maintains the largest community in the area. Black Pines is also a well populated node that includes a TNRD community water system and transfer station. McLure and Vinsulla remain as historic stopping points for the travelling public and the CNR. Specific issues identified by North Thompson River Valley – South area residents include:

- **affordable and sustainable potable water in Black Pines;**
- **public road maintenance and management including the need for better speed management on Westsyde Road;**
- **no fire protection in Vinsulla;**
- **a general lack of social cohesion in the area; and**
- **North Thompson River's bank erosion is an ongoing challenge in this area.**

This part of the Plan area comprises the valley between Heffley Creek and Whitecroft and southern Adams Lake. The evolution of Tod Mountain Ski Hill from a seasonal ski resort to Sun Peaks Resort, now Canada's second largest ski area, has seen this corridor become popular with both hobby farmers and those seeking an all-season recreational experience. A fishing resort and Forest Recreation campsite are located at the east end of Heffley Lake. Other Forest Recreation campsites are in the Knouff/Sullivan, Badger, Community, McGillivray and Morrisey Lake areas. Whitecroft evolved in the early 1970s as a bedroom community for Tod Mountain and remains today as an off-mountain residential hamlet. In the early 80s, concerns about the impact of development on water quality led to one of the earliest Development Permit areas on Heffley, Knouff, Sullivan and Badger Lakes.

Adams Lake – South comprises the southern end of the lake. It is a small community comprised of both seasonal and full-time residents. Adam's Lake Band (Sexqeltqin) has jurisdiction over Hustalen Reserve No.1 and Toops Reserve No. 3 near the headwaters of Adams River. Portions of Adams Lake Provincial Park – Bush Creek Site and Tsutswecw Provincial Park skirt the Regional District's eastern boundary. Specific issues identified by area residents in the Heffley/McGillivray Creek Valley Corridor include:

- **explore fire protection services in the Heffley/McGillivray Creek Valley including fire suppression training for rural property owners;**
- **improve medical services including handyDART service to Heffley Creek and a mobile health unit; and**
- **support a partnership with the City of Kamloops to provide additional fire protection east of Heffley Creek on Heffley-Louis Creek Road.**

Pinantan/Paul Lakes - South Thompson River Valley

This part of the Plan area extends south from the Heffley/McGillivray Creek Valley corridor to the South Thompson River Valley. Picturesque lakeshore residential neighbourhoods line the shores of Pinantan and Paul Lakes. Harper Mountain provides both family winter skiing and summer hiking experiences. Large rural and agricultural parcels line the shores of the South Thompson River with higher density nodes in historic neighbourhoods including Rivershore, Monte Creek and Pritchard. The City of Kamloops and Village of Chase bookend the South Thompson River Valley to the west and east.

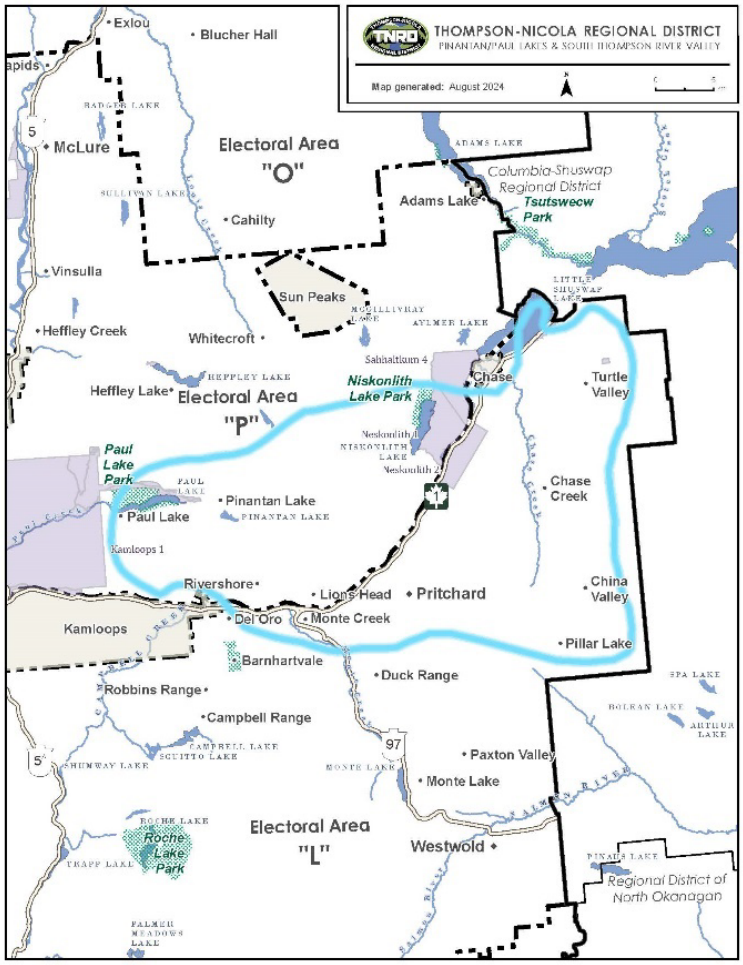


Figure 4: Pinantan/Paul Lakes – South Thompson River Valley

The Neskonlith Indian Band has jurisdiction over Neskonlith Reserve No. 1 and Neskonlith Reserve No. 2, just east of Niskonlith Lake. The Adams Lake Indian Band has jurisdiction over Sahhaltkum Reserve No. 4 and Stequmwhulpa Reserve No. 5 on Little Shuswap Lake. Tk'emlúps te Secwépemc has jurisdiction over Kamloops Reserve No. 1 and 5. Skwlāx te Secwepemcúlecw has jurisdiction over Meadow Creek Reserve No. 3 in Turtle Valley.

The historic long-range policies for the Pritchard and Rivershore Settlement Areas have provided for rural residential parcels in the 0.8 to 2 ha range. The eastern edge of this sub-region is marked by rural farming enclaves in Turtle, Chase Creek and China Valleys.

This sub-region is also a critical travel corridor where the Trans-Canada Highway and CPR transect the South Thompson River valley. The Monte Creek interchange marks where Highway 97 and the Trans Canada Highway meet.

According to comments from the community meetings, residents value the peace and quiet found in their rural neighbourhoods but like their proximity to Kamloops and Chase for goods and services. As evidenced by survey and community meeting responses, general areas of concern in this sub-region are as follows:

- **safeguard from wildfire hazard including FireSmart™; implementation and fuel mitigation on Crown lands;**
- **implement a stronger lakeshore protection policy;**
- **preserve rural lifestyle on larger residential lots;**
- **direct growth to existing serviced communities;**
- **protect environmentally sensitive and hazardous lands;**
- **identify ways to attract and retain business and promote tourism;**
- **safeguard development from hazardous conditions;**
- **improve medical services including more doctors, home health care and a mobile health unit;**
- **access to long term, sustainable sources of potable water;**
- **enable additional dwelling units on smaller rural parcels;**
- **implement policy for agricultural land protection (aligning with the ALR);**

- **promote a broader range of activities and events appealing to residents and visitors year-round;**
- **support the establishment of new business opportunities in the area;**
- **develop adequate cell coverage and affordable high-speed internet service.**

Pinantan Lake

While Pinantan, or Back Valley, was once known as a larger area, Pinantan Lake remains as the principal residential neighbourhood in the area. Like other Plan area communities, Pinantan Lake evolved from its early recreational accommodation roots. Peter Botta built the Botta Lodge after the turn of the century which was the overnight stop for the stagecoach coming from Kamloops to the Shuswap.[8] Antoine Pene started the Penentan Lodge (a pun on his own name) which became the Pinantan Resort. As the area populated, a post office and school were developed. The original schoolhouse and post office are long abandoned; however, the current school and store anchor this rural hamlet. Comprised of 125-150 parcels, this residential lakeshore neighbourhood is primarily a bedroom community for Kamloops. Specific issues identified by Pinantan Lake and area residents include:

- **public road maintenance and management in the Pinantan Lake area including lake public access points, derelict vehicles, slow street sweeping and ditch maintenance on Paradise Road;**
- **derelict docks in Pinantan Lake;**
- **lack of an organized fire protection service;**
- **need to consider a more advanced community sewage system;**
- **local logging procedures in the Pinantan Lake area impacting natural run-off and groundwater wells;**
- **promote cleaner energy systems;**
- **consider additional dwellings on smaller parcels;**
- **explore the prospect of development of a formal community gathering place/hall in Pinantan Lake.**

Paul Lake

Initially named St. Paul's Lake in honour of the early fur traders nickname for North West Company's interpreter, Jean Baptiste Lolo, Paul Lake became synonymous for its Kamloops rainbow trout fishery, commencing in the early 19th century. Echo Lodge, a high-end fishing and hunting resort, was built at the west end of the lake. Bill Nation was the resort's resident fishing guide and hosted prominent guests, including British royalty, until the lodge was torn down and replaced with Deerwood on the Lake strata development prior to 1980. Kamloops Indian Reserve

[8] Stewart, Wendy. *Pursuit of Memories*. p. 56

No. 1 extends along the northern shore to the east end of the lake. In 1960, approximately 120 Crown lease lots were developed on the lake's southern shore. The 402-hectare Paul Lake Provincial Park was designated on the north shore in 1961. The aforementioned Crown lease lots were offered for sale to the leaseholders in the early 1990s. The TNRD's Paul Lake wastewater system was constructed in 1996 and services approximately 106 parcels on the south shore.

Paul Lake residents are particularly passionate about the lake's ecology and the need to protect environmentally sensitive and hazardous lands. The resident surveys suggested strong support to generally safeguard development from hazardous conditions. Specific issues identified by Paul Lake and area residents include:

- **protect environmentally sensitive and hazardous lands and safeguard development from hazardous conditions especially foreshore nesting sites on Paul Lake;**
- **boat wakes on Paul Lake are damaging the foreshore including key nesting areas;**
- **Paul Lake residents showed interest in having Paul Lake Road paved;**
- **interest expressed in a local commercial grocery store;**
- **community sewage system needs upgrades;**
- **desire for more outdoor activities including hiking trails.**

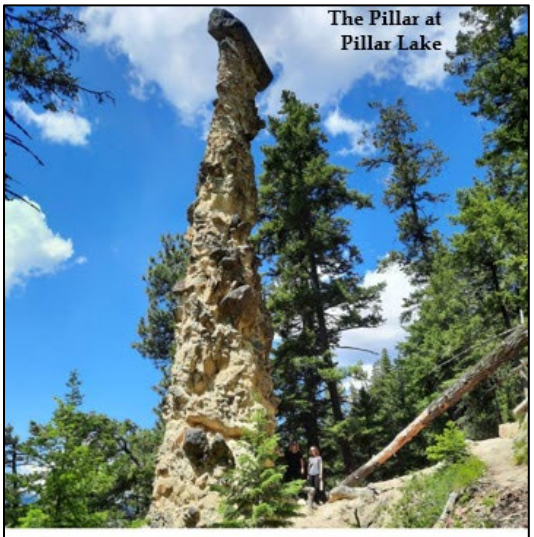
Rivershore and the South Thompson Valley Corridor *including Del Oro, Monte Creek, Niskonlith Lake and VLA Flats*

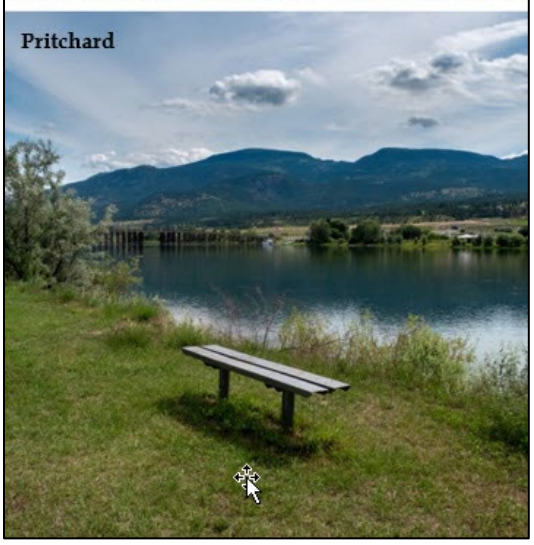
The earliest settlement nodes in the South Thompson Valley occurred around the CPR stations including Monte Creek. Family names like Bostock, Duck and Stewart once operated large ranching operations in this part of the valley, stretching across multiple titles and hundreds of acres. Once a historic community node with a community hall, general store, hotel, ferry and school, Monte Creek is now a small riverside hamlet, popularized with mixed farming operations and the Monte Creek Ranch Winery.

First populated by returning war veterans, the VLA Flats are those agricultural parcels located just south of Chase. These lands comprise some of the highest and best rated soils in the region.

Located just to the southwest, Niskonlith Lake is the largest lake in the valley. A mix of private lakeshore parcels, Reserve lands and Provincial Park surround this lake.

The Del Oro subdivision received approval in 1978, followed by the construction of Rivershore Estates and the Golf Links in 1981, during a period of intense development east of Kamloops. This part of the valley saw enormous popularity in the 70s and 80s by those seeking small acreage hobby farms or “ranchettes”. The allure of cheap taxes and ease of access to Kamloops from the valley’s countryside led to block ALR exclusions and strip residential subdivisions on both sides of the river. The area’s rampant popularity combined with less restrictive subdivision approvals led to some of the early long-range planning policies for this area, including the Central Sub-Regional Settlement Strategy and the Fringe Areas Policy Guidelines. Specific issues identified by Rivershore and area residents include:





- **explore new or expanded fire protection services in the Rivershore area;**
- **noise from bird scare devices at vineyards are intrusive;**
- **residents in the Rivershore/Shuswap Road area expressed interest in a Farmer’s Market and local recycling and compost facility;**
- **Del Oro water system needs to be updated;**
- **residents in the Rivershore/Shuswap Road areas expressed interest in the implementation of dark sky policies to avoid future conflicts with light pollution;**
- **weed management on Crown land near river and Shuswap Road;**
- **encourage more agri-tourism and farm product processing along Shuswap Road;**
- **encourage more social activities in the Monte Creek area;**
- **convey to the Province the deteriorating water quality of the South Thompson River.**

Ptarmigan Hills *including Turtle Valley, China Valley, Chase Creek and Pillar Lake*

This area comprises the northeast section of Electoral Area “L”, extending eastward to the boundary with the Columbia-Shuswap Regional District. Named after the western painted turtles found in area lakes and ponds, Turtle Valley comprises the most rural residents, with the general area being sparsely populated by residents on large agricultural parcels and hobby farms. China Valley along with the Chase-Falkland Road corridor are also dominated by large rural parcels with mixed agricultural uses. Pillar Lake and the iconic Pillar Provincial Park anchor the southern extent of this area. Specific issues identified by Ptarmigan Hills and area residents include:

- **Turtle Valley residents wish to preserve their rural lifestyle on larger residential parcels;**

- **general road conditions and maintenance is lacking in the whole area;**
- **lack of fire protection for the general area.**

Pritchard *including Martin Prairie and Pemberton Range*

The area was originally known as Pemberton Spur, as this was what the CPR called the whistle stop. The Pritchard community is named after Walter Percy Pritchard, one of the original area settlers who owned land and established Hotel Pritchard near the current Pritchard Bridge. Other early settlers are now memorialized in current road names, including Laveau, De Champs and Hutchinson.[9] Now a bucolic settlement that stretches along the shores of the South Thompson River and east to the foothills of Mount Martin, the area near the current Pritchard Store was once a bustling hamlet comprised of a stopping place for sternwheelers to pick up cordwood, a ferry crossing, storage facility and a busy train station.

Like Del Oro and Rivershore to the west, the Pritchard area has been gaining popularity by those seeking the peaceful country lifestyle found on small to medium acreage hobby farms or larger agricultural holdings. With the recent four-laning of the Trans-Canada Highway, ease of access to Kamloops and Chase is now even more convenient, resulting in Pritchard emerging as a bedroom community for many residents. General challenges facing this area include the availability of land to accommodate new housing and access to new sustainable groundwater supplies that don't impede on existing groundwater supplies. Key issues identified by Pritchard and area residents include:

- **convey to the Ministry of Transportation and Transit the need for a fire protection plan for the Pritchard Bridge;**
- **public road maintenance and management in the Pritchard area;**
- **improve maintenance and management of Pritchard Park including support for formal community gathering place;**
- **concerns about a lack of land use enforcement at Pritchard Provincial Park;**
- **support existing small businesses and expand farm to table program;**
- **residents indicated a need for a day care facility;**
- **concerns regarding long-term water availability and quality in the general Pritchard area;**
- **need for more healthcare professionals in Chase**

Westwold, Monte Hills and Big Sky Country

This is the southern part of the Plan area that includes those communities on Highway 97 (Monte Creek, Monte Lake, Westwold, Monte Hills), the Knutsford area (Beresford, Rose Hill) and the southern extent of Area "L". This area is characterized by the semi-arid ecosystems dominated by bunchgrasses, shrubs and non-grass plants known as forbs[10]. Many of the region's most popular recreational lakeshore areas dot this area. Settlements in this area are unincorporated with limited services. It is characterized by arable valley bottoms, productive fir/pine/spruce forests with rotational agricultural/grazing operations. Knutsford, Del Oro, Monte Creek, Monte Lake, Westwold are populated, but sparsely.

[9] Stewart, Wendy. *Pursuit of Memories*. p. 27-28
[10] Ministry of Sustainable Resource Management. *Grasslands of the Southern Interior*. p. 2

Forestry operations formed the base for early settlement in Monte Lake and Westwold. Large ranch operations dominate the Campbell Range, Robbins Range, Duck Range, Westwold and Knutsford areas. Large rural parcels and hobby farms support residents in the small hamlets found throughout the area. Pillar Lake, Campbell Lake, Monte Lake and Roche Lake support seasonal recreation and lakeshore residential uses, mainly.

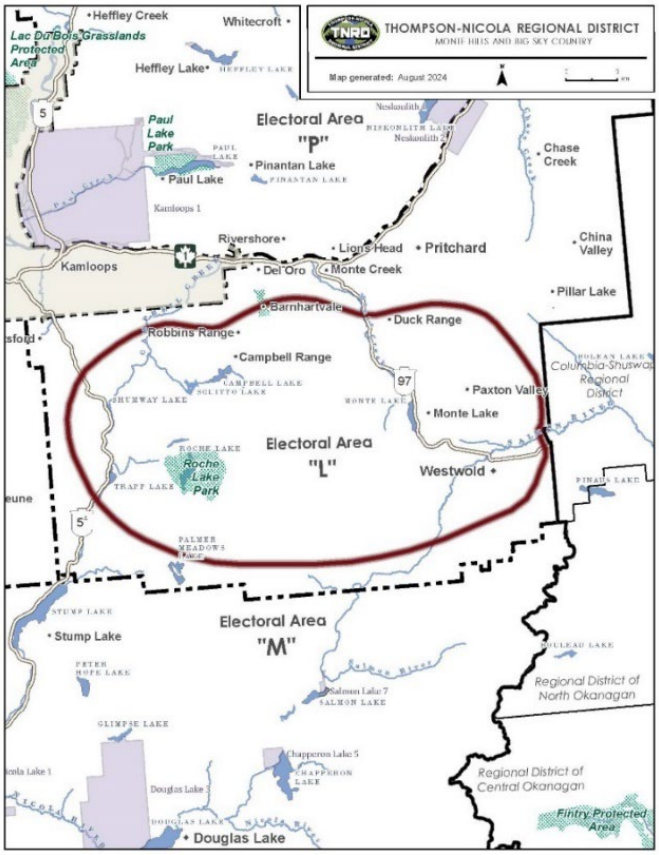


Figure 5: Westwold, Monte Hills and Big Sky Country

According to comments from the community surveys and meetings, residents value the peace and quiet found in their rural neighbourhoods but like their proximity to Kamloops, Falkland and Vernon for goods and services. As evidenced by survey and community meeting responses, the residents' general areas of concern in this sub-region are as follows:

- **preserve a rural lifestyle on larger residential/agricultural parcels;**
- **safeguard development from wildfire hazards including FireSmart™;**
- **implement a stronger lakeshore protection policy;**
- **educate property owners on how to mitigate and extinguish wildfires;**
- **implementation and fuel mitigation on Crown lands and lease lots;**
- **encourage agri-tourism and farm product processing;**
- **improve medical services including home health care and a mobile health unit;**
- **implement policy for agricultural land protection;**
- **protect environmentally sensitive/hazard lands and waters and safeguard from hazards;**
- **access to sustainable sources of potable water;**
- **access to sustainable sources of water for irrigation; and**
- **develop adequate cell coverage and affordable high-speed internet service.**

Monte Lake

The hamlet of Monte Lake evolved at the south end of the lake as both a crossroad and stopping place. The name 'Monte' is thought to have evolved from a misspelled French word "*la montee*" (height of land).[11] Over time, the hamlet evolved from two major sawmill operations at each end of the lake and active logging operations in the surrounding hills. In the 1950s, an improved transportation corridor to Vernon with ease of access resulted in the evolution of recreational commercial operations on the lake, some of which remain to this day. Both sawmill operations have long been closed. The eight-hectare Monte Lake Provincial Park, once a popular campground, is located on its eastern shore. Despite the extensive damage caused by the 2021 White Rock Lake wildfire, the small hamlet thrives with small businesses, camping and a small group of year-round residents.

Monte Lake residents wish to preserve their rural lifestyle by directing growth to existing serviced communities and wish to establish policy to increase rural parcel sizes.

- **Many Monte Lake residents wish to establish policy to increase rural parcel sizes and implement policy for agricultural land protection (aligning with ALR); and**
- **Implement stronger lakeshore protection policy for Monte Lake.**

The Eastern Rangelands *including Duck Range, Barnhartvale, Robbins Range and Campbell Range*

This area comprises the rolling hills and grasslands found in the central portion of Electoral Area L, south of the South Thompson River Valley. Like other parts of the Plan area, early settlers were drawn to the area by both the allure of the plentiful Dominion Railway Belt lands and ability to engage in larger scale agriculture on the seemingly endless natural grasslands. Historic family names continue to adorn the area's vales and prairies, all of whom contributed to the local agricultural history. The area has few services as it is very sparsely populated, with most farms and ranches comprising large or multiple large parcels. Specific issues identified by Eastern Rangeland and area residents include:

- **Barnhartvale and Robbins Range Roads are in poor condition and not maintained;**
- **range grasslands seeing pressure from urban creep and agricultural operations;**
- **ongoing drought conditions persist and impact residential and agricultural operations; and**
- **proposed gun range on Martinson Road is a concern for many residents.**

[11] Balf, Mary. p. 118

Named after an English town, Knutsford served for many years as the unofficial capital of the Empire of Grass that stretches across this part of the Thompson Plateau. It also served as the last post on the old Brigade Trail before early traders headed down the hill to Kamloops. Like its Eastern counterparts, these rangelands were popularized for its vast extents of bluebunch wheatgrass and endless possibilities in livestock husbandry. While the rural schoolhouses and post offices that once dotted the prairie are gone, historic agricultural families remain in the area including Frolek and Philip. The area has few services as it is very sparsely populated, with most farms and ranches comprising large or multiple large parcels. Specific issues identified by Western Rangeland and area residents include:

- **support for agricultural activities including an exhibition centre in Knutsford;**
- **support a central school bus stop with parking in the Knutsford area;**
- **range grasslands seeing pressure from urban creep and agricultural operations;**
- **look at reducing tractor trailer traffic on Highway 5A; and**
- **promote the 4-H program to encourage youth to get involved in agriculture.**

Westwold

Known by First Nations as an early meeting and trading place, this area was named Grande Prairie in the early 19th century. Briefly renamed to Adelphi, the new name never supplanted Grande Prairie. When Adelphi was dropped in 1926, Grande Prairie was no longer available as there was already a post office in Alberta with the same name. Westwold was suggested as it was “west” of Falkland (the main town in the area) and representative of a large “wold” or old English term for a high open plain.[12] The Salmon River, originating in the vicinity of Tahaetkun and Bouleau Mountains northeast of Merritt[13], flows east through the Westwold valley to Salmon Arm Bay of Shuswap Lake. The valley is rich with flat, arable agricultural lands with mixed farming and

[12] Balf, Mary. p. 187
[13] Quadra Planning Consultants. p.1

livestock. Canadian National Railroad's Okanagan Subdivision line bisects the valley with operating trains between Kamloops and Armstrong. Westwold is home to a few local commercial uses, a community hall and an elementary school.

According to community survey and community meeting responses, Westwold residents value the peace and quiet that comes with their bucolic lifestyles on large rural parcels. Some residents questioned being in a large plan area and made it clear that communities differ throughout the Plan area. Specific issues identified by Westwold and area residents include:

- **consider fire protection services in Westwold and general wildfire risks, suppression activities and impacts, especially the large Crown lease lots not being logged;**
- **focus on growing resource-based industries (e.g. agriculture, forestry, mining);**
- **concerns expressed regarding a proposed gun range in the Campbell Range area;**
- **support for a community managed Salmon River watershed plan in Westwold.**

4.5 Housing Trends

Housing design choices take many forms throughout the Plan area. Access to appropriate, adequate and diverse forms of housing for individuals and families in all socioeconomic groups is an integral part of a healthy community and a key goal in this OCP. The growing housing affordability crisis is impacting on all regional communities including those communities in the Plan area. A mix of housing types, sizes and forms can provide more realistic housing choices that respond to the various needs of rural residents. For this Plan area to grow as a community where residents live, work, play and age in place, opportunities must be provided for flexible yet responsible approaches to support diverse forms of housing to accommodate everyone. Residents expressed a strong interest in maintaining and developing new affordable housing opportunities throughout the Plan area.

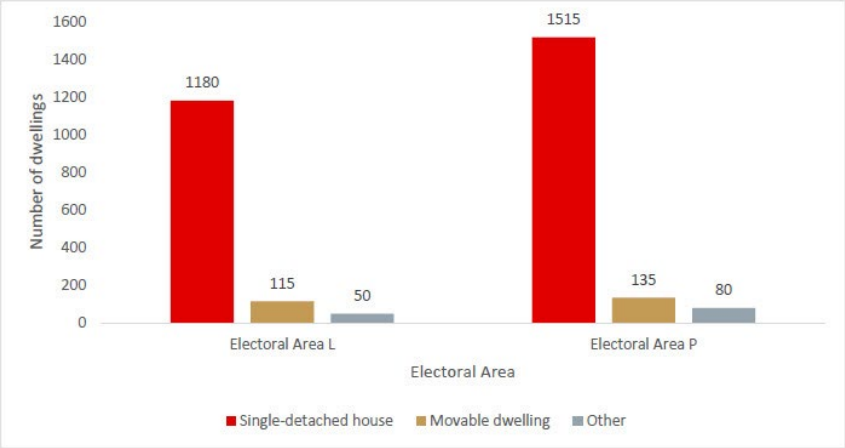


Figure 6: Dwellings by Structural Type (2021)

According to the 2021 census profile data, the total population of combined Areas "L" and "P" is **6,419**. In 2021, the number of private dwellings is **4,130** with the number of private dwellings occupied by usual residents being **3,069**. The average household size in Areas "L" and "P" is 2.4 people, approximately the same as the TNRD and BC based on the 2021 census. The predominant type of structure for private dwellings in the electoral areas are overwhelmingly single-detached houses, followed by movable dwellings (i.e., mobile homes).

Figure 7: Dwellings by Structural Type as a Percentage (2021)

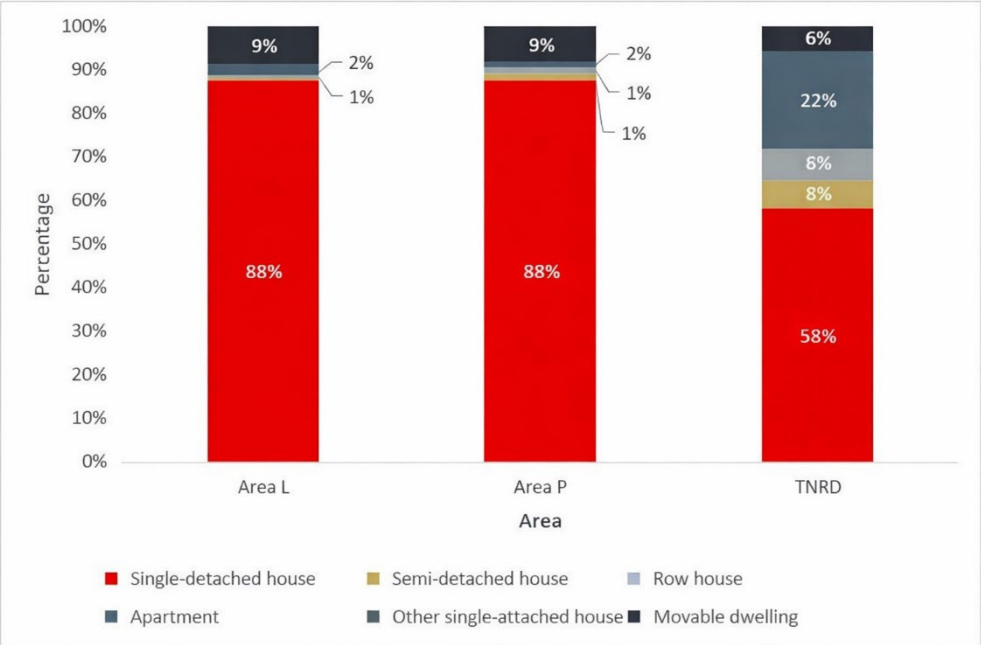
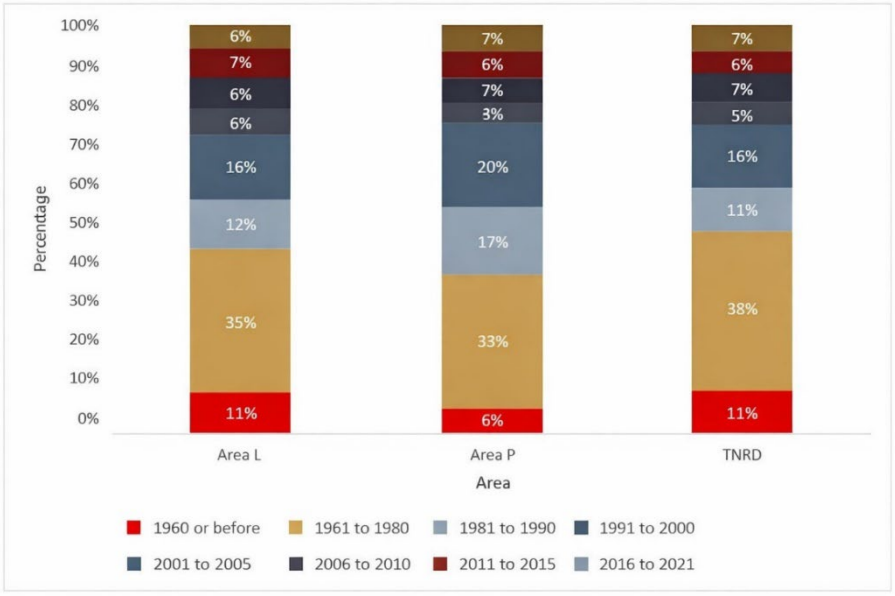


Figure 7 shows dwellings by structure type as a percentage which is helpful for comparing the distribution of different dwelling types across the electoral areas and the TNRD. In both Areas "L" and "P", 88% of all dwellings are single-detached houses. This is a much larger proportion than in the TNRD, where single-detached houses represent only 58% of dwellings.

Areas "L" and "P" and the TNRD have similar proportions of homes built by time period. The largest proportion of homes in Areas "L" and "P" and the TNRD were constructed between 1961 and 1980.

The most recent data from the 2021 census relating to housing construction period is summarized in Figure 8 below. Information for the TNRD is included for comparison purposes.

Figure 8: Dwellings Construction by Period in Areas "L" & "P" and the TNRD



4.6 Housing Needs Report

Access to appropriate, adequate, and diverse forms of housing for individuals and families in all socioeconomic groups is an integral part of a healthy community. The growing housing affordability crisis is impacting the health of communities across all corners of the region, including communities within the Plan area. The ever-increasing costs of rentals and home ownership has resulted in challenging times for families. The rising costs of urban living followed by post-COVID 19 legacies have combined to shed new light on the affordability and overall popularity of rural living. The future rural economy may benefit from a new cohort of growth possibilities arising from these challenges.

The TNRD Regional Housing Needs Report (2024 Report) provides an in-depth analysis of the current housing needs and conditions across the region, including Electoral Areas "L" and "P" which comprises the Plan area. The predominant form of housing in the Plan area is single-detached dwellings and manufactured homes. Residential land needs and consideration of what parcel sizes or servicing will be in demand may change in future if industry or major projects in the area bring long-term employment opportunities. Alternatively, the TNRD may support limiting parcel area, enabling additional dwelling units and directing growth to areas with existing community water or sewer servicing or municipalities.

The 2024 Report projects housing needs five and twenty years into the future. It considers extreme core housing needs, persons experiencing homelessness, suppressed household formation[14], anticipated growth, rental vacancy rate, and additional local demand. The housing needs are based on population projections provided by BC Stats and reflect the projected growth rate for the entire TNRD.

Some themes and key findings within the report (and resident survey responses) include:

- Most housing is single family dwelling and manufactured homes.
- Aging population with little need for larger dwellings and desire to age in place.
- Lack of affordable housing.
- Desire for additional dwelling units on parcels.
- Building code requirements becoming stricter over time.
- Concern for vulnerable residents living in recreational vehicles year-round.

As of 2021, Area "L" had **1,345** dwellings. Based on the 2024 Report, Area "L" will require **251** additional housing units by 2029, and **728** new housing units by 2044. Area "P" had **1,730** dwellings in 2021 and will require **308** additional housing units by 2029 and **886** housing units by 2044. This assumes that all units would be used for year-round occupancy. It is important to note that some homes in high natural amenity locations like Niskonlith Lake, Heffley Lake and Knouff Lake are used as vacation homes or short-term rentals (although this is now illegal in BC)[15] which can lead to overestimating the number of homes currently available for occupancy.

Affordable housing, a legislated OCP consideration, is deemed "affordable" by the Canada Mortgage and Housing Corporation if it costs less than 30% of before-tax household income. Affordable housing may be provided by the private, public and not-for-profit sectors or it may

[14] Suppressed household formation is defined as follows: *New households that would have been formed but are not due to a lack of attainable options. The persons who would have formed these households include, but are not limited to, many adults living with family members or roommates and individuals wishing to leave unsafe or unstable environments but cannot be due to a lack of places to go* – Housing Assessment Resource Tools – UBC - 2025

[15] Province of BC, B.C.'s short-term rental legislation. https://www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals/short-term-rental-legislation

compromise other forms of housing tenure (e.g. cooperative ownership). Seniors housing developments exist in the City of Merritt and District of Logan Lake. A broad range of housing choices is supported in the Plan area, including manufactured homes, secondary suites and additional dwellings.

Given the growing retirement population, the need for more creative means of affordable, rental or supported housing is apparent. Increasing housing options to enable seniors to stay within the community as they age, and to allow people of all ages and abilities with moderate or low incomes to find adequate housing, are important goals for Plan area residents.

This OCP recognizes that most affordable housing solutions will be addressed in areas like the City of Kamloops, Sun Peaks Mountain Resort Municipality or Village of Chase where advanced levels of services exist, and rural areas will accommodate mostly rural forms of housing including single family dwellings (with or without secondary suites), detached suites, manufactured homes and additional dwellings where permitted. To support additional creative housing options in this Plan area, creative solutions beyond increasing the supply of land for residential development through subdivision, are required. Options to be considered may include increased awareness for secondary suites and additional dwelling units subject to adequate water and sewer services.

Looking forward, “housing needs” comprises many forms of dwelling types and ownership tenures. When considering future housing needs, the assessment included the following housing types/needs in the overall calculations:

- Non-market housing (subsidized and non-profit) – this type of housing includes shelters, transition houses, safe homes, co-operative housing, below-market rental, supportive housing, assisted living and seniors housing.
- Core and Extreme Core Housing Need - a household is considered to be in core housing need if its housing falls below at least one of the adequacy, affordability or suitability standards and if it would have to spend 30% or more of its before-tax income to pay the median rent (including utilities) of appropriately sized alternative local market housing. “Extreme core housing need” has the same meaning as core housing need, except that the household has shelter costs for housing that are more than 50% of total before-tax household income.
- Suppressed Household Formation - number of people per household is sensitive to the cost and availability of households including adult children living with their parents, unusually large numbers of roommates, unusually large numbers of couples cohabitating more early in their relationships than they might otherwise or couples staying in dysfunctional relationships due to housing costs and availability.

Table 1 illustrates the anticipated 5-year and 20-year housing needs for each respective Electoral Area comprising the Plan area. As can be seen below, the largest part of the housing needs assessment is in the 'Anticipated Growth' figures for each Electoral Area over 20 years.

Table 1: Electoral Areas "L" & "P" Housing Needs Total

Projected Housing Needs for Electoral Areas (EAs) "L" and "P"				
Component	**5 Year Need – EA "L"**	**5 Year Need – EA "P"**	**20 Year Need – EA "L"**	**20 Year Need – EA "P"**
Extreme Core Housing Need	13.17	10.37	52.67	41.47
Persons Experiencing Homelessness	13.33	16.84	26.65	33.68
Suppressed Household Formation	34.39	43.31	137.56	173.23
Anticipated Growth	189.7	237.12	507.85	634.81
Rental Vacancy Rate Adjustment	0.90	0.63	3.60	2.51
Additional Local Demand	0.00	0.00	0.00	0.00
Total New Units – 5 years by EA	**251**	**308**		
Total New Units – 20 years by EA			**728**	**886**
Total New Units – 5 years – Plan area		**559**		
Total New Units – 20 years – Plan area				**1614**

Residents expressed a general interest in maintaining their communities as rural communities; however, there was also strong interest to enable additional dwellings on smaller parcels. Accordingly, most of the residential development in the Plan area is low-density, single family development set in a rural context on large lots. This expectation will be maintained, with conditional approvals for developments servicing with appropriate water and sewage disposal in a designated Rural Settlement Area or Special Planning Area (**see Part 12**)

Residential Land Needs

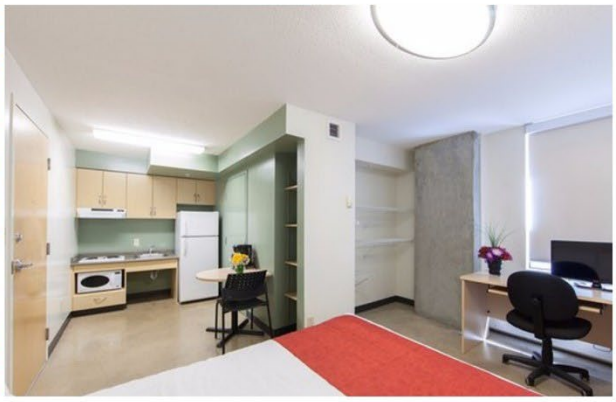
Understanding the future residential land needs is important for effective planning and sustainable development in the Plan area. This section discusses the associated land needs to accommodate future housing, considering various factors such as historical residential building permits, available vacant residential lands and population growth. This section provides insights into the residential land needs required to accommodate the anticipated growth and address housing challenges in the region.

Over the last 14 years, single- or two-family dwelling residential development has been the predominant form of development in both Areas "L" and "P". From 2010 to July 2024, there were **212** residential building permits issued in Area "L" and **279** in Area "P". Approximately half of these residential building permits were for single family homes.

Vacant lands refer to parcels of zoned land that are undeveloped and unoccupied. The amount of vacant land in the study area can indicate how much land is potentially available for future

development. Vacant lands do not include underutilized lands, such as owned residential properties not used as primary residences.

Lands were assessed by the TNRD to understand the area of vacant zoned land zoned for residential use. Area “L” has 25,281 ha of vacant land out of a total of 113,890 ha of zoned land, or 22%. Area “P” has 13,601 ha of vacant land out of a total of 55,962 ha of zoned land, or 24%. Land zoned as residential makes up most vacant zoned land in both Areas “L” and “P”. These vacant lands have permitted uses such as dwellings, farming, ranching, and forestry practices. There is limited vacant commercial, industrial, and civic/institutional zoned land available in both Areas “L” and “P”.



From the aforementioned total areas of vacant land, the total number of vacant residential parcels in the Plan area (with partial or complete zoning) is approximately **650** parcels in Area “L” and **620** parcels in Area “P”. Within the timeframe of this OCP, future growth scenarios *may* warrant localized zoning bylaw amendments (e.g. additional dwelling units). Between 2021 and 2041, it is projected that population in the Plan area will grow between 25-27%. Based on the 2024 Report, ample vacant land exists to meet the needs for new residential development. More detailed population projections can be found in Section 4.7 below.

Supporting Housing

Although the Plan area has enough land to meet future housing supply demands, other factors beyond supply impact housing affordability that cannot solely be addressed through an OCP and require an integrated and collaborative approach to find solutions. By implementing a more creative regional approach, increasing housing supply and diversity appropriate to the needs of each community, and reflective of local culture, conditions, climate and servicing levels can be considered.

Objectives:

1. Increase the supply, availability and access to housing for residents of all ages, incomes and abilities.

2. Direct new residential development to existing serviced areas to protect the predominantly rural character of the Plan area.

3. Ensure that all housing is developed in a sustainable manner with appropriate water and sewage disposal services that are commensurate with density and parcel size.

Policies:

4. Continue to support and encourage the development of secondary suites, detached suites and additional dwellings within all residential neighbourhoods conditional on Zoning Bylaw compliance.

5. All new residential development shall comply with Regional District park planning and open space functions.

6. Additional dwellings, secondary suites and detached secondary suites may be permitted as per Zoning Bylaw requirements. Any additional dwelling must be connected to water and sewage disposal systems that meet the requirements set by the provincial authority.

   A Temporary Use Permit application may be considered by the Board of Directors in circumstances where a property owner wishes to reside in a recreational vehicle on a parcel for a limited term or while they are coming into compliance with the Zoning Bylaw. The option to apply to the Board of Directors for a Temporary Use Permit approval may be pursued by the parcel owner to enable living in the recreational vehicle for up to three years. **See Section 14.3 for more details**.

7. Encourage all new housing, particularly secondary suites, and rental housing, to be constructed to integrate universal design standards for accessibility to people of all ages and abilities and to support aging in place.

8. Discourage traveller accommodation use in residential areas without the successful completion of the required provincial and local government approval processes.

Advocacy Policies:

9. Support a review of existing zoning requirements to enable additional dwelling units on smaller rural parcels subject to adequate servicing.

10. Work toward the 5- and 20-year housing needs for Electoral Areas “L” and “P” as identified in the Housing Needs Report.

11. Encourage the TNRD to investigate the feasibility of establishing attainable or subsidized rural housing, in collaboration with senior levels of government, to support seniors and vulnerable populations.

4.7 Population & Demographics

According to Statistics Canada, rural areas across the country are experiencing little or negative growth. In British Columbia for example, population growth has been concentrated in the census metropolitan areas such as Kelowna and Vancouver.[16] From 2016 to 2021, the rural population grew by 0.5% whereas the urban population grew by 8.7%.

[16] Statistics Canada, Population growth in Canada’s rural areas, 2016 to 2021. https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm

Past Trends

The Plan area's post contact in-migration commenced in the 19th century primarily with men participating in the fur trade and Gold Rush. Early 20th century population numbers, especially in the years following World War I, rose steadily as immigrants arrived to take advantage of the area's natural resources and work on major infrastructure projects including the construction of the CPR, CNR and subsequent highway projects. Settlements continued to grow as early pioneers stayed to work in primary resource industries, including forestry, mining and agriculture. Many early settlements grew around the many train stations that existed in the North and South Thompson Valleys.

In recent years, the pressures of economic restructuring, low birth rates, aging population and urban migration have, collectively, resulted in significant changes in population and demographics.

Population growth rates have varied in Electoral Areas "L" and "P" over the last four census periods. Both areas have seen population growth since 2006 but at different rates, with Area "L" seeing an 11.4% total growth and Area "P" seeing 0.4% total growth.

The highest population growth between census years for Electoral Areas "L" and "P" occurred between 2016 and 2021, when population growth was 12.4% for Area "L" and 11.6% for Area "P". This rural population growth between 2016 and 2021 can be partly explained by the COVID-19 pandemic; people moved away from city centers into peripheral rural areas as jobs moved online and social distancing was enforced.[17] Located adjacent to Kamloops and its services, Areas "L" and "P" were well-positioned to benefit from urban to rural migration at this time. The relatively lower cost of property outside of Kamloops would also have added to the attractiveness of the area.

The lower overall growth (0.4%) in Area "P" is largely due to a loss of 11.3% of the population between 2006 and 2011. This population decline was potentially a downstream impact of the 2003 fire at McLure which destroyed the sawmill, 72 homes, and other businesses.[18]

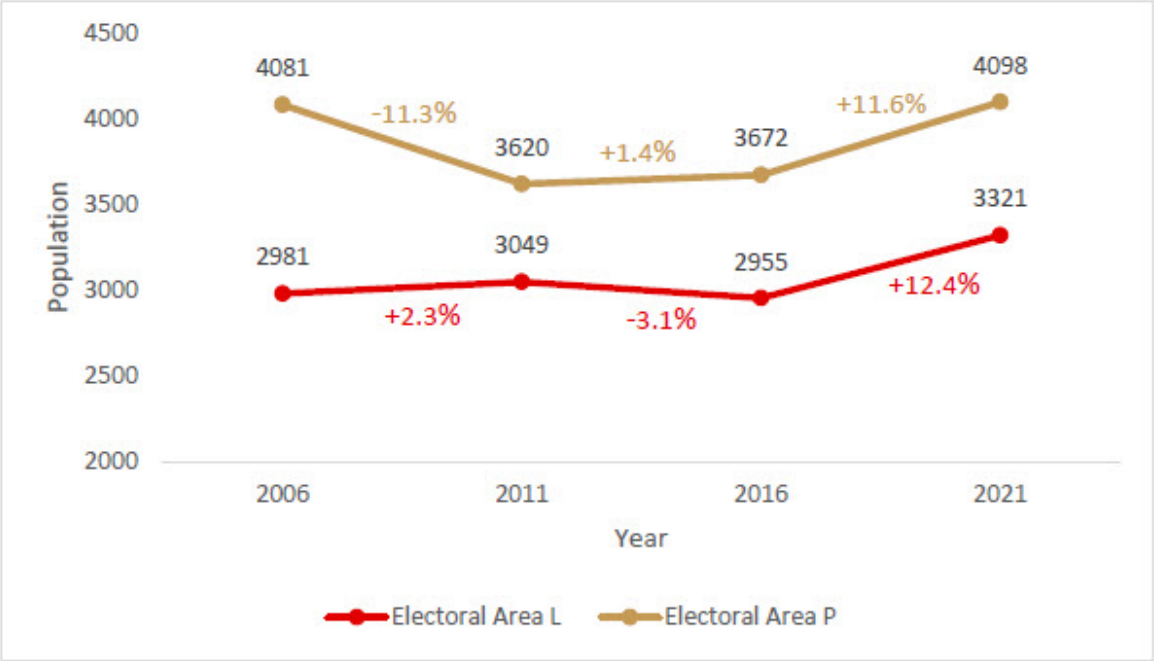
The overall population growth of combined Areas "L" and "P" was an increase of 357 people, or a 5.1% increase.

Figure 9 shows population change in Area's "L" and "P" between 2006 and 2021.

[17] Statistics Canada, Population growth in Canada's rural areas, 2016 to 2021. https://www12.statcan.gc.ca/census-recensement/2021/as-sa/98-200-x/2021002/98-200-x2021002-eng.cfm

[18] CBC, B.C. wildfire in 2003 remembered by woman who lost her home. https://www.cbc.ca/news/canada/british-columbia/b-c-wildfire-in-2003-remembered-by-woman-who-lost-her-home-1.3142465

Figure 9: Population Changes in Areas "L" & "P" (2006 – 2021)



Age Demographics

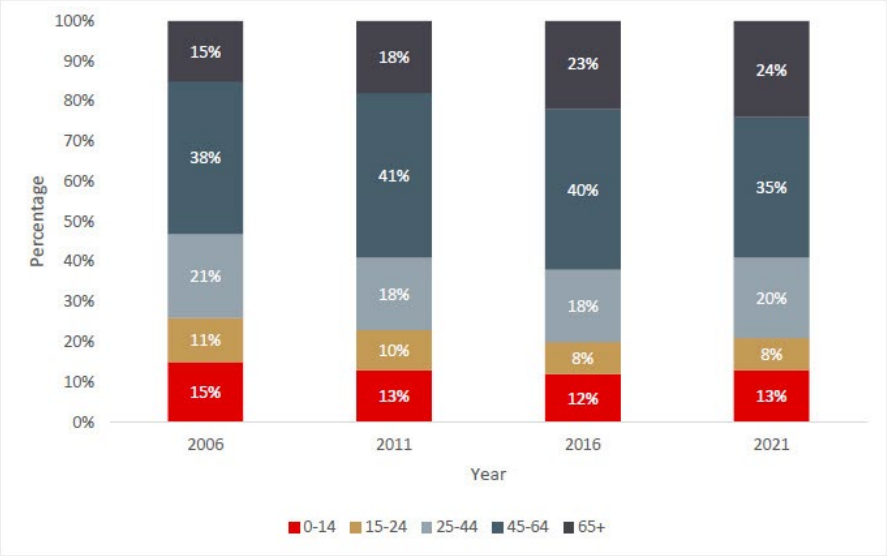
Age demographics help to highlight population trends and potential impacts on economic growth, employment, labour force participation, housing markets, and development.

Electoral Area "L"

Between 2006 and 2021, the age demographic breakdown for Area "L" fluctuated, with the largest change being in the 65+ age category. Changes include:

- The proportion of residents aged 65+ grew by 9% between 2006 and 2021 to comprise almost a quarter of all residents.

Figure 10: Total Population by Age Group in Area "L" (2006-2021)



- This aligns with broader trends observed in the TNRD and BC during the same period, where this segment of the population increased from 15% to 23% and 15% to 20% respectively.

- The proportion of the 0-14, 15-24, and 25-44 age categories decreased slightly from 2006 to 2021.

Figure 10 shows the total population by age category for Area “L” between 2006 and 2021.

Electoral Area “P”

The age demographic breakdown between 2006 and 2021 fluctuated slightly, with the largest changes being observed in the 65+ age category. Notable changes include:

- The proportion of residents aged 65+ increased by 11% to represent almost a quarter of all residents in 2021, mirroring trends seen in Area “L”, the TNRD, and BC.
- The 15-24 and 25-44 age categories experienced similar rates of decline as a proportion of the population.
- The youth demographic aged 0-14 remained consistent between 2006 and 2021.

Figure 11: Total Population by Age Group in Area “P” (2006-2021)

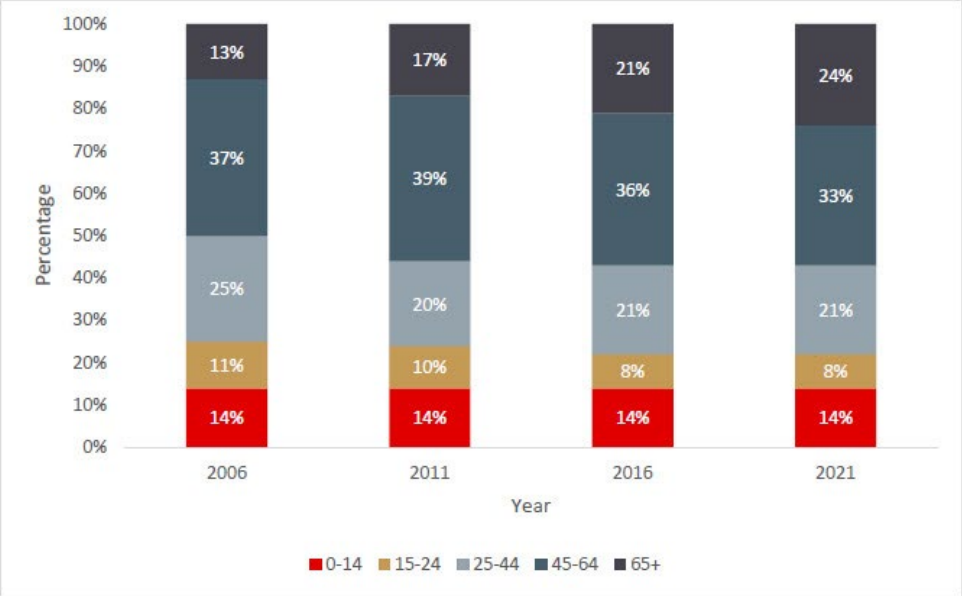


Figure 11 shows the total population by age category for Area “P” between 2006 and 2021.

School Enrollment

School District (SD) 73 serves Kamloops and the surrounding rural communities including those in Areas “L” and “P”. The elementary school located within Area “P” is Pinantan Elementary and Westwold Elementary is located in Area “L”.

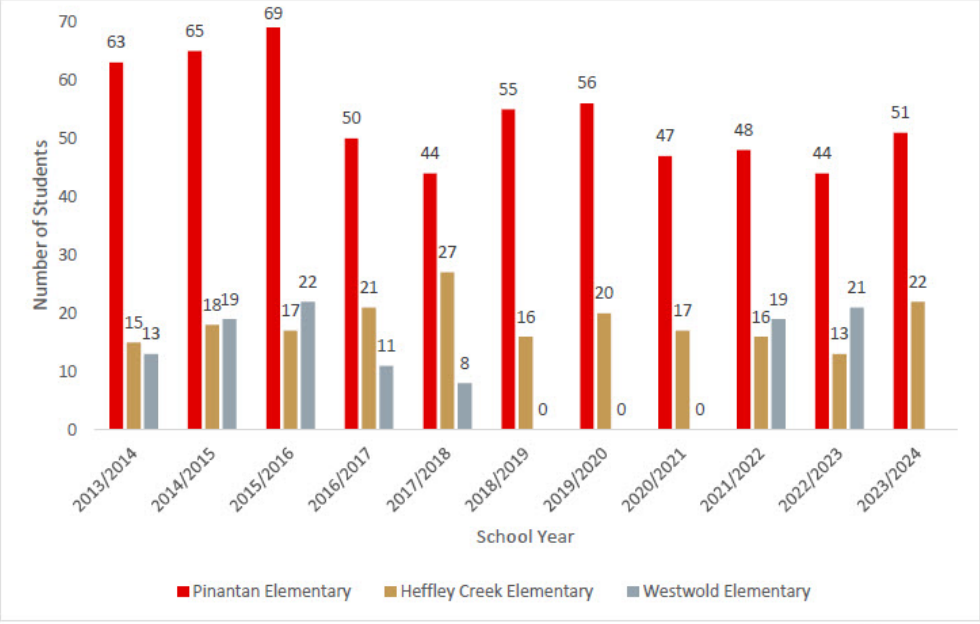
School placement is determined by SD 73’s catchment areas[19]. Elementary aged students living in Areas “L” and “P” attend different schools depending on where they live:

[19] School District No. 73, School Boundaries. https://boundaries.districtintelligence.com/event/page.webGisPublic/DistrictCode/BC73

- Students living along the eastern boundaries of Areas “L” (northeast) and “P” (southeast), would attend Haldane Elementary in Chase.
- Students living along Highway 97 in Area “L” would attend either Westwold Elementary, R.L. Clemitson Elementary (Barnhartvale), or Dallas Elementary (Kamloops).
- Students living north of Highway 1 and Highway 97 would attend Pinantan Elementary.
- North of Pinantan Elementary is the catchment area for Sun Peaks Elementary, which extends beyond the boundaries of Sun Peaks Municipality into Area “P”.
- Elementary-aged students in Area “P” north of Kamloops along Highway 5 would attend Westsyde Elementary, Heffley Creek Elementary, or Barriere Elementary if they are right on the northern border of Area “P”.

Figure 12 summarizes the changes in elementary school enrollment over the past 20 years. Due to no student enrolment for 2018, Westwold Elementary[20] closed for a few years before reopening in 2022.[21]

Figure 12: School Enrolment by Year (2013-2024)



There are six high schools that students living in Areas “L” and “P” would attend depending on the area they live in:

- Students living in Chase or Pritchard and the surrounding area would attend Chase Secondary School.
- Students in Area “P” northwest of Pritchard and those living on the west side of Highway 5, north of Kamloops, would attend Westsyde Secondary.
- Students in Area “P” directly east of Kamloops and those in the southeast corner of Area “L” would attend Valleyview Secondary.
- Students in the southwest corner of Area “L”, along Highway 5 south of Kamloops would attend South Kamloops Secondary.
- Students on the east side of Highway 5, north of Kamloops, would attend NorKam Secondary School.

[20] Westwold Elementary Consultation. https://www.sd73.bc.ca/en/our-district-board/westwold-elementary-consultation.aspx
[21] CFJC Today, After years of sparce enrollment, Westwold School reaches 20 students. https://cfjctoday.com/2022/03/17/after-years-of-sparse-enrollment-westwold-school-reaches-20-students/

- Students on the northern edge of Area “P”, south of Barriere would attend Barriere Secondary School.

Given the relatively large student populations at the high schools, school enrolment data would not be helpful in determining population trends.

First Nations

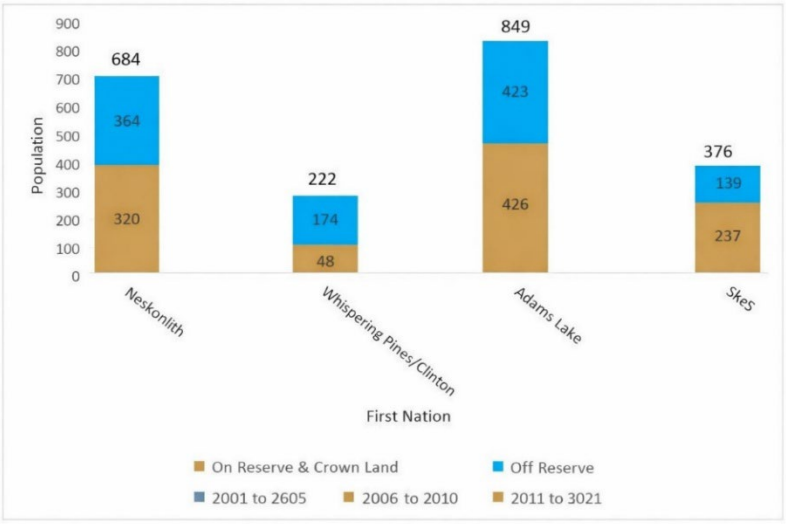
There are five First Nations which have reserves within or bordering Areas “L” and “P”: Tk'emlúps te Secwépemc (TteS), Neskonlith Indian Band (Neskonlith), Adams Lake Indian Band (Adams Lake), Skwlāx te Secwepemcúlecw (SteS), and Whispering Pines/Clinton Indian Band (Whispering Pines). Neskonlith, TteS, and Adams Lake have reserves in both electoral areas. Whispering Pines and SteS have reserves in Area “P”.

For TteS, the on-reserve population comes from the 2021 census for Kamloops IR # 1 due to the high number of non-member residents living at Sun Rivers and mobile home park. Off-reserve membership data for TteS is not provided to avoid mixing data from different sources.

For all other First Nations, the on-reserve and off-reserve population data for First Nations comes from INSTAT data for the past 20 years. The on-reserve and off-reserve status of members is collected by First Nations and reported to Indigenous Services Canada for statistical and budgeting purposes. On-reserve population only includes members that live on-reserve. Non-members living on-reserve (i.e., family members, renters) would not be included in these counts and therefore the actual on-reserve population may be slightly higher than reported. It’s important to note that both SteS and Adams Lake have some non-member leaseholders living or with homes on-reserve which are not included in INSTAT data.

Population growth occurred over the past 20 years in all five First Nations with populated reserves located within Areas “L” and “P”. Both on and off-reserve populations in most of the First Nations increased, however the off-reserve population increased at a higher rate than the on-reserve population. This leads to the proportion of members living on-reserve consistently decreasing for all First Nations in the study area for several reasons which often includes lack of access to

Figure 13: On and Off-Reserve Population for First Nations in Areas “L” & “P” (2023)



housing and employment. This trend is consistent across Canada.[22]

[22] Dion, Patrice and Morency, Jean-Dominique (2021) *Migration into and out of Indian Reserves Between 2011 and 2016: A Study Using Census Data Linkage*. https://link.springer.com/article/10.1007/s42650-021-00042-2

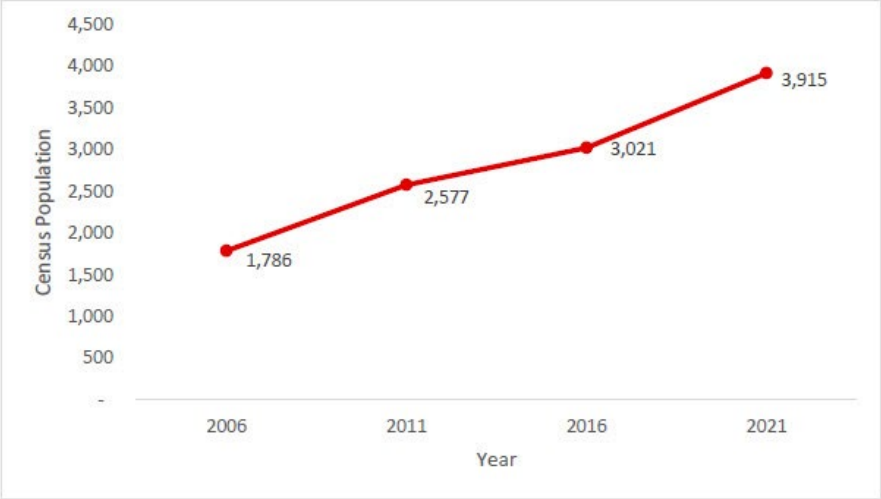
Figure 13 shows the 2023 on-reserve and off-reserve populations for each First Nation with population in the study area, except for TteS which uses census data instead of INSTAT data.

The largest First Nation with reserves in both electoral areas is TteS. TteS has five reserves located within the study area, with the main community located on Kamloops IR # 1, directly northeast of downtown Kamloops, on the southwestern border of Area “P”. Kamloops IR # 1 covers 13,283.7 hectares (ha) and is home to administration buildings, commercial businesses, leased industrial land, market housing (Sun Rivers and G & M Mobile Home Park), and most on-reserve TteS members.

Based on census information, TteS saw their total on-reserve population increase from 1,786 people in 2006 to 3,915 people in 2021, representing a growth rate of 119.2% over a 15-year period. This growth appears to be entirely due to market housing development.

Figure 14 shows the population change on Kamloops IR # 1 between 2006 and 2021 based on the census which includes non-members living at Sun Rivers and G & M Mobile Home Park.

Figure 14: TteS Census On-Reserve Population Changes (2006-2021)



Neskonlith has two reserves located on the eastern borders of Areas “L” and “P”: Neskonlith IR # 1 and Neskonlith IR # 2. Neskonlith IR # 1 is 1,280.4 ha located in Area “P” southwest of Little Shuswap Lake, on the northwestern bank of the South Thompson River across from the Village of Chase. Neskonlith IR # 2 is directly across the river from Neskonlith IR # 1 in Area “L” and is slightly smaller at 1,007.2 ha. Neskonlith IR # 1 has mainly housing while IR # 2 has housing and community infrastructure including community hall, administrative office, and services. Neskonlith’s on-reserve population grew by 18 members to reach 320 members by 2023. The proportion of on-reserve versus off-reserve members has decreased however by 6% to 47% in 2023 over 20 years.

Adams Lake has two reserves located in Area “P”, Toops IR # 3 and Sahhaltkum IR # 4, and one reserve in Area “L” - Stequmwhulpa IR # 5. Sahhaltkum IR # 4 is home to the main band office and is located on the western side of Little Shuswap Lake, directly across from the Village of Chase. Sahhaltkum IR # 4 comprises 1,423.6 ha and is the location for Chief Atahm School, a Secwépemc language and culture immersion school for preschool to high school students. Stequmwhulpa IR # 5 has residential housing units located along the eastern shore of Little Shuswap Lake. Toops IR # 3 is located along the southern shore of Adams Lake and has some housing as well.

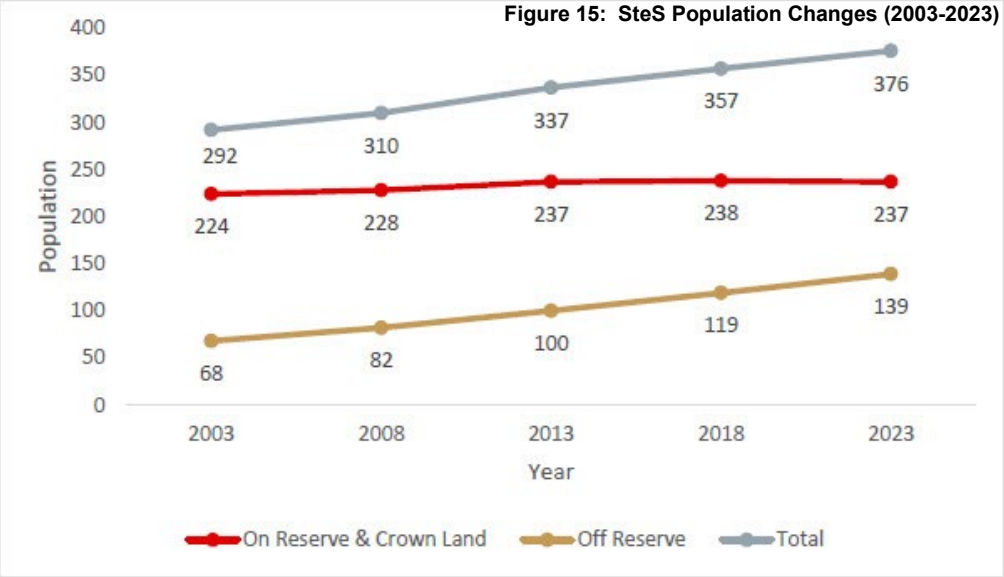
Adams Lake saw a consistent increase in on-reserve population over the past 20 years, increasing by 23 residents between 2003 and 2023. The proportion of members living on-reserve has dropped from 58% in 2003 to approximately 50% in 2023.

Skwlāx te Secwepemcúl̓ecw (SteS) has two reserves located in the northeastern corner of Area "L": Chum Creek IR # 2 and Meadow Creek IR # 3. The band office and main community are located on Quaaout IR # 1, which encompasses 1,726 ha on the eastern side of the boundary for Area "P". Quaaout IR # 1 includes golf course, a gas station, the Skwlax Wellness Centre, and lakeshore leasehold lots. Chum Creek IR # 2 comprises 195.7 ha on the northeastern shore of Little Shuswap Lake. According to the 2021 census, there are 22 private dwellings occupied on Chum Creek IR # 2 and some of these dwellings are non-member leaseholders. Meadow Creek IR # 3 is significantly smaller at 24.3 ha and does not have any inhabitants or infrastructure.

SteS saw increases in on and off-reserve populations and total populations between 2003 and 2023. Total membership grew by 29% with an increase of 84 members during the 20-year period. Off-reserve population grew at a faster rate than on-reserve population, but on-reserve population continued to comprise a larger proportion of total population. SteS has the highest proportion of on-reserve membership of all five First Nations in the study area, with 63% of all members living on-reserve in 2023.

Figure 15 summarizes the on and off reserve and total population changes for SteS between 2003 and 2023.

Figure 15: SteS Population Changes (2003-2023)



Whispering Pines / Clinton Indian Band (Whispering Pines) is the smallest of the five First Nations within the study area. Whispering Pines IR # 4 is located in the northwestern corner of Area "P", along the western bank of the North Thompson River. Whispering Pines IR # 4 is the location of the band office, main residential area, and is the largest of the three Whispering Pines reserves.

Whispering Pines saw little fluctuation in their on-reserve population throughout the 20-year period, maintaining a population of 48. Whispering Pines has the lowest proportion of members living on reserve of all the study area First Nations, with 40% of their population living on reserve in 2003 and only 22% living on reserve in 2023.

Population Projections

Population projections cannot account for *all* unforeseen future events that either drive migration into or out of a community. Major industrial projects have the potential to not only bring people working temporary construction or operational jobs, but they create spin-off or trickle-down employment in other sectors. Temporary relocation may result in some permanent residency if local conditions are appropriate. Approval of one or more major industrial projects, like the twinning of the Trans-Mountain pipeline, may necessitate reassessment of these projections.

Over the past 20 years, approximately, the population trends for Areas “L” and “P” can be summed up as follows:

Electoral Area “L”

Area “L” is expected to see an increase of 836 people between 2021 and 2041, equating to 25% growth over this period and an average annual population change rate of 1.13%. The population growth among the age categories is on trend with an aging population, with significantly higher growth projected for the 15-64 and 65+ age categories compared to the 0-14 age category.

- Area “L’s” population is increasing at a slow rate overall but saw a significant increase between 2016 and 2021, likely because of migration from urban to rural areas during the COVID-19 pandemic.
- The increase in median age and the rise in the proportion of seniors aged 65+ and decreasing proportion of younger age groups shows that the overall population has been aging since 2006.
- Despite a slowly growing population, school enrolment has decreased over a 10-year period.
- First Nations in Area “L” experienced slight population growth between 2003 and 2023.

Electoral Area “P”

Area “P” is projected to experience a population increase of 1,114 residents, equating to overall growth of 27% between 2021 and 2041 and an average annual growth rate of 1.21%. Similar to Area “L”, projected population growth is highest for the 15-64 and 65+ age categories compared to the 0-14 age category. These projections are indicative of an aging population.

- Area “P” experienced very little population growth between 2006 and 2021. Although there was an influx of new population between 2016 and 2021, this was balanced with a significant loss in population between 2006 and 2011.
- There are indications of a population which is aging overall, including the rising median age and increasing proportion of seniors aged 65+.
- Despite a growing population, school enrolment does not reflect this trend and has remained relatively stable since 2013.
- First Nations in Area “P” experienced little growth in their on-reserve populations over the 20-year period, except for TteS which has a substantial population of non-members living on-reserve.

Figure 16 summarizes the projected population growth in Area “L” up to 2041.

Figure 16: Area "L" Population Projections (2021-2041)

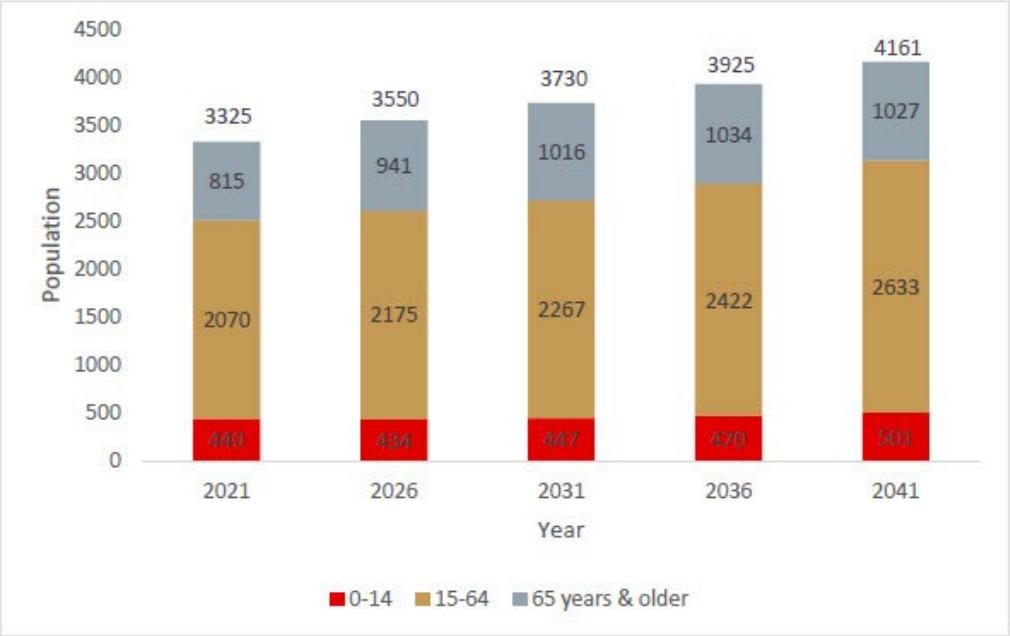
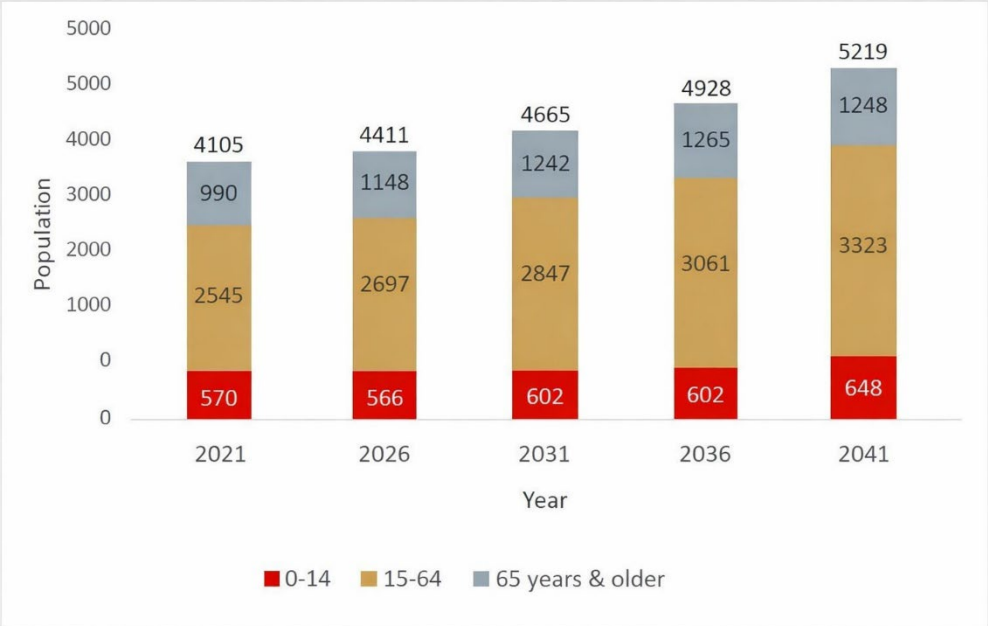


Figure 17 summarizes the population projections in Area "P" between 2021 and 2041.

Figure 17: Area "P" Population Projections (2021-2041)



There may also be potential for the Plan area to see positive spin-offs in the form of increased population due to increases in the resources, agriculture and tourism sectors. A greater emphasis on immigration and resident attraction and retention is required across all sectors.

Part 5 | Towards Economic Strength & Resiliency

5.1 Context

Over the past century, the Plan area communities have evolved from economies based primarily on natural resource collection and extraction, namely forestry, agriculture and mining. The area remains flush with renewable and non-renewable resources along with extraordinary natural amenities. The future local economy will continue to rely on primary sector activities, but more attention is needed in other sectors of the economy as a means to adapt to a more diversified, global economy. Residents expressed a strong desire for a stable diverse economy and growth, responsible development, and overall sustainability. To achieve this goal, additional tertiary (service industries like sales and restaurants) and quaternary (knowledge-based industry including information technology, media, research and development) sector growth will be encouraged. Moving forward, economic development initiatives throughout the Plan area will require collaboration, ingenuity and creativity to support growth and prosperity.

5.2 Planning for Economic Success

Since the previous OCP's were rewritten in the early 1990s and the South Thompson Settlement Strategy was adopted in 2002, multiple events and land use changes have occurred that have had a significant impact on the Plan area's economic landscape. In 2003, the McLure wildfire destroyed Louis Creek's Tolko sawmill, a significant employer for North Thompson River Valley residents. In March 2005, Thompson Rivers University was officially incorporated, welcoming new programs and students from around the world. The Weyerhaeuser sawmill in Kamloops closed permanently in 2008. Sun Peaks Resort evolved quickly in the early 2000s, resulting in the

community being incorporated in 2010. New Gold's New Afton Mine reached commercial production in July 2012, with 2023 employment numbers at just under 700 employees. Political change, technological advancements and a game-changing 2020 global pandemic have helped redefine the local rural economy.

Regional economic variations, which include major changes within and outside the Plan area, are evidenced, as noted above, by losses and gains. Change management comes in many forms but it starts with the will to be resilient to adversity. Community resiliency has been defined as the ability of a community not only to deal with adversity but also to become stronger because of it. Resiliency is a process. Adaptation has often been difficult in some communities, but it will add to the viability and vitality of a community. It enhances a sense of self, place and community.[23] Based on community input, support was strongest for the following local initiatives for economic adaptation and future success:

- identify ways to attract and retain business;
- encourage agri-tourism and farm product processing;
- promote a broader range of activities and events; and
- develop policy to promote arts/culture opportunities and local heritage.

5.3 Local Economy

For decades after World War II, the Plan area economy flourished as natural resources were extracted, processed locally, and shipped to distant markets. These economic boom years occurred, in part, because of the government's 'roads to resources' policy for resource frontiers to overcome obstacles to access remote sites. Since the global recession of the early 1980s, primary and secondary sectors have been increasingly stressed, resulting in significant economic restructuring as companies consolidate, adopt labour shedding technologies, and pursue more flexible and mobile labour regimes.

In recent years, an evolving global economy less reliant on localized products and the presence of an older workforce or 'resource frontier aging'[24] has communities becoming less reliant on traditional primary and secondary sector industries. Compounding these changes, the regionalization of services in larger centres was seen as one solution to the economic hardship caused by providing government funded services in rural and small towns during an economic downturn.[25] In addition, neo-liberal policies have downloaded more responsibilities to local governments and increasingly looked to contractors in the private and voluntary sectors to deliver services and manage infrastructure.[26] These policies have resulted in the closure or downsizing of government offices or services.

The rise of place-based assets localized competitive advantages, and the increasing importance of intangible assets, namely human and social capital, have and will continue to play a larger role in future opportunities and community building. Fortunately, the City of Kamloops and the surrounding area, which acts as the primary economic hub for this Plan area, comprises a range of primary, secondary, tertiary and quaternary sector activities. To balance the unpredictability of the once steadfast primary sector, the appeal of the Plan area's rural places and natural

[23] Kulig et al. p.77
[24] Ryser and Halseth. *On the Edge in Rural Canada: The Changing Capacity and Role of the Voluntary Sector*. p. 42
[25] Sullivan. L. et al. *Recognizing Change, Recognizing Rural: The New Rural Economy and Towards a New Model of Rural Service.* p. 221
[26] Ryser, L. et al. *Learning from Smart Services and Infrastructure Projects in Rural BC: Final Report.* p. 18

landscapes will need to be enhanced to place more emphasis on recreation, culture, amenities, and a growing quaternary sector comprised of information and knowledge-based services and technologies. A sense of community and affordable land will ultimately make these Plan area communities more attractive to individuals, business and industry[27]. Residents already place a high value on these values throughout the Plan area.

Non-Residential Land Inventory

All private and Crown lands in the TNRD are zoned in some way. Specifically, the TNRD Zoning Bylaw sets out land uses for Areas "L" and "P". Commercial lands are lands zoned for commercial uses, including retail businesses, service businesses, tourism, and hospitality. The Zoning Bylaw describes ten different commercial land use zones. Industrial lands include zones with varying levels of industrial development, including permitted uses such as auto wrecking, manufacturing, warehouses, forestry operations, airports, railyards, and mining operations. Four different industrial zones are described in the Zoning Bylaw. Lastly, civic and institutional lands include land utilized for public use such as sports fields, fairgrounds, public parks, campgrounds, community halls, and recreational facilities. It also includes public infrastructure areas. Three zones comprise the civic and institutional uses.

Table 2 summarizes the amount of land by hectares designated by each zoning type within the Plan area by Electoral Area, as set out in the TNRD Zoning Bylaw No. 2400, 2012.

Table 2: Total Commercial, Industrial and Civic/Institutional Land Areas "L" & "P"

Zoning Type	Electoral Area "L"	Electoral Area "P"	Total
Commercial	102.98	180.72	283.7
Industrial	60.24	29.32	89.56
Civic/Institutional	35.79	224.90	260.69
Total	**199.01**	**434.94**	**633.95**

Vacant non-residential lands refer to parcels of zoned land that are undeveloped. The amount of vacant land in the Plan area can indicate how much land is potentially available for future development.

Area "L" has 25,281 ha of vacant land out of a total of 113,890 ha. Area "P" has 13,601 ha of vacant land out of a total of 55,962 ha of zoned land. Land zoned for residential use makes up the most vacant land in both Areas "L" and "P". Table 3 summarizes the amount of non-residential land in Areas "L" and "P".

Table 3: Amount of Vacant Land by Zone Type in Areas "L" & "P"

[27] Markey, S., Halseth, G., and Manson, D. (2013). *Investing in Place: Economic Renewal in Northern British Columbia*. p.65

Zoning Type	Electoral Area "L"	Electoral Area "P"	Total
Commercial	20.94	24.58	45.52
Industrial	25.30	9.51	34.81
Civic/Institutional	9.85	0.08	9.93
Total	**56.09**	**34.17**	**90.26**

Areas "L" and "P" both have large areas zoned commercial; however, most available land is not vacant. Vacant industrial land is more readily available in both Areas "L" and "P". Area "P" has the least amount of non-residential land available. Very little civic/institutional land is available in Area "P".

5.4 Labour Profile

The labour profile outlines the composition and characteristics of the local workforce, providing insight into who is working, where employment is concentrated, and how labour trends are changing over time. Understanding these dynamics is essential for supporting economic growth, workforce development, and community planning.

Employment Rates

The employment rate is the number of employed people expressed as a percentage of the total population aged 15 and over.[28] Between 2006 and 2021, the employment rate has decreased at a faster rate in Areas "L" and "P" compared to the TNRD. In 2021, Area "L" had the highest employment rate followed by the TNRD and Area "P". The decline in the employment rate may be related to the increasing proportion of the senior (65+) population.

Table 4 shows the rates of employment between 2006 and 2021 in Areas "L" and "P" and the TNRD for comparison purposes. Due to the shortcomings of the National Household Survey in 2011, employment data was not available for this year.

Table 4: Rates of Employment (2006-2021)

Area	2006	2011	2016	2021
Electoral Area L	68.9%	N/A	60.7%	58.4%
Electoral Area P	64.9%	N/A	56.9%	55.3%
TNRD	61%	N/A	56.7%	55.5%

[28] Statistics Canada, Employment rate. https://www12.statcan.gc.ca/census-recensement/2021/ref/dict/az/definition-eng.cfm?ID=pop029

Table 5 shows the rates of unemployment between 2006 and 2021 in Areas “L” and “P” and the TNRD for comparison purposes. The unemployment rate is the number of unemployed people who are actively seeking work expressed as a percentage of the labour force in that group.[29] Between 2006 and 2021 the unemployment rate in Areas “L” and “P” and in the TNRD increased. The rate of unemployment has increased the most in Area “L”, followed by the TNRD, and then Area “P”.

Table 5: Rates of Unemployment (2006-2021)

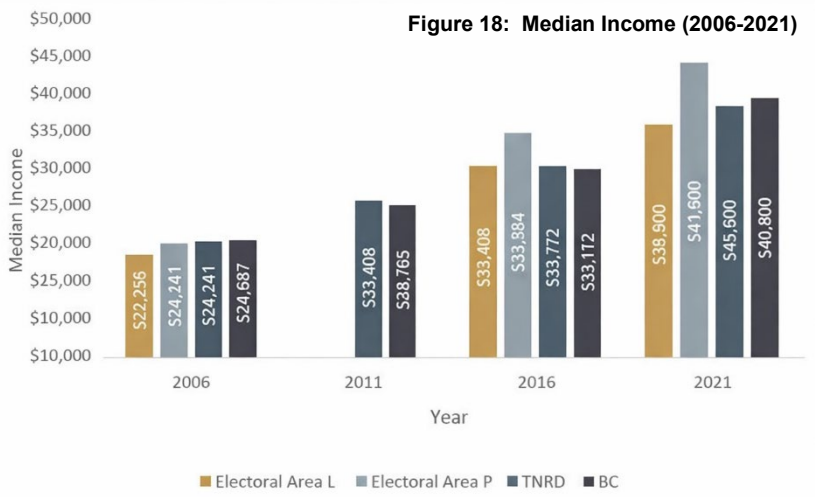
Area	2006	2011	2016	2021
Electoral Area L	4.6%	N/A	5.4%	6.8%
Electoral Area P	6.4%	N/A	8.0%	7.7%
TNRD	6.1%	N/A	8.4%	8.1%

Income

Median income is an indicator of economic health in each area. Since 2006, median incomes have risen for both electoral areas. In 2021, Area “P” had a higher median income than Area “L”, the TNRD, and BC, while Area “L” had the lowest median income at $38,000. The overall growth of median income in Area “L” from 2006 to 2021 was 68.7%, and in Area “P” was 88.9%. This is somewhat higher than the growth of median income in the TNRD (68.3%) and BC (64.1%). Data was not available from 2011 for the electoral areas, presumably due to insufficient responses to the National Household Survey.

Figure 18 shows the median income for Areas “L” and “P”, the TNRD, and BC between 2006 and 2021.

Figure 18: Median Income (2006-2021)



Employment Sectors

The leading employment sectors in the combined areas are agriculture, forestry, fishing, and hunting (14.1%), which is equal to construction (14.1%), followed by health care and social assistance (9.7%), and retail trade (8%).

[29] Statistics Canada. Unemployment rate. https://www12.statcan.gc.ca/census-recensement/2021/ref/dict/az/Definition-eng.cfm?ID=pop125

Agriculture, Forestry, Fishing, and Hunting

Employment in this sector would primarily be based in agriculture and forestry; there is minimal employment in fishing and hunting in the study area. The agriculture, forestry, fishing, and hunting sector continues to be important in 2021 for Area "L", accounting for 23% of total employment. Since 2016 this industry has grown by 6%. In comparison, this industry is the fifth largest industry by employment in Area "P", representing only 6.6% of total employment. The rate of employment in this sector for Area "P" has declined by 3% since 2016. Similarly, the rate declined in the TNRD and BC from 2016. According to WorkBC[30], jobs generated in agriculture specifically are mostly seasonal and temporary, and wages are below the provincial average.

Construction

Construction is the largest employment sector in Area "P", representing 15.4% of the total workforce, and the second largest in Area "L" with 12.5% of total employment. In the TNRD and BC, construction represents the third largest industry by employment. The rate of employment in construction has increased from 2016 to 2021 for both electoral areas, the TNRD, and BC.

Retail Trade

Retail trade is the third largest employment sector in the combined areas and Area "P", representing 8% and 9.3% of the workforce. In the TNRD and BC, retail trade is the second largest employment sector with 12.6% and 11.6% of the working population employed in retail trade. The rate of employment in the retail trade sector in Area "L", 6.4%, is below the regional and provincial rate and saw no growth between 2016 and 2021. Wages in this industry are lower than the all-industry average according to WorkBC.[31]

Monte Creek Ranch Winery
Photo Credit: Monte Creek Ranch Winery

Health Care and Social Assistance

Health care and social assistance, while being the top employment industry in the TNRD and BC, is the third largest employment industry in Area "L" and the second largest in Area "P". Health care and social assistance comprise 9.3% of the workforce in Area "L" and 10% in Area "P". Both areas also saw a 2% increase in employment in this industry from 2016 to 2021. The rate of increase in employment between 2016 and 2021 is on trend with the regional and provincial industry growth rate.

Comparison

[30] WorkBC, Agriculture and Fishing Industry Profile. https://www.workbc.ca/industry-profile/agriculture-and-fishing
[31] WorkBC, Retail Trade Industry Profile. https://www.workbc.ca/industry-profile/retail-trade

Compared to the TNRD, Areas “L” and “P” have a less diversified workforce. Where the employment of Areas “L” and “P” is mainly concentrated in agriculture, forestry, fishing, and hunting and construction, employment is more evenly distributed in the TNRD and the province. For example, almost a quarter of all workers in Area “L” work in construction, compared to only 3.4% of the TNRD workforce. The TNRD and BC also benefit from opportunities generally only found in urban areas, such as private professional services and businesses which rely on high traffic and population density.

Occupations

In Areas “L” and “P”, trades, transport, and equipment operators and related occupations (one sector) are the primary occupations, employing 445 people (25.6%) in Area “L” and 600 people (29.3%) in Area “P”. These percentages are higher than those in the TNRD and BC, where they are 22% and 18%, respectively.

Occupations related to sales and service are the second and third most dominant in Areas “P” and “L” respectively, and the number one occupation in the TNRD and BC. In Area “P”, 21.5% or 440 people work in a sales and service occupation and in Area “L”, 16.1% or 280 people work these occupations. This is lower than the proportion of employment in sales and service occupations in the TNRD and BC where the percentage of total employment was 25.9% and 25.6% respectively.

In Area “P”, 270 workers, or 13.2%, are employed in business, finance, or administrative roles, while in Area “L”, 215 workers, or 12.4%, hold similar positions. These figures are comparable to the proportions in the TNRD and BC, which are 14.4% and 17.1% respectively.

Table 6 summarizes the occupational categories including the proportion that each occupation accounts for out of the total workforce and the growth rate in that occupation since 2016.

Table 6: Employment by Occupation (2021)

Occupation	Electoral Area L		Electoral Area P		Combined Areas		TNRD	
	% of Total Employ-ment in 2021	% Growth from 2016 to 2021	% of Total Employ-ment in 2021	% Growth from 2016 to 2021	% of Total Employ-ment in 2021	% Growth from 2016 to 2021	% of Total Employ-ment in 2021	% Growth from 2016 to 2021
Management occupations	1.1%	-12.4%	0.5%	-15.6%	0.8%	-14.1%	0.7%	-9.3%
Business, finance, and administrative occupations	12.4%	-3.6%	13.2%	0.7%	12.8%	-1.3%	14.4%	1.1%
Natural and applied sciences and related occupations	5.2%	-0.2%	4.9%	-1.6%	5.0%	-1.0%	5.6%	0.5%
Health occupations	6.6%	1.8%	6.6%	-0.4%	6.6%	0.6%	8.9%	1.3%
Occupations in education, law and social, community and government services	6.9%	-2.1%	8.5%	0.2%	7.8%	-0.9%	11.9%	0.8%
Occupations in art, culture, recreation and sport	2.0%	-0.1%	2.2%	-0.9%	2.1%	-0.5%	2.2%	0.1%
Sales and service occupations	16.1%	3.2%	21.5%	8.0%	19.0%	5.8%	25.9%	2.3%
Trades, transport and equipment operators and related occupations	25.6%	0.3%	29.3%	4.9%	27.6%	2.8%	22.1%	2.4%
Natural resources, agriculture and related production occupations	20.4%	11.1%	8.8%	4.4%	14.1%	7.4%	5.1%	0.8%
Occupations in manufacturing and utilities	3.7%	1.9%	4.6%	0.5%	4.2%	1.2%	3.2%	0.0%

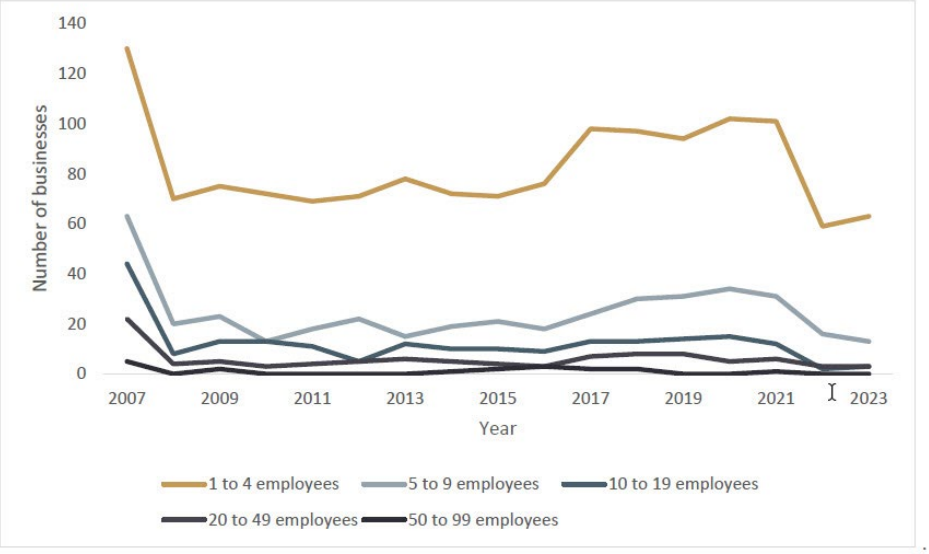
In Area “L”, 20.4% of all workers are occupied in natural resources, agriculture, and related production occupations. This is significantly higher than in Area “P”, the TNRD, and BC where the percent of workers in these occupations is 8.8% in Area “P”, 5.1% in the TNRD, and 2.8% in BC.

Businesses and Employers

The total number of businesses in Areas “L” and “P” are available through BC Stats.18 In Area “L”, most businesses are smaller, including 84% with no employees. Between 2008 and 2023, excluding businesses with no employees, most businesses in Area “L” were small businesses with one to four employees. From 2008 to 2023, there were no large businesses with over 100 employees in Area “L”. Among businesses with employees, the total number dropped significantly between 2007 and 2009, potentially due to the global recession of 2008. When accounting for businesses without employees, the number varied, with 2023 showing a slight decrease in the number of businesses compared to 2007.

Figure 19 shows the number of businesses in Area “L” by employee level from 2007 to 2023.

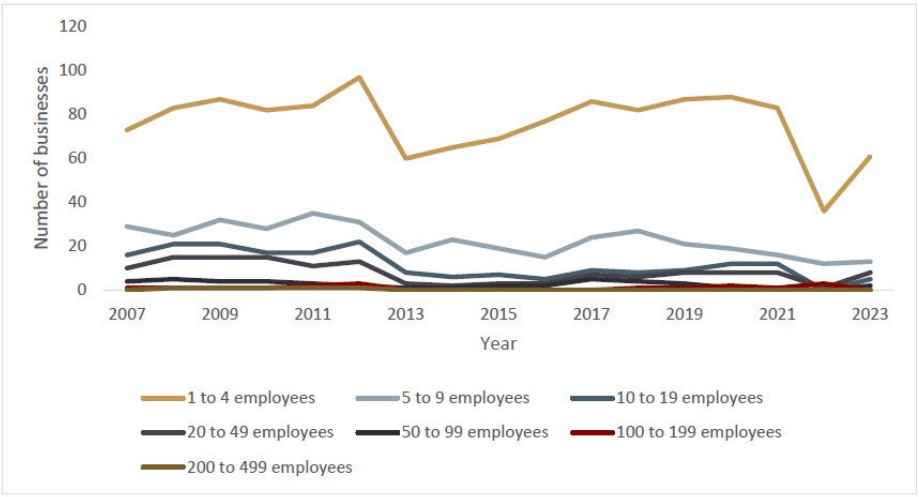
Figure 19: Businesses in Area “L” by Number of Employees (2007– 2023)



Approximately 80% of businesses in Area “P” have no employees, and few have more than nine. All sizes of businesses saw significant declines from 2021 to 2022 likely due to impacts from COVID-19, but numbers began to increase again between 2022 and 2023.

Figure 20 shows the number of businesses in Area “P” by employee level from 2007 to 2023.

Figure 20: Businesses in Area “P” by Number of Employees (2007– 2023)



Employment Summary

The following statements summarize the employment situation in the study area:

Electoral Area “L”

- The top employment industry, agriculture, forestry, hunting, and fishing, has declined in prevalence since 2016 but still employs almost a quarter of all workers in Area “L”.
- Major employers in Area “L” encompass a variety of sectors but are limited to smaller businesses.

- The vast majority of businesses in Area “L” are small with one to four employees and the number of small businesses is increasing from 2022 levels.
- Employment is primarily focused on agriculture and construction, which indicates limited diversification in the job market.
- There is potential for growth in service-oriented sectors, particularly if commercial development is encouraged and supported through strategic zoning and land use planning.

Electoral Area “P”

- Employment industries in Area “P” have not exhibited much change since 2016 with the largest industry being construction which had a 2% growth rate between 2016 to 2021.
- The local employers include a variety of businesses in hospitality, retail, manufacturing, forestry, and services. Most of these businesses are small businesses with one to four employees.
- The number of small businesses, the most common type of business in Area “P”, is increasing since 2022.
- Employment is relatively diverse compared to Area “L”, indicating a more diverse economy. There is potential for growth in service-oriented sectors, particularly if commercial development is encouraged and supported through strategic zoning and land use planning.

Objectives:

1. Generate a broad range of economic development opportunities to support employment, economic diversification and business linkages.

2. Promote the Plan area as an affordable and appealing area to live and work.

3. Expand tourism opportunities, including agritourism.

Policies:

Non-Residential Lands and Employment

4. The City of Kamloops, the Village of Chase, and the Sun Peaks Mountain Resort Municipality serve as regional and sub-regional commercial centres, while sub-regional industrial centres are limited to the City of Kamloops and the Village of Chase. Due to their superior access to services and amenities, these communities are acknowledged as the primary sub-regional hubs for accommodating major commercial and/or industrial development.

5. Discourage non-rural development in the fringe areas of the City of Kamloops, Village of Chase and Sun Peaks Mountain Resort Municipality as per the *Fringe Area Policy Guidelines,* as amended or superseded.

6. Acknowledge the significance of existing industrial areas and promote their long-term, sustainable development.

7. Continue to support and advocate for traditional primary and secondary sector industries in the rural areas including forestry and agriculture.

8. Consider commercial and industrial development (beyond the scale of a home-based business) in settlement areas that do not support these activities, on a case-by-case basis.

Innovations

9. Advocate for improved wireless cellular and internet services as a means to encourage unique, innovative and independent businesses to locate and succeed in the Plan area.

10. Establish a connectivity vision for the region around key community objectives to achieve greater economic, environmental and social outcomes.

11. Elevate the Plan area's comparably low cost of living and housing affordability as a catalyst for growth.

12. Establish linkages with other levels of government, First Nations communities, private industry and community organizations to support business retention and attraction and identify new businesses in key priority sectors.

13. Support home-based businesses in residential areas (as permitted by the Zoning Bylaw) that contribute to the local economy, lessen auto-dependency, respect the natural environment and water resources, and enhance neighbourhood character.

14. Support the TNRD Film Commission's mission to attract and encourage motion picture and digital media productions that will result in expenditures in, or exposure of, the Thompson-Nicola Film Commission area. Encourage hiring of local residents and businesses in film production activities.

15. Acknowledge the role of post-secondary institutions in fostering innovation and pursue collaboration with Thompson Rivers University on economic development initiatives, including innovation hubs and maker spaces

Tourism

16. Encourage the growth of tourism as a base industry that will help the region diversify its economy.

17. Acknowledge and promote the variety of lakes and associated activities throughout the Plan area.

18. Protect scenic landscapes and view corridors along the Highway 5 and Highway 5A.

19. Promote four season outdoor recreational activities as key visitor destinations.

Agricultural Areas

20. In accordance with ALC policy and Zoning Bylaw compliance, support small-scale and low-impact tourism and low impact commercial uses that support the needs of rural and farming communities.

21. Encourage support for the agriculture industry and local food production, especially diversification and marketing of locally grown foods, farm gate sales, farmers' markets, energy efficient greenhouses, waste wood heating systems with carbon capture for greenhouses and incentives for farmers and their families to remain on their land.

Advocacy Policies:

22. Liaise with all levels of government to identify areas to expedite and streamline development approval processes.

23. Support the Thompson-Nicola Film Commission's *Film Studio Site Servicing Feasibility Report* which identifies potential film studio sites either in the Plan area, City of Kamloops or Tk'emlúps te Secwépemc's Industrial Land.

Part 6 | Quality of Life – Our Community Amenities

6.1 Context

Quality of life, in the context of this Plan, means one's feeling of wellbeing and fulfillment resulting from external factors. Social, natural, cultural and heritage resources are the tangible external assets that play a large role in contributing to one's quality of life. "Place attachment," the affective bond between people and places[32], is a significant motivating factor in the Plan area. It inspires social networks and creates human capital, intangible and tangible, and thus a sense of community and potentially, a personal sense of contentment.

Plan area residents expressed a strong sense of place, attachment to their rural environments, and particularly the social support provided in their respective communities. Social capital and place attachment are quality of life assets that will be central in sustaining these communities.

The policies in Part 6 speak to the community aspirations, identity, and pride shared through Plan consultation, which in turn will support this area as a desirable place to live, work and play. Historically, the TNRD has not undertaken any formal social planning, thus this is a departure for Planning Services.

6.2 Community Social Infrastructure

Social inclusivity, accessibility and acceptance form the three legs of any civil society's 'stool'. Place attachments, place identity, sense of community and social capital also form critical parts of person-environment transactions that foster the development of 'community' in all its physical, social, political and economic aspects[33]. Collectively, these play directly into the Plan area's social infrastructure. Despite documented economic and population challenges, the input we have received indicates that the community's social infrastructure is vibrant.

Social infrastructure is made up of the interdependent mix of facilities, places, programs, projects, services and informal networks that maintain and improve the quality of life in a community[34]. Social networks and the ability to connect, underwrite the North Thompson community spirit and help it cope with demographic change. Plan area residents made it clear that social interaction

[32] Altman, Irwin, and Setha Low, 1992.
[33] Manzo, Lynne and Perkins, Douglas D., 2006
[34] Government of Western Australia, 2012.

was an important factor that contributed to their continued residency. Social cohesion and social capital are invaluable strengths that retain and attract residents, encourage economic resiliency and help people adapt to change.

Social Inclusion and Accessibility

This OCP reflects the commitment to elevating our social experience by promoting diversity, tolerance and inclusion. This commitment will help communities remain livable and fulfilled for all residents and visitors over the long term. Given the challenges of population decline and aging, Plan area communities will benefit by in-migration from other towns, provinces and countries. Given a socially inclusive supportive community, new residents can feel valued and be inclined to stay.

Social Opportunities

Opportunities to connect in a rural context are more challenging than in urban settings: it requires intent. These limitations are more pronounced with an aging population and given mobility issues. The strength of the Plan area's existing social networks may leverage additional social and economic opportunities to help communities move forward. For example, opportunities may exist to develop services or infrastructure through various forms of smart partnerships.[35] These partnerships can take the form of **horizontal shared service models** between two or more local governments (or First Nations) or **vertical shared service models** between local government and community organizations.[36] For a concrete example: either of these models could be used to provide improved lake access to Pinantan Lake. Local residents expressed interest in better access to their lake.

Regardless of where one lives or their age, electronic or wireless social networking opportunities are critical for today's communication. For residents, especially youth and small business owners, the inability to interact electronically (high-speed wireless internet and cellular service) is one of their greatest concerns. Improvement objectives are identified in Part 10. Other social opportunities requested by residents include the development of a day use recreation/picnic area on a portion of South Thompson River foreshore in Pritchard, agri-complex in Knutsford and community hall/open skating rink in Pinantan Lake. Support for additional social opportunities, including farmers markets and community barbeques, will expand the current network of social interactions, advance personal relationships and increase social value.

Social Activities

Plan area communities currently host a range of social activities throughout the year from the annual Heffley Creek Hall Show and Shine to the Chase Music on the Lake to the Kwséltkten Farmer's and Artisan Market. These and other events play an important role in quality of life and serve as catalysts for other social opportunities. In addition to economic benefits derived from

[35] Ryser, L. et al. *Learning from Smart Services and Infrastructure Projects in Rural BC: Final Report.* p. 23
[36] Dollery, B. et al. pp. 217-231

increased tourism, festivals and special events expand the tourist season, provide cultural and educational opportunities, foster community pride, and contribute to sustainable development[37].

Historic regional governance and consultation often overlook the views of young people. In this OCP, youth retention and attraction need to be considered in the context of a continued strong economy. To maintain a strong economy and infrastructure base, there needs to be a reason for youth to stay or return to this area. Staff engaged a class of Chase Secondary School Careers class with a written survey and then met with them in person. A range of issues were discussed in a vibrant discussion with the youth. Most described the lack of recreational activities and their desire to leave town for larger urban centres. The following is a summary of popular issues/concerns:

- General likes: peace and quiet, rodeo grounds in Pritchard, Little Shuswap Lake, hunting and fishing, camping, hockey rink.
- Need for better cellular phone and internet service.
- Concern was expressed about their ability to live the Canadian dream of owning a single family dwelling – housing becoming unaffordable.
- New commercial recreational activities needed in the Chase area including arcade, Tim Hortons/Starbucks, trampoline park.
- Need for more social activity in the school and community including organized sports.
- Desire for a recreation centre with indoor and outdoor pools.
- Lack of employment opportunities.
- Lack of adequate health care services.

Volunteerism

An expanding global economy and its impacts on the Plan area means greater attention is paid to social infrastructure. As such, rural areas and small towns must nurture their place-based assets,[38] including the voluntary sector. Volunteerism was critical to establishing area communities, including the construction of several communal facilities in the Plan area. Voluntary organizations, such as the Pritchard Community Association, Pritchard and South Thompson 4-H Clubs and *Heffley Lake Community Association* create opportunities for social interaction that, over time, mature and nurture paths

[37] Government of Alberta, 2011. p. 2
[38] McDonald, C. et al. p.346-356.

by which residents get things accomplished. These can lead to innovative capacity building through experience, trust and the acquisition of new skills.[39]

With the demographic changes in the Plan area, the voluntary sector will continue to play a crucial role in helping rural communities. Viewed in the context of social 'infrastructure', volunteerism enhances quality of life, reduces out-migration,[40] and even possibly encourages in-migration. For these reasons, nurturing volunteer groups that promote social activities is critical to the Plan area's future social infrastructure and quality of life. An aging population will be a challenge unless younger residents become new community champions in their respective neighbourhoods.

Objectives:

1. Acknowledge the vital role of service organizations and social infrastructure in fostering healthy, inclusive, and supportive communities.

2. Support increased health services.

3. Encourage coordination, efficiency and compatibility of health and social services.

Policies:

4. Commit to policies and programs that support resident retention and attraction.

5. Advocate for and support volunteer organizations that contribute to quality of life.

6. Develop age-friendly communication that corresponds to all ages and access abilities.

7. Support the formation of neighbourhood associations that advocate for the shared interests and goals of residents.

8. Monitor and address the changing needs of the aging population, ensuring that social infrastructure continues to meet the needs of all residents.

9. Continue supporting initiatives and events that foster civic identity and pride.

10. Balance community safety, energy, and dark sky preservation in the selection and installation of lighting infrastructure in public spaces, commercial enterprises and public roads.

11. Acknowledge that successful aging in place in rural communities depends on improved rural home support services.

Advocacy Policies:

12. Support and advocate the TNRD's 2023-2026 Accessibility Plan.

13. Encourage the Ministry of Health to establish a mobile health unit and improved home health care in the area.

[39] Ryser, Laura and Halseth, Greg, (2014). p. 43
[40] Ryser, Laura and Halseth, Greg, (2014). Ibid.

6.3 Parks, Recreation & Open Spaces

The Plan area's economy has become more reliant on our natural environment's attractions and the parks and protected areas therein. Access to parks, trails and recreation spaces is essential to maintain quality of life and the social sustainability of Plan area communities. There is no legislated definition of "park", but a recent court case defined it as ground set apart to be used by the public as a place for rest, recreation, exercise, pleasure, amusement and enjoyment.[41] The Plan area includes provincial parks, trails and recreation sites, one community park owned or maintained by the TNRD, land dedicated as "park" on subdivision plans, and private playgrounds/amenities within shared interests and manufactured home parks. These are major assets that support a new economy in the Plan area.

The Pillar – Pillar Lake
Photo Credit: Brie Dinsdale

Community survey responses confirm that residents have a strong attachment to parks and recreation lands and value their ease of access to Crown land. Westwold residents were clear that their large acreages were like personal parkland areas. Residents from the Jamieson-Sullivan Range and Shuswap Highland area highly value their freedom to access lakes, mountains, trails and skiing at Sun Peaks and Harper Mountain.

Crown Land

Of the ≈373,000 hectares that comprise the Plan area, ≈277,000 hectares are Crown land. All watercourses, provincial parks, recreation sites and protected areas are Crown with the remainder being primarily unsurveyed Crown land. Crown land and watercourses are regulated under provincial legislation and managed through provincial land use management plans.

BC Parks manages 44.1 km² of provincial parks and Recreation Sites and Trails BC manages 44.1 km² of recreational sites as well as 578.8 km of recreation trails in the Plan area. Provincial parks are protected areas managed for recreation and ecological values. Recreation sites and trails are located on Crown lands that are managed for multiple values, including forestry and mining.

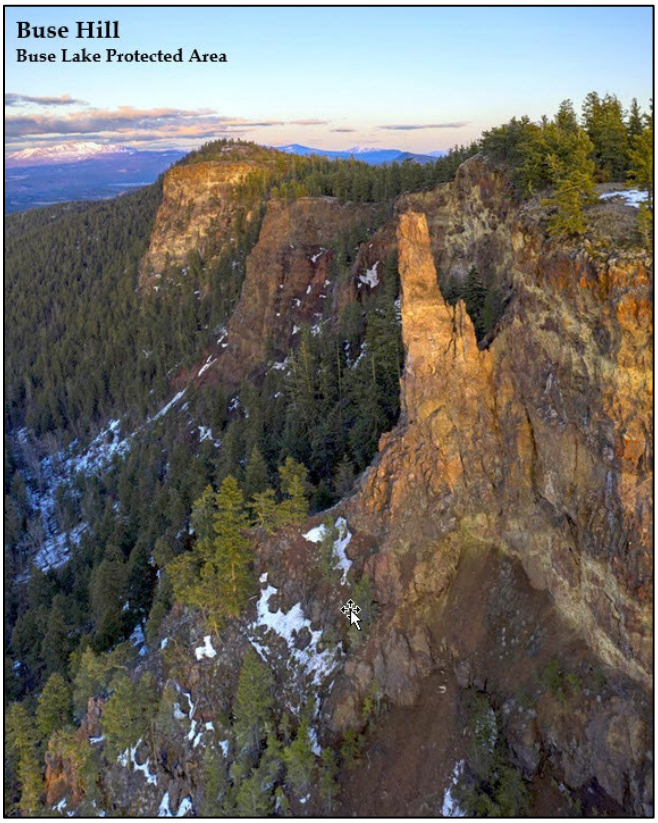
The Plan area also includes one designated Protected Area. Protected areas are established by order in council under the *Environment and Land Use Act. The Environment and Land Use Act* is a broad piece of legislation which empowers a Land Use Committee of Cabinet to ensure that all aspects of the preservation and maintenance of the natural environment are fully considered in the administration of land use and resource development.

[41] Harding, Reece and Quattrocchi, Michael (2018). p. 93

Protected Crown lands of note in this OCP include:

- **Roche Lake Provincial Park** is 2,041-hectare park 36 kilometres south of Kamloops and 70 kilometres north of Merritt. The park, the largest park in the Plan area, protects a series of world-class trout fishing lakes with rustic camping facilities in a forested plateau setting. Private parcels, including Roche Lake Resort, are within the park. Forests in the park are a mix of old-growth Douglas-fir, mixed species stands and younger regenerating forests. A large component of the park's lodgepole pine is impacted by mountain pine beetle. Old forestry access roads provide year-round access to fishing, hiking, cross-country skiing and motorised recreation opportunities in a semi-remote setting. Livestock graze throughout the park on a rotational basis. Species at risk have been noted in the park. Six red- or blue-listed plant species have been recorded as potentially occurring in Roche Lake Park including a thick stand of rivergrass (Scolochloa festucacea), a red-listed species, in a small stream.[42]

- **Paul Lake Provincial Park** is currently 728 hectares in size, with park on the north and south shores of the lake. Designated as a Class A park in 1961, the park occupies over half of the shoreline of Paul Lake and is comprised 90 vehicle-accessible campsites, day use area and car topper boat launch. The park is one of the most popular parks in the Plan area, with the day use area experiencing an increase in usage from 85,145 visitors in 2017 to 116,139 in 2021. The park includes interior Douglas-fir forests, including stands of old growth. It protects habitat for the falcon, white-throated swift, bald eagle, coyote and mule deer. The limestone cliffs of Gibraltar Rock tower over the park and lake.[43]



- **Niskonlith Lake Provincial Park** is a 238-hectare park located just northwest of Chase. Established in 1975, the park comprises 29 vehicle-accessible rustic campsites and a car-top boat launch. The area is representative of the Interior Douglas-fir zone's moist warm and very dry hot sub-zones with evidence of old growth Douglas-fir specimens in the park.[44]

- **Buse Lake Protected Area** is located approximately 20 kilometres southeast of Kamloops on the old Vernon Highway. The 212 hectare protected area takes in Buse Lake and the steep forested slopes and cliffs of Buse Hill. The protected area was recommended as a special features protected area through the Kamloops Land and Resource Management

[42] Roche Lake Park Management Plan (2013). pp. 7-10
[43] Paul Lake Park Management Plans (1996 and 2022). Various sections from both plans.
[44] Niskonlith Lake Provincial Park Purpose Statement and Zoning Plan (2003). pp.2-3

Plan (LRMP) to include the unique alkaline conditions of Buse Lake and to capture a representative example of the landforms and forests of the Robbins Range.

- **Adams Lake Provincial Park – Bush Creek Site and Tsutswecw (Roderick Haig-Brown) Provincial Park** are both partially within the eastern extent of the Plan area on the south end of Adams Lake and the full length of Adams River. Despite only being partially within the Plan area, each park has outstanding recreation opportunities and conservation values that are of regional, provincial, national and international significance, especially Tsutswecw. Used as a Boy Scout camp until 1988, Bush Creek is comprised of over 2500 metres of high-quality beach frontage and a significant archaeological site. Tsutswecw is comprised primarily of valley bottom and delta riparian habitat, a habitat considered among the most biologically diverse, yet the most threatened in the Southern Interior.[45][46]

Other BC parks of note include Banana Island, North Thompson Oxbows – Jensen Island and Tsintsunko Lakes provincial parks.

Local Parks and Recreation

Regional parks are generally more accessible to residents from the entire region where community parks are more localized to neighbourhoods. These parks either highlight natural geography or offer other unstructured forms of day use recreation like ball parks. Board policy sets the criteria for establishing new TNRD regional parks. A community park serves nearby residents' needs within a neighbourhood, municipality, or rural area. The regional parks service funds the maintenance of the South Thompson Buoy System, a navigational buoy system for boaters that stretches from the Chase Bridge, at the headwaters of the South Thompson River, to Kamloops Lake. Keekwillie Park is the only community park in the Plan area, located in the Del Oro area. Subdivision parks are those pocket parks, required as part of subdivision pursuant to the *Local Government Act*, that provide localized recreation opportunities. Corona Hills Park is the only subdivision park, located east of Chase off Chase-Falkland Road.

Keekwillie Park - Monte Creek

Objectives:

1. Ensure an adequate supply of natural areas, green spaces, and outdoor recreation areas are designated as parkland.

2. Provide parks and recreational open spaces that are accessible, inclusive and meet the needs of all residents and visitors.

[45] Adams Lake Provincial Park – Bush Creek Site Management Direction Statement (2003). pp. 4-7
[46] Tsutswecw (Roderick Haig-Brown) Park Management Plan (2002). pp. 10-15

3. Ensure the acquisition of parkland benefits the community and supports community objectives and values.

Policies:

4. Support applicable objectives and goals found in the *TNRD Parks and Trails Strategic Plan*.
5. Support promotion of all-season park activities to aid the tourism industry - provided that the use is respectful of the landscape and addresses visitor safety.
6. Support and promote the availability of information regarding historic and other trails, e.g., trail maps, signs, brochures and websites.
7. Support the Ministry of Transportation and Transit in protecting and enhancing lake access sites; determining the appropriate uses and infrastructure for each site in collaboration with residents and community partners; and ensuring that these are well marked, respect environmental and riparian values; supply adequate parking; and inform the public about the purpose of and appropriate uses of water accesses.

Park Dedication Policy

8. The *Local Government Act* requires that at the time of subdivision, up to 5% of the total land being subdivided is to be dedicated as park or 5% of that land value be paid for public park purchase. Given the inventory of parks and open spaces in the OCP area, cash-in-lieu of land dedication shall be requested at time of subdivision in any rural area. If land *is* proposed for park dedication, park dedication may only be considered if in alignment with the TNRD Parks Strategy and any applicable TNRD Parks/Trails Plan, based on the following criteria:
    a. be within walking distance to existing neighbourhoods, other parks, and bodies of water;
    b. contain cultural or natural features of significance (e.g. beach, grassland, viewscape);
    c. average slope should not exceed 15%;
    d. have adequate accessibility for vehicular ingress/egress, if required;
    e. be a safe distance from environmental hazard areas;
    f. be suitable for amenity or stewardship purposes; and
    g. potential for additional park dedication/acquisition on surrounding parcels.

Additional parkland development guidance may also be sought through the BC *Parkland Acquisition Best Practices Guide – May 2025.*

Advocacy Policies:

9. To enable a more equitable trail system, consider new trail developments within the Plan area.

10. Encourage the Ministry of Transportation and Transit to review and maintain existing public lake access points on Pinantan Lake.

11. Work with the Pritchard community on the development of a day use area on the South Thompson River near the west end of the Pritchard Bridge.

6.4 Community & Institutional Resources

Community and institutional resources are those spaces, structures (and people) that promote civic identity and unity and common good service. These include schools, community halls, libraries, community care facilities, and cemeteries. According to survey responses, residents have a great sense of pride when they describe their respective civic spaces, buildings, events and services, considering them vital to their collective well-being. However, residents also expressed deep concern about the state of the local health care system with health care closures, lack of rural service delivery and doctor shortages.

Community healthcare is vital to all those living in the area. Royal Inland Hospital in Kamloops, a tertiary acute care facility, serves as the regional health centre; meanwhile, Chase Health Centre and Sorrento & Area Community Health Centre both offer a variety of health services.

School District No. 73 has jurisdiction over Plan area schools including those noted in Table 7. Given current school enrollment and population trends throughout the remainder of the Plan area, there is no anticipated need for additional school facilities during the life of this OCP.

Table 7: District Schools (public and private)

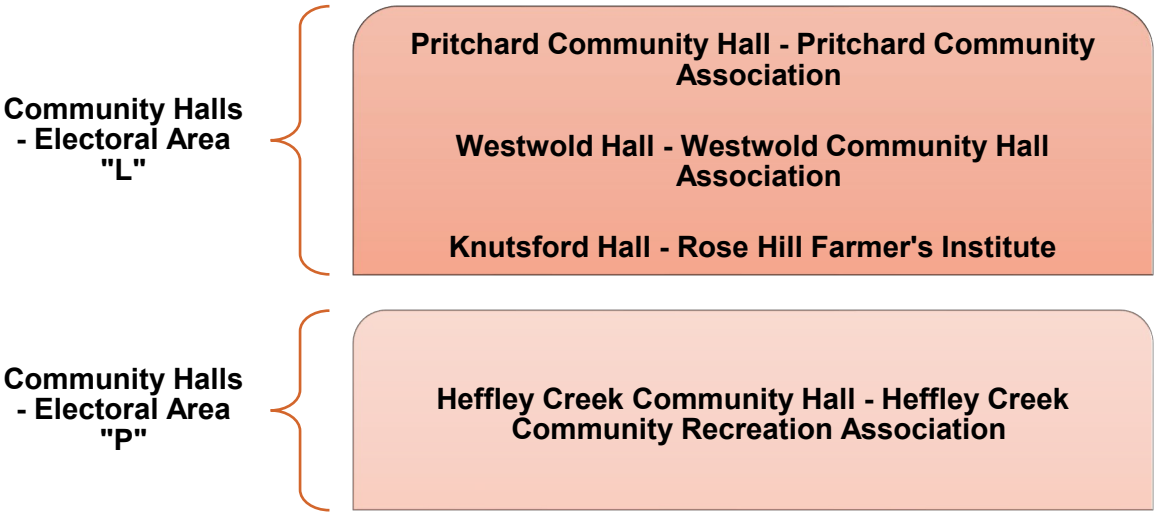
Elementary Schools	• Dallas Elementary (City of Kamloops) • Haldane Elementary (Chase) • Heffley Creek Elementary (City of Kamloops) • Pinantan Lake Elementary • R.L. Clemitson Elementary (City of Kamloops) • Rayleigh Elementary (City of Kamloops) • Sk'elep School of Excellence (Tk'emlúps te Secwépemc Indian Band) • Sun Peaks School (Sun Peaks) • Westsyde Elementary (City of Kamloops) • Westwold Elementary
Secondary Schools	• Chase Secondary School • Kamloops School of the Arts • South Kamloops Secondary School • Valleyview Secondary School • Westsyde Secondary School

Community Halls, Cemeteries and Libraries

Rural community halls embody the collective volunteer efforts that have shaped a community's sense of place and identity. They bring people together and contribute to a strong and vibrant community culture. In rural communities especially, the local arena, community hall or recreation centre is often the heart of the community. These centres are also important spaces for cultural programming and gatherings, which help foster more inclusiveness at the local level[47]. Several halls are located in the Plan area as illustrated in Table 8.

[47] Municipal World. See https://www.municipalworld.com/feature-story/new-life-community-facilities/#:~:text=Community%20buildings%20bring%20people%20together,inclusiveness%20at%20the%20local%20level .

Table 8: Community Halls



No regional cemeteries exist in the Plan area; however, there are other cemeteries including several cemeteries in the City of Kamloops, Chase Cemetery in the Village of Chase, Holmwood and St. Peter's Cemeteries in Monte Creek, Paxton Valley Cemetery, Harrison Cemetery in Pritchard and Westwold Cemetery. Other private and family cemeteries also exist in the Plan area.

TNRD libraries can be found in Kamloops and Chase and the library system works to offer outreach and mobile or outreach services when capacity is available. The Okanagan Regional Library operates the Falkland Library to which many residents visit.

Objectives:

1. Maintain existing institutions and provide new or expanded community facilities consistent with population growth or decline.

2. Promote communication and collaboration with School District No. 73 to maximize efficiency of resources.

3. Direct future institutional and community facilities to Rural Settlement Area or incorporated area.

4. Support existing fire protection and emergency services.

5. Support the coordination and provision of fire protection and emergency services to existing and future residents.

6. Encourage community use of existing and future community and institutional facilities.

Policies:

7. Liaise with School District No. 73 to determine needs and issues as they relate to population trends in all OCP communities.

8. Support efforts by School District No. 73 to incorporate expanded community uses, especially after hour uses that encourage health and wellness, into existing schools.

9. Direct and support the strategic location of new public facilities to existing municipalities or designated Settlement Areas.

10. Continue support for existing community and institutional uses and their critical roles in maintaining community cohesion.

11. Consult with School District No. 73 on development and planning related matters on an ongoing basis.

12. Support partnerships with community groups to operate community facilities and encourage the innovative use of resources and leveraging of funding opportunities to maintain and improve community facilities.

Advocacy Policies:

13. Collaborate with School District officials and the community to explore ideas that will allow Pinantan Elementary School gymnasium to be used for an expanded range of recreational, cultural and educational programs.

14. Support the development of an improved bus stop in the Knutsford area.

15. Encourage School District No. 73 to complement other community facilities and support the community by continuing to make available schools and school grounds for recreation, cultural activities, childcare, and educational programs during non-school hours.

16. Support a new library branch at Sun Peaks. It could be, but not limited to, a Tiny Library, vending machines, or collocation with other services/agencies.

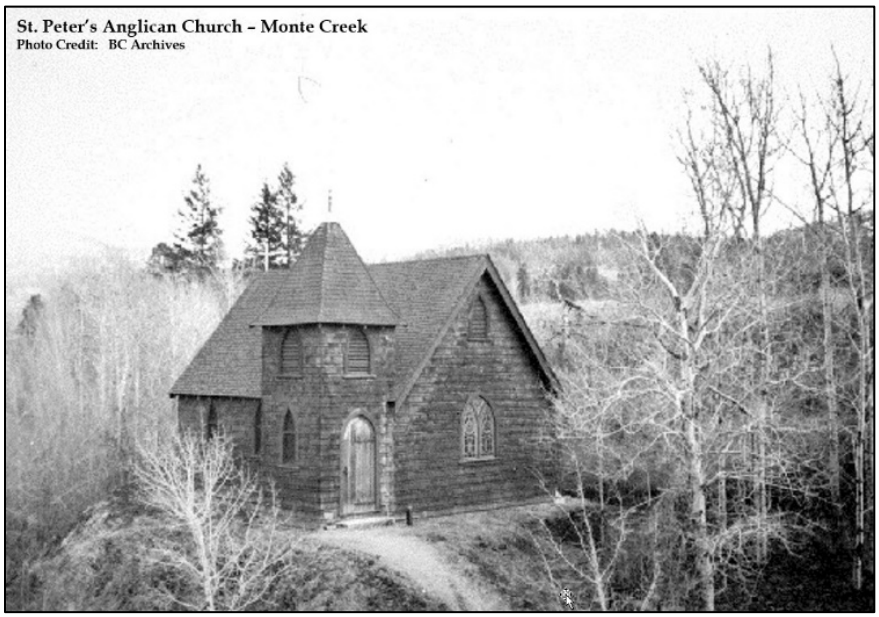
6.5 Culture, Heritage & the Arts

The arts community contributes to cultural, social and economic fabric. Arts in rural places are not just a by-product of the scenery, they play a key role in spurring the innovation that ultimately can lead to economic development and rising living standards.[48] Traditionally, these assets are recognized for their role in contributing to individual and community development, social cohesion and quality of life. From the traditional stories involving the Coyote and the Kukpi7 tree to historic influences introduced through post-contact migration, the Plan area has a diverse heritage of people, places and oral and written histories. Collectively, these comprise *social capital assets*.

The TNRD is committed to working in partnership to help preserve First Nations' culture and history, while promoting and celebrating this heritage through collaboration and shared opportunities. Part of the Plan area's heritage includes archaeological sites – the physical evidence of how and where people lived in the past. Archaeological sites and oral tradition are the only vestiges of this rich history extending back many thousands of years. The Plan area is

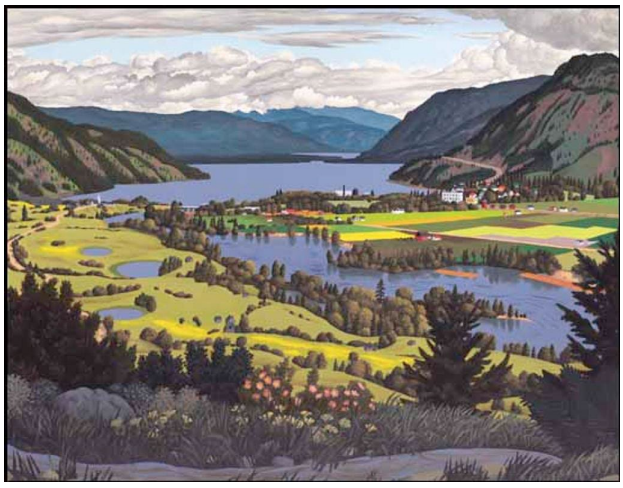
[48] Florida, Richard. *The Rise of the Rural Creative Class.*

home to many recorded and unrecorded archaeological sites. In the interest of maintaining cultural resource protection, this data is not distributed to the public. All recorded and unrecorded sites are protected under the Province's *Heritage Conservation Act*. This protection applies to both private and Crown land and means that you must have a provincial heritage permit to alter or develop within an archaeological site.


St. Peter's Anglican Church – Monte Creek
Photo Credit: BC Archives

In general, residents support preservation of heritage buildings, but at the same time feel there is a need to recognize the financial burden associated with restoration of heritage buildings where they have not been maintained and are in a state of disrepair. Many post-contact heritage buildings/sites exist within the Plan area, many of which link the past to the present and help establish a sense of place in many of the Plan area's communities.

An extended service for the purpose of providing the heritage conservation function exists in the Plan area. Further efforts for heritage preservation and recognition have been undertaken more recently with the addition of a one building (St. Peter's Anglican Church) to the *TNRD* Community Heritage Register. The Register formally recognizes heritage sites, enables staff to monitor proposed changes to sites through an approval process and, in some cases, allows an owner to access federal and provincial funding to assist with maintenance, restoration, and conservation.



Arts and creative activities can profoundly affect the ability of a community not only to survive challenges but to thrive.[49] A 2017 study finds a strong statistical association between the arts and innovation, and economic dynamism in rural areas. Arts are a direct force in rural innovation, not just an indirect factor that helps attract and retain talent.[50] Although each community exhibits local artistic talent, the North Thompson Arts Council supports artists of all disciplines within the Valley and is viewed as the most proactive association within the Plan area. An example of local art is noted on the previous page. Edward John Hughes completed this piece named *South Thompson Valley at Chase BC*.

[49] Duxbury and Campbell. p. 112.
[50] Florida, Richard. p. 4

Objectives:

1. Support and promote the local art, culture and heritage of all people.

2. Support the identification, protection, and conservation of heritage resources, including historical buildings, pre-contact archaeological sites, First Nations cultural heritage resources, intangible heritage[51], and historic trails.

3. Support and provide a diverse array of arts, cultural and heritage programs and events.

Policies:

4. Support community events, festivals and cultural programs celebrating and contributing to all cultural identities throughout the Plan area.

5. Support partnerships with local community groups, educational institutions and other non-profit societies with a focus on leveraging funding opportunities to support local arts and cultural opportunities.

6. Promote and recognize local arts, culture and heritage sectors as recreational and tourist attractions providing sources of employment and economic prosperity.

7. Support the work of community-based service groups and organizations in bringing communities together through arts, culture and heritage festivals and events enhancing social connectedness and cross-cultural understanding.

8. Support the integration of public art in the development of public facilities, parks and trails with preference for local art created by local artists.

9. Encourage and support the creation of spaces that are conducive to the pursuit of artistic expression and learning.

10. Cooperate to protect cultural and heritage sites by maintaining open and transparent lines of communication with all Plan area First Nations.

> ***Intangible heritage*** *(often called intangible cultural heritage) refers to the living traditions, practices, expressions, knowledge, and skills that communities, groups, and individuals recognize as part of their cultural identity. Unlike tangible heritage (such as monuments, artifacts, and buildings), intangible heritage is not a physical object—it is passed on from generation to generation through practice, performance, and oral transmission.*
>
> *It is considered living heritage because it evolves as communities adapt it to their environment and pass it on to future generations.*

11. Where possible, property owners should modify or be prepared to modify development proposals to avoid archaeological site impacts as the best means of protecting archaeological resources.

[51] Canadian Commission for UNESCO - https://en.ccunesco.ca/blog/2019/10/understanding-intangible-cultural-heritage

12. All development applications will be reviewed for the presence of known recorded archaeological sites, and for having high potential to contain unrecorded archaeological sites. If a known or potential overlaps occurs, the property owner will be notified if the proposed development is in conflict. Notification may include direction to contact the BC Archaeology Branch for further assistance. Where a subject property (for zoning/OCP amendment, subdivision, or other land development application) lies within an area of moderate or high archaeological potential, as outlined in the BC Provincial Archaeology Branch Remote Access to Archaeological Data (RAAD) database, a preliminary archaeology field reconnaissance may be required before an application can be approved.

Advocacy Policies:

13. Promote existing museums throughout the Plan area as a means to identify community heritage values, celebrate local heritage resources and establish linkages between heritage and economic development.

14. Support a more advanced heritage recognition and plaque program for the Plan area and region.

15. Support expanded First Nations cultural facilities and points of interest in the Plan area.

Part 7 | Natural Resource Stewardship

7.1 Context

For over 150 years, primary resource industries on private and Crown land have helped shape the Plan area's land use patterns. Agriculture, forestry and mining have been the principal industry drivers with each contributing to the Plan area's economy. They will continue to employ residents, provide local food security, and encourage sustainable development provided that both renewable and non-renewable resources are managed responsibly.

7.2 Resource Management

Most lands outside the Rural Settlement Areas are primarily large private holdings or Crown land valued for agriculture, recreational, forestry, rural residential and natural resource extraction or natural amenity conservation. These lands play a significant role in protecting the Plan area's future resource potential and natural amenity values; however, without effective management policies and agency cooperation, extraction and development requests may create future conflicts and environmental degradation.

Crown land activities are influenced by the *Kamloops Land and Resource Management Plan* (LRMP), a sub-regional land use plan developed by the Province for Crown land management. Although the TNRD was a participant in the development of the LRMP, provincial ministries and their respective legislation are the key faculties for provincial plan implementation.

Objectives:

1. Encourage access to and opportunity for development of Crown resources that support community, social, health, education and transportation services and provide future regional economic opportunities.

2. Protect existing large tracts of land and environmentally sensitive features while recognizing existing zoning regulations.

3. Support cooperative efforts to manage the use and access to Crown lands for a wide spectrum of resource values and strengthen relationships with the Province and First Nations.

Policies:

4. Work with communities and provincial agencies to identify access strategies to lake and backcountry resources.

5. Support responsible, low impact open land recreation activities for both motorized and non-motorized backcountry recreation, including backcountry camping areas, emergency shelters and trail development.

6. Work with property owners and ministry officials to effectively plan for proposed land uses throughout the Plan area.

7. Review policies for Crown land use applications and referrals, including clean energy, telecommunications, and aggregate or mining projects.

8. Encourage public environment education programs designed to protect the backcountry and promote responsible backcountry land use.

9. Support an open communication strategy with First Nations in the management, protection and development of Crown land.

10. Encourage the Province to continue referrals of alternative energy proposals involving lands in the Regional District as well as other regulatory agencies for review and comment.

11. Support efforts that improve range and forage conditions, including the continuation of the Invasive Plant Program to help residents protect their land values from the impacts of invasive plants and noxious weeds.

Advocacy Policies:

12. Encourage the Province to manage key Crown land uses including those highly visible foreshore areas adjacent to Pritchard Park.

13. Establish annual or bi-annual joint technical meetings between key provincial agency representatives and local government staff to review land use issues and legislation.

7.3 Resource Extraction

Resource extraction at all levels has historically driven growth and continues to form the foundation for most Plan area communities. Forestry once dominated this part of the region with companies like Weyerhaeuser Kamloops, Tolko Louis Creek, Hanbury and Buff Sawmills (Monte Lake), directly employing hundreds of people and indirectly contributing to all economic sectors. While several dimensional lumber production facilities have closed, Kruger's softwood kraft pulp mill, Interfor's Adams Lake Division and Tolko's Heffley Creek Division mills employ hundreds of people. Today, forestry remains as an economic driver in the region, contributing significantly to local employment and Gross Domestic Product (GDP). The region's forests are managed under Timber Supply Areas (TSAs), including Okanagan TSA and Kamloops TSA, with allowable annual cuts set to manage timber resources.

Munden Ventures Logging – Kamloops
Photo Credit - CFI

Mining predates Confederation in the Plan area and continues to have a significant impact on the local economy with mineral exploration and extraction. New Gold's New Afton Mine and Teck Resource's Highland Valley Copper mining operations have excelled with local production facilities, taking advantage of an abundance of mineral resources and favourable market demands.

Residents also provided both positive and negative commentary related to forestry activity (or the lack thereof) in the Plan area. Some area residents support future forestry and mining as a catalyst to growth.

The more notable mining operations that may expand during this OCP include:

- **New Gold's New Afton Project** is located outside the Plan area but will continue to impact the Kamloops region. New Gold advanced a new East Extension in July 2025 to leverage valuable resources and extend New Afton's mine life until at least 2031. Exploration will continue with possible mine life extensions in the future.

Smaller mining activities, including sand and gravel extraction operations, exist throughout the Plan area and will continue to provide key aggregate resources for development and transportation activities.

TNRD's authority over natural resource extraction is limited to the provisions provided under the *Local Government Act* which requires that an OCP *identify the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction*. Figure 21 identifies known mineral and tenure activities provided by the Ministry of Mines and Critical Minerals. Figure 22 identifies sand and gravel pit activities, also provided by the Ministry of Mines and Critical Minerals.

Plan area residents expressed a range of concerns as follows regarding resource extraction activities in their respective neighbourhoods:

- General concerns with the impacts of new open pit mining operations.
- The Province needs to seriously consider their approach to forest management on Crown lands to reduce the risk of wildfires.
- General concerns with logging within existing watersheds and adjacent to residential areas. If this occurs, then careful planning must be ensured to prevent geotechnical problems.
- Residents wish to have training to manage the forested areas on their properties.
- Residents expressed a great interest in various agricultural pursuits including regenerative agriculture to increase sustainability, offer land leases to small-scale regenerative ranch and bring in experts on rotational grazing.

Figure 21: Mineral Tenures

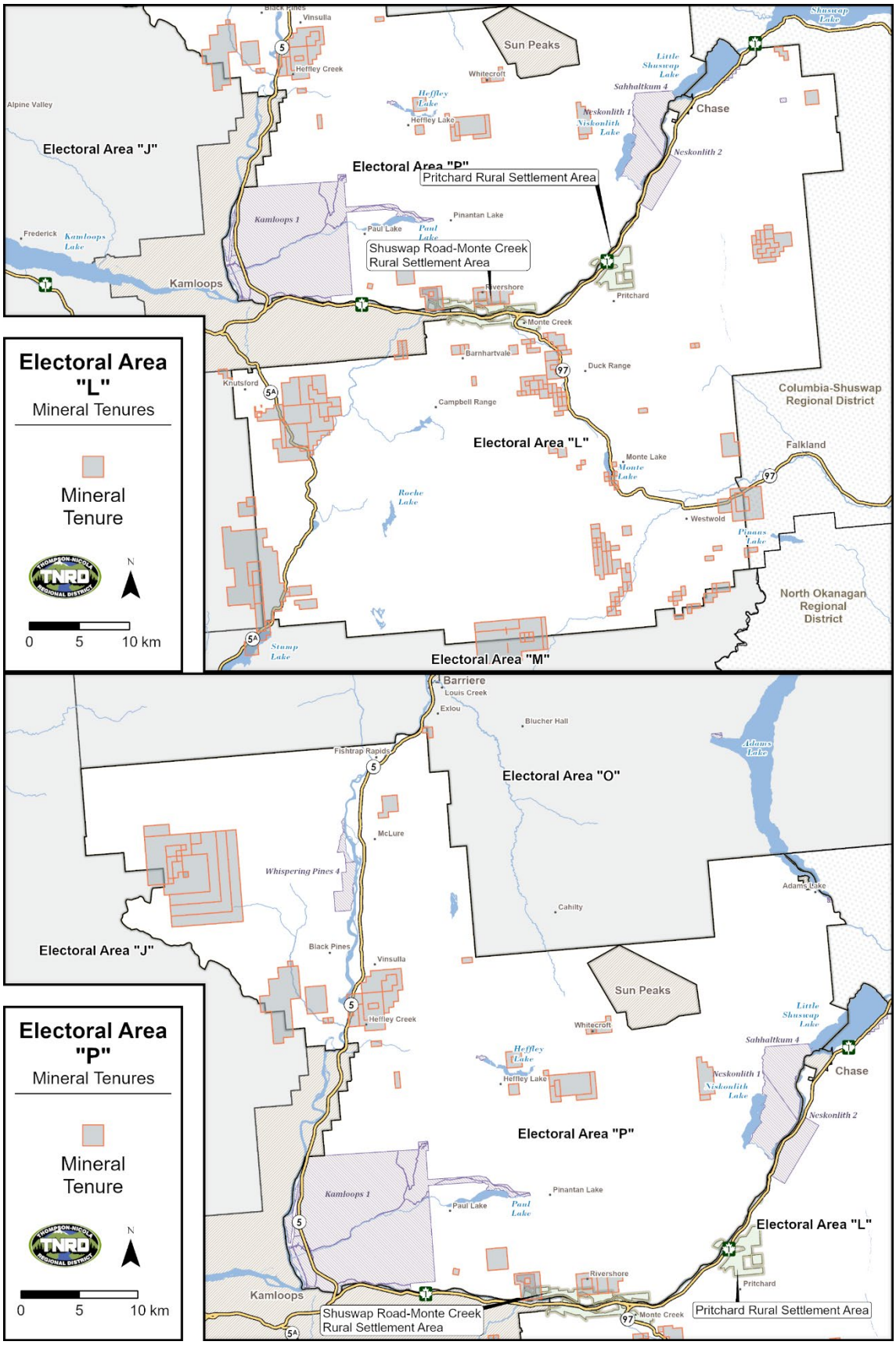
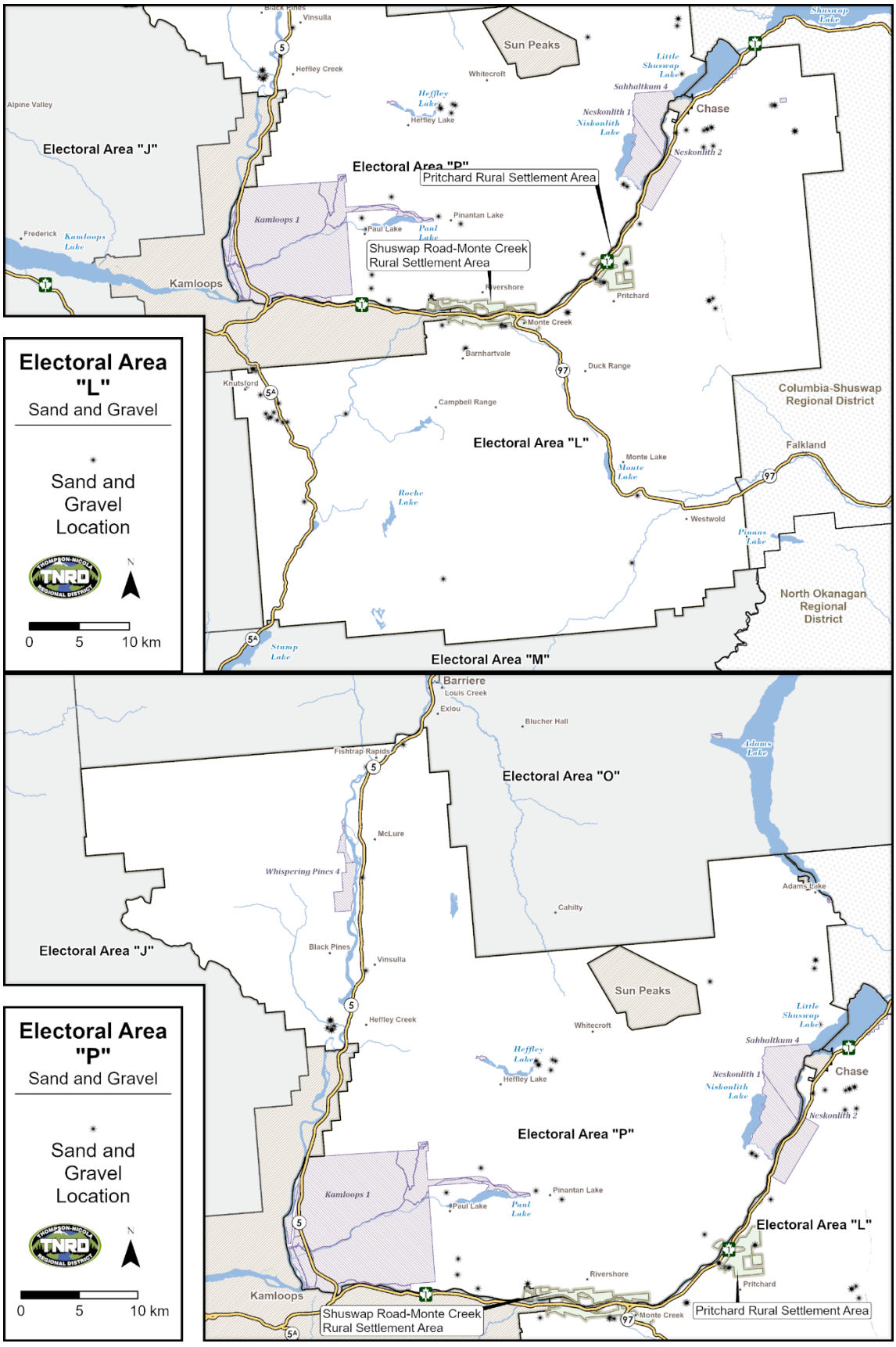


Figure 22: Sand and Gravel Pits



Objectives:

1. Support and protect lands for resource extraction activities within the Plan area.

2. Manage all impacts and conflicts arising from resource extraction activities on human health and minimize adverse environmental impacts on adjacent land uses and the environment.

Policies:

3. Acknowledge the aggregate and mineral resources shown on Figures 21 and 22 as essential non-renewable resources for a range of economic sectors.

4. Protect aggregate and mineral resources from surface developments that may impede the ability to extract under permit. The TNRD will have due regard for these resource values when considering development proposals within the vicinity of these deposits.

5. Lands with high mineral and aggregate potential are encouraged to remain as large parcels to enable extraction with minimal impacts and conflicts.

6. Encourage future economic development opportunities through value-added forestry products.

7. The Province and private landowners shall be encouraged to manage their forest lands through sustainable forestry practices.

8. The Ministry of Forests, commercial forest companies, and private forest landowners are encouraged to implement FireSmart™ recommendations to reduce susceptibility of buildings and property to wildfire.

9. Implement Board Policy No. 13.1.8 (Aggregate & Mining Referrals), as amended or superseded, when responding to aggregate and mining referrals.

10. To obtain public input for all new mine permits and major permit amendments, it is recommended that the Ministry hold a public hearing prior to permit issuance.

11. New sand, gravel and other mineral extraction and processing shall be discouraged near residential neighbourhoods but encouraged to locate on large parcels subject to Board policy and, if required, ALC approval.

12. New extraction operations shall demonstrate that all activity can be conducted in a manner that limits impacts on neighbouring properties, including control of hours of operation, groundwater and surface water impacts, dust control, screening, access, traffic circulation, road residual and site reclamation.

13. Operations located in community drinking water source protection planning areas shall accommodate all source protection plan recommendations.

14. Sand, gravel and other mineral extraction is limited to the excavation, screening and storage of aggregate material derived on-site. Additional processing such as manufacture of asphalt or concrete and other end products must comply with the Zoning Bylaw. Processing activities are zoned in industrial areas or where permitted by Temporary Use Permits under conditions set by the Board of Directors.

15. Encourage mining and reclamation techniques that enable reuse of reclaimed mining lands.

16. Work with the City of Kamloops, Village of Chase and Sun Peaks Mountain Resort Municipality to ensure lands in the fringe area are being developed with regards cross-jurisdictional interests.

17. Support development of Community Wildfire Protection Plans to determine fire risk in the wildland urban interface areas and mitigate risks through measures like structure protection, training and education.

18. The Province, commercial forest companies, private interest groups and First Nations are encouraged to collaborate with an eye to ensuring the sustainability of outdoor recreation in the Plan area's forested lands.

19. Encourage the Province to provide leadership to ensure responsible forest practices on both Crown and private lands.

Advocacy Policies:

20. Encourage the Province to work with the residents of Pinantan Lake to address resident concerns regarding the impacts of logging on Crown land in the Pinantan Lake watershed.

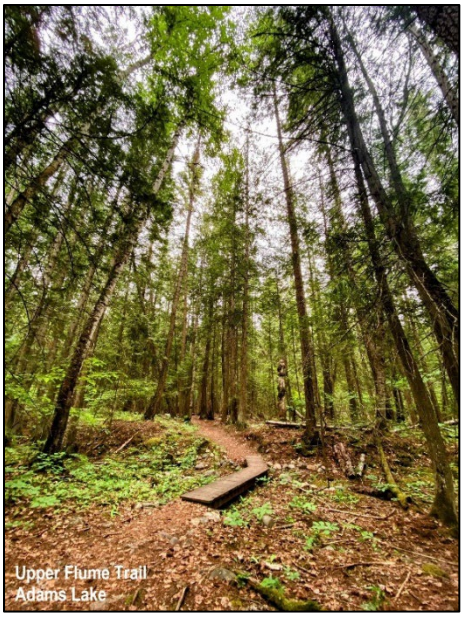
Part 8 | The Natural Environment

8.1 Context

The Plan area consists of some of the most diverse landscapes and climates in the Regional District. It is comprised of 7 different biogeoclimatic zones ranging from the Engelman Spruce – Subalpine Fir heights of Tod Mountain to the placid dry and hot Interior Douglas-Fir areas found in Knutsford and the South Thompson Valley areas. These diverse climates are home to an equally diverse range of flora and fauna. Residents from all Plan area communities expressed a profound interest in natural environment protection and assurance that when development occurs, the natural environment remains a high priority.

8.2 Natural Environment – Geography

The Plan area landscape is comprised of several physiographic geographies found in the BC Interior. More detailed analyses for Plan area communities can be found in Part 4. The Shuswap Highland acts as the unoffical foothills to the broader Columbia and Rocky Mountains to the east while the more arid, northern end of the Thompson Plateau comprises the largest population in the region.



The Shuswap Highland

Most of Electoral Area “P” is within this geographic area that extends from the Wells Gray Park area to the Coldstream Valley east of Vernon and lies between the Thompson Plateau and the Monashee Mountains to the east. It consists of gentle or moderate sloping plateau areas rising to over 7,000 feet (Mount Tod). Past glaciation rounded the ridges

and summits as opposed the jagged mountain profiles to the east. Numerous lakes, including Adams Lake, remain today as legacies of the Pleistocene ice occupation.[52]

Thompson Plateau

Most of Electoral Area "P" is located on the southern end of the Thompson Plateau, a sub-area to the more extensive Southern Interior Plateau. This area is dominated by gently rolling hills upland of low relief dissected by the North and South Thompson River Valleys. Most of Electoral Area "P" is generally flat or rolling hills, a lingering impact from the Cordilleran Ice Sheet. Movement of the ice over the plateau produced drumlin-like forms orients southeasterly and southerly (e.g. Knutsford Knoll). The climate transitions between the drier and warmer climates in the southern Rangeland areas and moister and cooler climates to the north and east. It has warm dry summers and wet cool winters with relatively high snowfall. The diversity of vegetation zones reflects the complex climate fluctuations between the arid grasslands to the south of the South Thompson River and the northern transitional hills, including Bachelor Range, Dome Hills and Ptarmigan Hills flanking the broader Shuswap Highland areas to the north.[53]

An important feature in this area, the Thompson Nicola Lower Grasslands, extend across the southern two-thirds of the Plan area, dominated by bluebunch wheatgrass, Sandberg's bluegrass and sagebrush with low cover of mixed forbs and moderate cover of biological crusts.[54] These natural grasslands represent some of the most fragile and sensitive natural landscapes in the region.

Biogeoclimatic Zones

Of the Province's 14 biogeoclimatic zones, the Plan area is comprised of seven different zones, with additional sub-zones. The three most prominent zones are *Interior Douglas-Fir*, *Bunchgrass*, and *Ponderosa*. The *Interior Douglas-Fir* zone is characterized by warm, dry summers, a long growing season, and cool winters. The *Bunchgrass* zone is characterized by warm to hot, dry summers and moderately cold winters with relatively little snowfall. The *Ponderosa* zone is the driest and, in summer, the warmest forested zone in BC. The hot, dry summers result in large moisture deficits during the growing season. Winters are cool with light snow cover. All three zones cover most of the South Thompson and lower North Thompson River valleys along with grassland areas on the southern plateau.[55] Remote pockets of *Montane Spruce* and *Interior Cedar-Hemlock* exist in the northern portion of Electoral Area "P".

[52] Holland. pp. 73-74
[53] Holland. pp. 71-72
[54] Province of BC. pp.1-8
[55] Lloyd, et.al – pp.26-49

Objectives:

1. Strive to protect the environment and human health and safety by planning for clean water, land and air.

2. Raise public awareness of responsible environmental stewardship practices throughout the Plan area.

Policies:

3. Preserve sensitive ecosystem areas and maintain these areas free of development and human activity to the greatest extent possible.

4. Support and encourage the retention and enhancement of wildlife corridors throughout the Plan area.

5. Advise property owners to research and utilize contemporary best management practices in all areas to minimize human impact on their private property especially private logging operations.

6. Support habitat protection initiatives of the Provincial Ministry of Environment and Climate Change Strategy and Federal Fisheries and Oceans Canada along all watercourses.

7. Support and promote the TNRD's Invasive Plant programs via brochures and website information.

8. Encourage residents and visitors to report any American badger sightings to https://badgers.bc.ca/report-a-badger/.

9. All developments adjacent to watercourses are encouraged to implement Best Management Practices (BMPs) as outlined in guidance from authoritative sources, including Fisheries and Oceans Canada publications such as *The Shore Primer*, *The Dock Primer*, and *On the Living Edge: Your Handbook for Waterfront Living*.

10. Erosion control measures must be implemented for developments near watercourses. These measures should include the use of vegetative and structural stabilization techniques.

11. Require riparian buffer zones as stated by the *Riparian Areas Protection Regulation* (RAPR) with widths determined through ecosystem-specific assessments.

12. Promote the adoption of Low-Impact Development (LID) techniques, as outlined in the *BC Stormwater Planning Guidebook*, including rain gardens, bioswales, and permeable pavements, in all new developments.

13. Implement a wetland offsetting program to ensure no net loss of wetlands, requiring developers to restore or create wetlands equivalent to impacted areas.

Advocacy Policies:

14. Recognizing the interconnection and influence between surface and ground water sources, work with outside agencies to develop a regional aquifer vulnerability map to identify and designate critical groundwater recharge areas as protected zones within zoning bylaws. Prohibit high-impact developments in these areas to prevent aquifer depletion, ensure long-term water security, and protect vital ecosystem services.

15. Encourage a community-based water quality monitoring program involving community partners and Indigenous communities to regularly assess aquifers and streams. Data collected should inform adaptive management strategies.

16. Develop a community watercourse restoration program to rehabilitate degraded streams and wetlands, prioritizing removal of barriers to fish passage and replanting of native riparian vegetation.

8.3 Surface and Groundwater Amenities

Waterbodies comprise a large portion of the OCP area. This abundance of freshwater resources contributes to the Plan area's liveability as well as recreation, aesthetic, agricultural and domestic values.

Streams and Rivers

The North and South Thompson Rivers are the primary rivers in the Plan area. The North and South Thompson Rivers come together in Kamloops or Tk'emlups, which means "where the rivers meet", in Secwepemctsin. The Adams and Salmon Rivers and Paul, Heffley and Monte Creeks comprise the other major rivers and streams. Their collective watersheds, along with groundwater and thus aquifers, are sensitive to upland activities, comprehensive protection strategies are required.

Lake Stewardship

Stillwater resources are abundant in the Plan area, with Adams, Niskonlith, Little Shuswap and Paul Lakes representing the four largest lakes. These lakes, along with others like Pinantan and Heffley Lakes, have easy road access and are home to the largest lakeshore residential areas in the Plan area. There are Crown and private parcels and First Nations lands on most Plan area lakes. Foreshore lands, including those areas below the natural boundary, are public

Little Shuswap Lake

lands and governed by the Province, including docks and buoys. Upland foreshore activities are regulated by the *Riparian Area Protection Regulations* as implemented under the zoning bylaw.

Groundwater Aquifers

Groundwater has become one of the most critical resources in the Plan area. In some areas it is the only viable and economic water supply for private water systems as well as agricultural and non-residential uses. Watershed stewardship through protection of headwaters and aquifers from harmful contamination and over-consumption is a community-based responsibility, all to ensure adequate healthy future water supply.

The British Columbia Drought and Water Scarcity Response Plan is the organizing provincial government framework for drought response in B.C. As the name suggests, the Plan focuses on drought response, rather than drought mitigation, preparation, or planning.

Protecting critical water sources and encouraging conscious and efficient water use supports access to safe and sustainable water sources for the long-term.

Water Supply and Distribution

The major water supply system in the Plan area is Sun Rivers Utilities, which serves the Sun Rivers neighbourhood. Other major shared water systems exist at Del Oro, Pritchard and Rivershore strata. Additional smaller systems exist at different locations in the Plan area.

Groundwater is critical. In some areas it is the only viable and economic water supply for private water systems as well as agricultural and non-residential uses. Watershed stewardship through protection of headwaters and aquifers from harmful contamination and over-consumption is a community-based responsibility, all to ensure adequate healthy future water supply. The Regional District will consider the effects of climate change, the needs of residential and agricultural water users and the sensitive character of groundwater resources when assessing any future development. Protecting critical water sources and encouraging conscious and efficient water use supports access to safe and sustainable water sources for the long-term.

Objective:

1. Manage and protect Plan area surface water, groundwater, and aquifer resources in a sustainable manner to prevent irreversible or undesirable impacts.

Policies:

2. Encourage adherence to the guidelines set out in Fisheries and Oceans Canada publications: *The Shore Primer* and *The Dock Primer,* as well as *On the Living Edge: Your Handbook for Waterfront Living* for all development at or near the waterfront.

3. Support the implementation of TNRD *Lakeshore Development Guidelines* through policy compliance and Development Permit requirements.

4. Any work in and about a watercourse requires a Section 11 Approval/Notification application under the *Water Sustainability Act*.

5. When lakefront property owners seek federal or provincial approvals for dock/moorage development, recommend limiting the number of wharves or docks and encourage the sharing of such structures.

Advocacy Policies:

6. To protect vital water systems, encourage the Province to convene a collaborative roundtable of public and private representatives to align land use planning with current and future ground and surface water resources.

8.4 Sensitive Ecosystems & Biodiversity

The Plan area is flush with a diverse collage of ecosystems stitched together by rivers, creeks and lakes and hemmed in by rugged mountain ranges of all shapes and sizes. Land development has the potential to threaten the health of ecosystems or spread invasive species without careful attention. The Plan area is home to a variety of flora and fauna including species at risk of being lost. Provincial legislation such as the *Wildlife Act* and *Species at Risk Act* protects animals from harm or harassment.

Burrowing owls
Photo credit: Dave Whiting

The BC Conservation Data Centre (BCCDC) assesses and assigns the conservation status of species and ecological communities. The CDC assigns each species to the red, blue or yellow list based on the level of concern about their risk.

The **Red List** includes fauna and flora species that are extirpated (no longer exist in the wild in B.C.), endangered, or threatened with extirpation or extinction. The Plan area includes several Red List fauna species such as the Yellow breasted chat (*Icteria virens*), White-headed woodpecker (*Dryobates albolarvatus*), Western tiger salamander (*Ambystoma mavortium*), Wester grebe (*Aechmophorus occidentalis),* Western harvest mouse (*Reithrodontomys megalotis*) and Sage thrasher (*Oreoscoptes montanus*).

Red List flora species include toothcup (*Rotala ramosior*), Northwest waterfan (*Peltigera gowardii*) and Crumpled tarpaper (*Collema coniophilum*).

The **Blue List** includes fauna and flora that are native species or ecological community considered to be of Special Concern. These lists include species and ecosystems that have threats, declining populations, or restricted distributions and are sensitive to human activities or natural events. These species are particularly sensitive to human activities or natural events, but are not yet classified as Extirpated, Endangered, or Threatened. Blue List fauna species within the Plan area include:

American Badger
Photo Credit: Liz Osborn via iNaturalist
Licensed under CC BY-NC 4.0

- Williamson's sapsucker (*Sphyrapicus thyroideus*);
- Western skink (*Plestiodon skiltonianus*);
- Western screech-owl, macfarlananei subspecies (*Megascops kennicottii macfarlanei*);
- Vivid dancer (*Argia vivida*);
- Spotted bat (*Euderma maculatum*);
- Speckled dace (*Rhinichthys osculus*);
- Short-eared owl (*Asio falmmeus*);
- Painted turtle – Intermountain – Rocky Mountain population (*Chrysemys picta pop.2*); and
- Northern red-legged frog (*Rana aurora*).

Blue list flora species include whitebark pine (*pinus albicaulis*), Rusty cord moss (*Entosthodon rubiginosus*) and Nugget moss (*Microbrynum vlassovii*)

Grasslands

This sensitive ecosystem (including sagebrush steppe) is the rarest type in BC and disproportionately supports about 33% of BC's species at risk. American Badger, Burrowing Owl, Sharp-tailed Grouse, Western Rattlesnake, and many other species at risk depend on this habitat.

As a result of provincial importance and high threats to this sensitive ecosystem, the Grassland Conservation Council of BC was formed to conserve grasslands. Significant areas of grassland have been lost to urban and agricultural development, and it is increasingly important to conserve and steward much of what remains.

Riparian

Riparian vegetation is a sensitive ecosystem that is associated with the increased moisture at lake, wetland and stream edges. Low elevation riparian habitats include cottonwood, some aspen communities and may contain Red listed Water birch – Roses ecological community. Lewis's Woodpecker and Western Screech-Owl, both threatened in Canada, depend on old cottonwoods for nesting. These habitats also support migratory birds with annual declining population trends of ~1% per year (e.g., Veery, Yellow Warbler). These are focal species for recovery of cottonwood habitat. This habitat is not well mapped in the TNRD but is mainly associated with rivers, lakes and other water bodies.

Wetlands

Wetlands are unique ecosystems that provide critical habitat for a range of wildlife species in the Plan area and Thompson Region. As a transition zone between land and water, wetlands provide a range of habitats from wet meadows, wet forests, to open water. About 500 plant and animal species in BC as well as migratory birds are associated with wetlands. Species at Risk in the Plan area that rely on local wetlands include the Great Basin Spadefoot, long-billed curlew and Western Toad.[56]

Other Habitat for Species at Risk

Species at Risk are found within a broad range of habitats within the Plan area but especially those noted above. Other species are wide ranging; they traverse across different ecosystems and multiple habitats, many of which are unmapped. An example of a wide-ranging species is the American Badger (Red List), which frequents grasslands and open forests. Adult males may have a home range exceeding 100 km^2. All told, the TNRD has over 165 plants and animals on either the Red or Blue Lists, many occurring in a variety of habitats and locations throughout the Plan area.

Objectives:

1. Strive to protect the environment, enhance the Plan area's biodiversity, water quality, and air quality, and ensure the health and safety of residents. This will be achieved by implementing sustainable land-use planning and development practices that align with provincial and federal conservation priorities.

Policies:

2. Implement a regulatory framework to protect identified sensitive ecosystem areas from development and human activities. This framework should include a monitoring program to assess the effectiveness of habitat protection measures, using BC's MPAP as a guide for data collection and policy refinement.
3. Require developers to implement biodiversity offsets for any unavoidable ecosystem impacts, ensuring a net gain in biodiversity.
4. Preserve sensitive ecosystem areas and maintain these areas free of development and human activity to the greatest extent possible.
5. Support and encourage the retention and enhancement of wildlife corridors throughout the Plan area.
6. Advise property owners to research and implement contemporary best management practices on their private property to minimize human impact, particularly in relation to private logging operations.

[56] Dyer, pp. 7-9

Advocacy Policies:

7. Work with outside agencies to identify and map sensitive ecosystem areas, including critical habitats for endangered and threatened species, at least every five years to ensure planning decisions reflect new data and align with current conservation priorities. Utilize guidance from Canada's Protected Areas Program Strategic Plan: Vision to 2030 and incorporate principles of Indigenous Protected and Conserved Areas (IPCAs) as well as tools provided by BC's Municipal Protected Areas Project (MPAP) to enhance mapping efforts and biodiversity protection within municipal, regional, and provincial parks.

8. Work with outside agencies to develop a wildlife corridor network plan, identifying and prioritizing key corridors within it and establish guidelines for their protection and enhancement. Utilize successful models, such as the Okanagan Mountain to Kalamalka Wildlife Corridor Action Plan, as a reference. Promote cooperation with municipal, regional, and provincial governments to ensure continuous corridors. Require developers to incorporate wildlife corridor mitigation measures into their projects, such as buffer zones and wildlife crossings. Encourage the use of wildlife-friendly landscaping practices in both public and private spaces.

9. Encourage transportation and other planning sectors to integrate wildlife crossings (e.g., overpasses, underpasses with appropriate funnel fencing structures) in areas intersecting key wildlife corridors to prevent habitat fragmentation and road mortality.

Part 9 | Rural Resilience – A New Development Concept

9.1 Context

In recent years, Plan area residents have endured a range of natural disasters including wildfires, pandemic and drought. In addition, the residents have had to absorb the changes and challenges in a landscape rich area that attracts and retains residents. In the end, this Plan area is a resilient, rural area, built on strong relationships between neighbours and respect for individual choices that value the strength of community. It is also based on a strong respect for the natural environment and its importance to the area's overall wellbeing.

Climate change expected to exacerbate existing climate-related risks that already present potential hardships for rural and resource dependent communities. These include sudden-onset events, such as flooding that damages infrastructure and wildfire, as well as slower developing changes in conditions, such as droughts and the spread of forest damage due to pests like the mountain pine beetle.[57]

Strengthening rural resilience involves identifying and safeguarding existing assets while equipping residents with the necessary resources, policies, and information to enhance this resilience and respond to changing challenges such as development pressures and climate change. Implementing context-specific strategies and tools for planning, construction, development, and environmental stewardship will help manage future growth and reduce associated risks.

Rural resilience may be defined as the capacity of a rural region to adapt to changing external circumstances in such a way that a satisfactory standard of living is maintained[58]. A central priority of this OCP is to promote development and habitation approaches that help residents better

[57] Sander-Regier et al. p. 3
[58] Heijman et al. p. 383

prepare for the impacts of climate change, while preserving the rural character and natural systems that define the area's identity.

9.2 Planning for Climate Change

In recent years, the frequency and intensity of natural disturbance events such as wildfires and floods have increased, and this could be related to climate change.[59] Climate is becoming increasingly unpredictable, not only in mean and seasonal parameters, but also in increasing variability. The Intergovernmental Panel on Climate Change (IPCC) estimates that average global surface temperature will increase by 1.8 to 4.0°C (best estimate) over this century relative to the period 1980-1999 (range of 1.1˚ to 6.4˚C), a substantial increase over the rate of warming (0.6°C), recorded for the last century.[60] All told, climate change plays a role in increasing frequency and intensity of natural disturbances and weather-related natural disasters. Additionally, changes to natural disturbance regimes because of climate change may increase community vulnerability by increased flooding, wildfires, threats to health, safety, and livelihood, and destruction of property and infrastructure.[61]

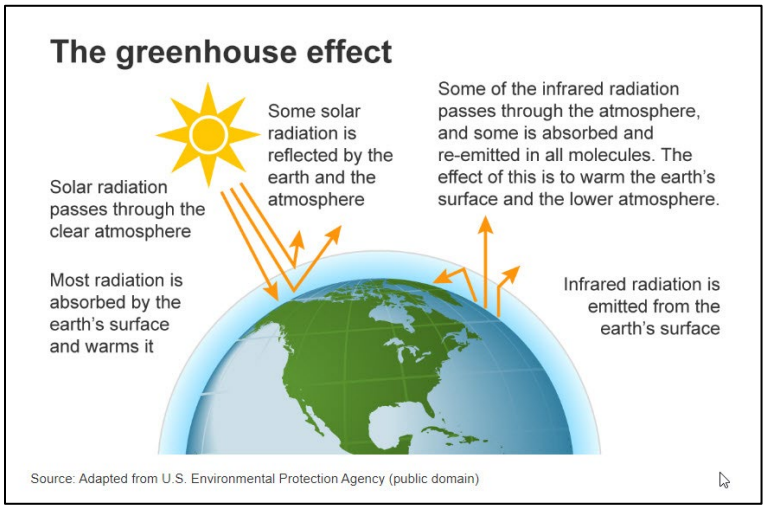
BC's climate has warmed significantly in recent decades with changes in temperature and precipitation exceeding global averages in the southern part of the province. In the Interior Health region, climate change has become a lived reality, especially when considering the heat, flooding, drought and wildfire events of recent years. These events have had measurable impacts on the health and well-being of communities in our region. Moving forward, we can expect the mean annual temperature in B.C. to continue to increase. This overall warming trend and associated changes will drive several climate change hazards in our region, including extreme heat, cold, drought, flooding, wildfires, and smoke.[62] As a result of increasing temperatures and increasing wildfire risk, extreme area burned amounts like 2017 in BC are expected to become more likely in the future. In fact, the 2018 wildfire season in BC burned more area than the record-shattering season of 2017, with over 1.35 million hectares.[63] The shockingly high costs of recent fire events will be unsustainable by mid-century if allowed to occur unabated. Examples of regionally significant catastrophic wildfires include the 2016 Fort McMurray Fire, the 2017 and 2018 British

[59] Krishnaswamy et. al. p. 1
[60] IPCC, 2007
[61] Krishnaswamy et. al. p. 1
[62] IHA, p. 5
[63] Kirchmeier-Young et al. p.7

Columbia fires, and the 2019 Alberta fires. These fires accounted for over $10 billion in direct losses and tens of billions more in indirect economic losses.[64]

According to provincial government estimates, the projected impacts of a temperature increase of 1.3 to 2.7° expected by 2050 along with the average annual rainfall increasing from 2% to 12% in that same time frame will increase growing seasons but a seasonal shift in precipitation towards winter months with hotter drier summers will lead to more severe and frequent drought, soil erosion and new pests. Increasing temperatures and precipitation will reduce snowpacks in the future, increasing winter runoff for most of BC. Importantly, groundwater recharge rates are sensitive to changing climate conditions.[65]

Rural and resource-dependent communities are dynamic entities continually responding to a range of social, economic, demographic and environmental stresses - to which the impacts of climate change must now be added.[66] In the Plan area, these non-climatic stresses include, but are not limited to, changes in policies and priorities dictated by higher levels of government; macro-economic forces that influence local-level economic and demographic restructuring; and extreme environmental events and conditions that can impose considerable pressure on community resources, infrastructure and safety nets. Beef cattle producers, for example, have for several years been confronted with the combined effects of increased global competition from producers elsewhere, and cattle import restrictions in the United States and other destination markets as a consequence of 'mad cow disease' outbreaks. Stresses such as these have occurred during a period when rural communities are aging and, in many regions, experiencing a steady decline in population numbers as birth rates fall and younger residents migrate elsewhere in search of higher education and employment opportunities.[67]



Greenhouse Gas (GHG) Emissions

One of the greatest contributors to climate change is greenhouse gas emissions. There is no specific data on the quantity of GHG emissions generated within the Plan area; however, historic emission inventory data indicates that residential heating accounts for the majority of GHG emissions in the region followed by commercial buildings and solid waste. Emissions from transportation and agricultural operations are also noted as high; however, the data is impartial due to unaccountability and lack of tracking in the sector. Reducing emissions is a significant challenge in rural communities. At the local level, rising energy costs will continue to have a significant impact on the costs of heating, transportation and food at the local level. To help reduce the Plan area's carbon footprint, more emphasis will be required to reduce the Plan area's

[64] Bourbonnais, p.5
[65] Pacific Institute for Climate Solutions. pp.5-6
[66] Sander-Regier et al. p. 1
[67] Sander-Regier et al. p. 2

‘foodprint’ which includes the amount of land required to sustain a diet and the amount of greenhouse gas produced to sustain that diet.

As a participant in the Local Government Climate Action Program (LGCAP), the TNRD receives funding to plan and implement climate action that will reduce emissions, create new opportunities for people in a clean economy, and prepare communities for future climate impacts. The LGCAP program was first launched by the Province of BC in May 2022, for reporting on the 2021 calendar. As part of this program, the TNRD is required to report on its climate actions. Based on the 2023 reporting period, the TNRD reports the following key points:

- Challenges impeding the advancement of climate action in the TNRD:
  - Lack of staff capacity or expertise
  - Lack of financial resources
  - Competing priorities

- Currently, the Province's legislated Greenhouse Gas (GHG) emission reduction targets are 40% by 2030, 60% by 2040 and 80% by 2050, relative to 2007. The LGCAP report confirms that these are the TNRD’s targets.

- Supporting indicators that would be most valuable to the TNRD to advance climate action previously reported through the Community Energy and Emissions Inventory initiative:
  - Housing type: Private dwellings by structural type
  - Residential density: Population and dwelling units per "net" land area
  - Greenspace: Land area that is parks and protected greenspace

- Initiatives the TNRD had completed, ongoing or in-progress in the 2023 calendar year to adapt to and build resilience to climate impacts.
  - Corporate resilience and adaptation policies, programs and actions
    - Monitoring climate risks or impacts (floods, wildfire, etc.)
    - Providing training (adaptation and mitigation skills)
    - Developing emergency/hazard response plans.
  - Community-wide resilience and adaptation policies, programs and actions
    - Collaboration with other communities on resilience planning/initiatives
    - Monitoring climate risks or impacts (floods, wildfire, etc.)
    - Public engagement on climate risks and actions
    - Developing emergency/hazard response plans

- Information the TNRD needs to know to be able to plan effectively for the future the region, with respect to the hazards and impacts.
  - Local knowledge
  - Localized climate modelling and projected scenarios
  - Assessment of potential community impacts
  - Assessment of community vulnerabilities
  - Risk assessment of hazards
  - Mapping of climate change impacts and hazards
  - Projected development
  - Technical expertise to implement solutions
  - Community/partner engagement and support

- The TNRD identifies climate-vulnerable groups as those with high exposure, heightened sensitivity to impacts, and limited capacity to adapt or recover.

Drought – Adapting to a New Normal

Drought is a recurrent feature of climate involving a deficiency of precipitation (for example, rain or snow) over an extended period, resulting in a water shortage for activities, communities or aquatic systems.[68] In BC, combinations of insufficient snow accumulation, hot and dry weather or a delay in rainfall may cause drought. These factors can result in reduced flow conditions in streams and insufficient recharge rates for lakes and aquifers, thereby potentially depleting sources of water commonly utilized for domestic and irrigation purposes.

The Province of BC is responsible for setting the provincial drought levels, licensing water withdrawals under the *Water Sustainability Act*, and regulating water use during times of water scarcity. Drought level for the Plan area is located online at the British Columbia Drought Information Portal. There are six (6) stages in the Provincial Drought Classification system, from Level 0 (average or wet) to Level 5 (exceptionally dry). Below is a quick synopsis of the drought level classification recommendations:

- During Level 0 and 1: water users are reminded to prepare, using normal water conservation measures, realizing streamflow conditions may deteriorate;
- During Level 2 and 3: water users are encouraged to reduce or eliminate nonessential water to support human and ecosystem water needs; and
- **During Level 4 and 5**: water users need to work together for maximum water use reduction to ensure community and ecosystem needs can be met.[69]

In 2023, a large part of the Plan area experienced Drought Levels 2 to 5 from June 8 to November 30, with Drought Level 5 in place from August 17 to October 5. Plan area residents utilize both groundwater and surface water sources to satisfy domestic and irrigation demand. Plan area residents noted in their survey responses that there was concern about the impacts of drought conditions on both their domestic and irrigation needs.

The following objectives and policies represent actions taken throughout this OCP to reduce greenhouse gas emissions through leadership and example.

[68] Adapted from definitions in National Drought Mitigation Centre. *What is Drought? Accessed at What is Drought? | National Drought Mitigation Center (unl.edu),* accessed December 12, 2024.
[69] Acquired from the Provincial website. *B.C. Drought Information Portal,* accessed December 17, 2024.

Objectives:

1. Acknowledge and advance the objectives established through the Thompson-Nicola Regional District's *Local Government Climate Action Program.*

2. Reduce wildfire risk to health and safety of the public, property and infrastructure.

3. Support efforts to reduce waste, energy consumption and greenhouse gas emissions.

4. Encourage energy efficiency in buildings and site design.

5. Improve local water security for agricultural lands, and continue to monitor, assess and manage water resources.

6. Adopt climate change projections as a key indicator for future land use planning.

Policies:

7. Request the Province's continued support in providing the TNRD with the tools and resources necessary to monitor and measure GHG reduction levels.

8. Support the development of renewable energy generation as an economic opportunity.

9. Ensure all Crown land referrals for Clean Energy Projects shall be subject to the Board's *Clean Energy Projects Processing and Referrals Policy No. 13.1.2,* as amended.

10. Implement Firesmart™ vegetation management to mitigate the extreme wildfire risks caused by prolonged drought conditions.

11. Utilize a variety of wildfire hazard reduction methods such as education, development evaluation and approvals and wildfire covenants. Review and update current practices on a regular cycle.

12. Ensure critical infrastructure facilities, including cellular towers and other modes of utility delivery infrastructure, are developed in a manner that use Firesmart™ principles.

13. Continue to raise awareness about recycling through educational initiatives such as newsletters, information guides, and newspaper inserts.

South Thompson Eco-Depot - Pritchard

14. Encourage community stewardship through increased waste diversion, recycling and community clean-up initiatives and support community or private sector solutions to the re-use of materials.

15. Raise awareness about BC Climate Action and energy conservation by making relevant informational material available to all community partners.

16. Provide education and resources to the construction industry about energy efficiency in new construction and renovations.

17. Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings, the use of solar panels to maximize passive solar gain, heat exchange pumps and insulation standards that exceed the BC Building Code.

18. Ensure development supports TNRD greenhouse gasses reduction targets for different sectors (including built environment, waste and transportation) as they are established and updated.

19. Consider transportation alternatives that reduce GHGs and provide residents additional options on how they move throughout the region. Support work from home as an acceptable option to reduce trip generations.

20. Acknowledge that climate change alters the frequency and severity of environmental hazards, creating shifting risks to public health.

Advocacy Policies:

21. Encourage installation of additional electric vehicle charging stations in advantageous commercial or rest areas.

22. Support the farming community's advocacy for the development of new upland water storage compounds.

9.3 Agriculture and Local Food Systems

A sustainable agricultural sector and local food system are increasingly essential components to a thriving and resilient local economy and healthy community. The local food system includes all aspects of food – its production, processing, distribution, and consumption, as well as food waste management, access and education. Careful stewardship of agricultural lands and a thriving local food system are vital to the social wellbeing, culture, environment, and economy for the Plan area.

Monte Creek vineyards

Pritchard – Stoney Flats Harvest

Turtle Valley Bison

The Plan area's supportive soil types and favourable climate have supported a long tradition of farming and ranching. Of all the primary sector industries of the local economy, agriculture has emerged as one of the main sectors throughout the Plan area, creating a rural pastoral atmosphere that remains important for residents and visitors today. Arable lands most suitable for agriculture are found primarily within the Lower North Thompson Valley between McLure and Kamloops, South Thompson Valley, Interior Grassland/Southern Thompson Plateau south of Kamloops and select valleys in the Shuswap Highland. Favourable biogeoclimatic zones coupled with productive soils dominate the Plan area with the most common soil form being light brown chernozems on morainal blankets and veneers, often with a thin loess layer.[70] Today, local agriculture includes forage farms, specialty agri-marketing, local fruit and vegetable growing and animal husbandry operations. Given the Plan area's primary resource climate coupled with the emerging "Grown BC, Feed BC, Buy BC" initiatives, more emphasis will need to be placed on the development and expansion of agriculture operations through the life of this OCP.

According to the Ministry of Agriculture's 2021 *Census of Agriculture*, the TNRD comprises 30.3% of the total farmland area in BC. Further, the total gross farm capital in the TNRD for 2021 reached $13.9 billion. This value represents 26.3% of the total gross farm receipts for all of BC. These values are likely to continue rising as transportation and import costs as well as food security concerns increasingly shift focus to *local* food production. That said, rising BC fuel costs, less than favourable or unpredictable climate conditions, drought and a depleted youth population will be challenges. The success of the Ḵwséltkten Farmers' and Artisans' Markets, Kamloops Farmers' Market, Chase Farm and Craft Market, Falkland's Okanagan Market Place and Sorrento Village Farmers' Market speak to the popularity of local agricultural products. In the community survey, residents strongly support local agri-tourism, farm to table operations and expanded farm product processing. Improvements to and expansion of the agriculture sector will form a critical part of the Plan area's future economy.

Agricultural lands, particularly lands that are within the Agricultural Land Reserve, seek a balance between preserving *and* utilizing farmland for a broad range of uses. These lands support

[70] Province of BC. pp.1-8

extensive agricultural uses, its economic base, and contribute to the Plan area's rural character. The presence of these lands, along with lands that are improved in the future, will ensure that primary agricultural use and associated activities are permitted and consistent with provincial legislation and Agricultural Land Commission (ALC) policies, where applicable.

The TNRD established an Agricultural Advisory Committee (AAC) in 2016 to provide the Board of Directors advice on matters dealing with ranching, farming, horticulture and other agricultural matters. Items that the AAC reviews include the following:

- ALR applications;
- applications to amend zoning and OCP bylaws that pertain to agricultural matters;
- major development proposals with potential to impact agriculture;
- potential future Agricultural Area Plans;
- noxious insect and weed control programs targeting farmland; and
- irrigation, drainage and water management issues if they impact farming.

The combined expertise of AAC members greatly supports staff—particularly ALC staff—in making informed, data-driven decisions grounded in local knowledge.

9.4 The Agricultural Land Reserve (ALR)

The ALR, established by the Province of BC in 1973 under the *Agricultural Land Act*, was implemented to protect and promote BC's remaining arable lands. The ALR is based upon lands' best potential for agricultural use, rather than its present use or parcel size. Agricultural uses are the priority use of land in the ALR. Land capability information collected as part of the Canada Land Inventory (CLI) program is used as a general reference for agricultural potential. The ALR covers 50,859 hectares in Electoral Area "L" and 33,870 hectares in Electoral Area "P". All told, approximately 22.7% of the Plan area is within the ALR.

The Agricultural Land Commission (ALC) is an independent administrative tribunal dedicated to preserving agricultural land within the ALR and encouraging farming in BC. Today, the ALR is administered through the *Agricultural Land Commission Act* and is regulated through the *ALR Use Regulation* as well as the *ALR General Regulation*. ALC staff work with local government to ensure community plans are consistent with these regulations. Policies are intended to generally direct small-lot development and intrusive non-farm uses towards existing municipalities or settlement areas and away from ALR lands. In recent years, the ALC has developed policies to help farmers diversify agricultural operations with a broader range of outright permitted accessory non-farm uses. Plan area ALR lands are shown on Figures 23 and 24 below.

More detailed ALR mapping for a particular property or area can be found on our property-based web mapping application, myRegionView, which can be found at this link: https://tnrd.apps.vertigisstudio.com/web/?app=cff8821de28f48af84adc6bb93bc3b19.

Figure 23: Agricultural Land Reserve – Electoral Area "L"

Agricultural Land Reserve, Electoral Area "L"

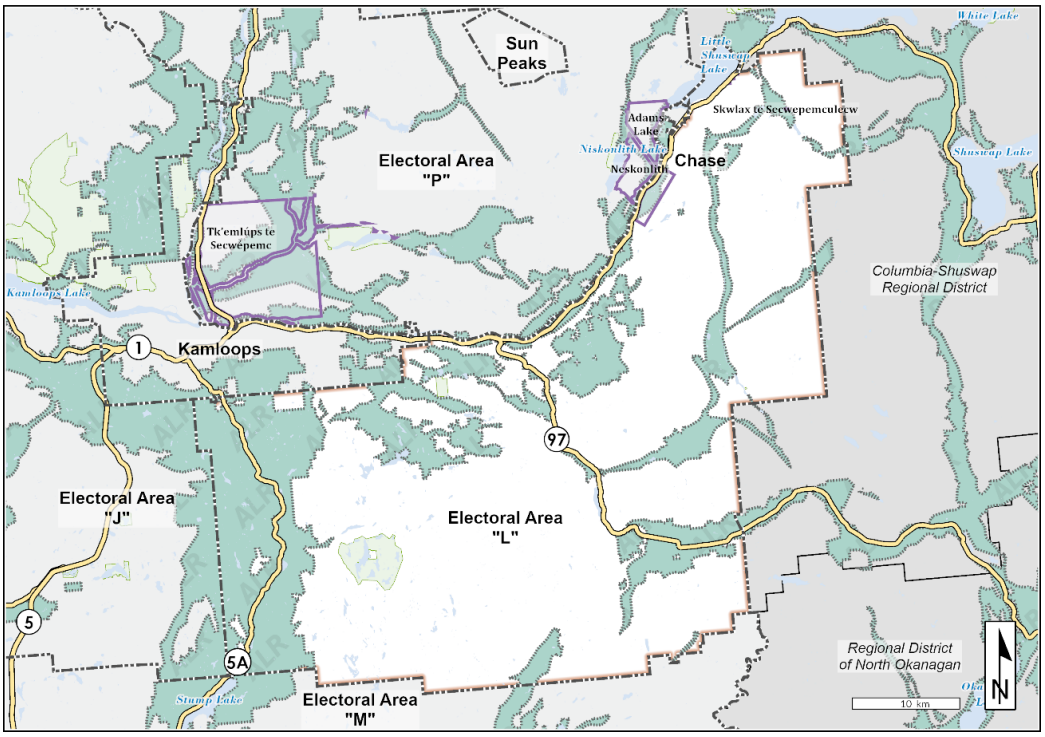
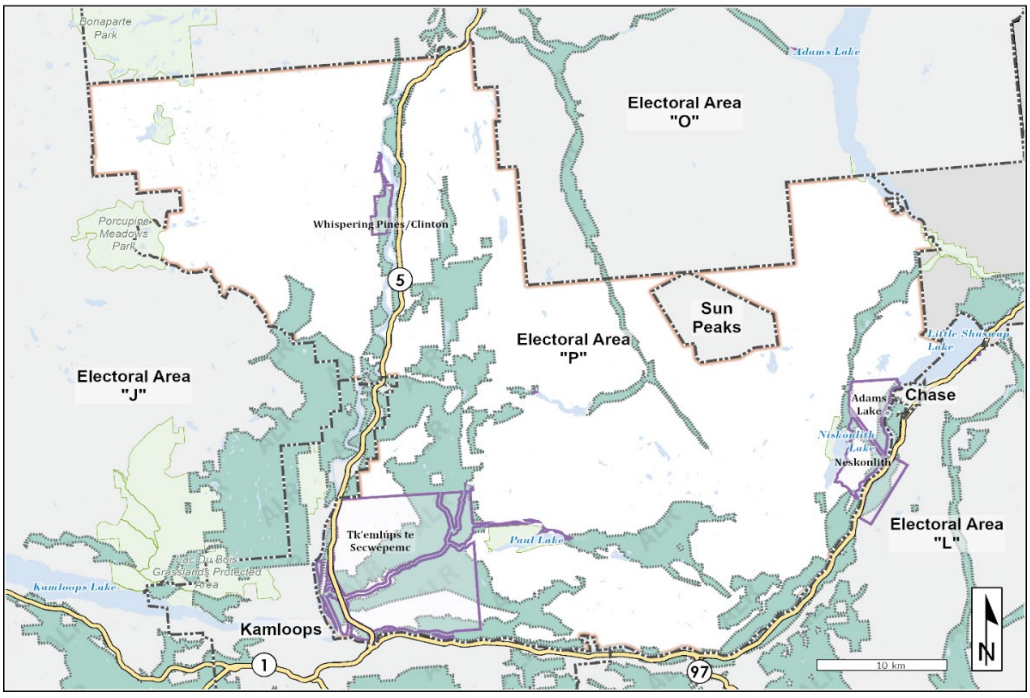


Figure 24: Agricultural Land Reserve – Electoral Area "P"

Agricultural Land Reserve, Electoral Area "P"



Local food systems and arable lands are supported by preserving agricultural land and moving growth to the least arable part of the lands or elsewhere to alleviate precedent setting developments. The OCP objectives and policies are intended to support all parts of the local food system and assist agricultural industry in becoming increasingly innovative, competitive and economically viable.

Objectives:

1. Avoid the fragmentation of farmland.

2. Protect agricultural lands for present and future local food production.

3. Encourage and promote affordable, sustainable and locally produced food sources to reduce the 'food miles' and overall greenhouse gas emissions.

4. Improve local water security for agricultural lands, and continue to monitor, assess and manage water resources.

5. Advance and support creative and innovative ideas for farm income diversity by accommodating opportunities for uses secondary to but related to agricultural use.

Policies:

6. Encourage support for the agriculture industry, local food production and new and innovative ideas that work to reduce the amount of food delivered to Plan area communities, especially diversification and marketing of locally grown foods, farm gate sales, farmers' markets, energy efficient greenhouses, waste wood heating systems with carbon capture for greenhouses and incentives for farmers and their families to remain on their land.

7. Promote the Plan area as an area with significant potential for new agricultural operations.

8. Recognize the *Farm Practices Protection (Right to Farm) Act* to support normal farm practices and reduce potential land use conflicts.

9. Support the provision of services and infrastructure necessary for efficient and sustainable farming operations.

10. Respect historical water rights for stock, agricultural use, and access to water on Crown rangeland.

11. Encourage agricultural practices that enhance natural ecosystems and protect environmental resources (e.g. environmental farm planning).

12. Support best farm management practices in and around riparian areas.

13. Acknowledge the local-scale impacts of climate change on agriculture and work with community partners to advance adaptive actions.

14. Acknowledge and safeguard farm operations and activities when considering adjacent or nearby land uses.

15. Permitted uses shall be associated with those supported on Crown land and by the *Private Managed Forest Land Act*, such as forestry, primary processing, and outdoor recreation uses.

16. Continue work with the TNRD Agricultural Advisory Committee on agricultural issues.

Policies For Lands within the Agricultural Land Reserve:

17. Support the Agricultural Land Commission's mandate of preserving and encouraging the use of farmable land for agriculture. All rural land uses in the ALR must comply with the *Agricultural Land Commission Act* and *ALR Use Regulation*.

18. Permit a range of agricultural and complementary uses in the ALR and encourage value-added and mixed farming activities that improve farm viability.

19. Temporary Farm Worker Housing for commercial farm operations is supported where in compliance with ALR regulations and policy.

20. Encourage agri-tourism/agri-business opportunities, including limited non-farm uses considered complementary to farming (subject to Zoning Bylaw provisions and the *Agricultural Land Commission Act).* Agri-tourism activities must be secondary, incidental, and subordinate to the principal agricultural use.

21. Any application for subdivision or non-farm use in the ALR shall be reviewed and considered by the Agricultural Advisory Commission and TNRD Board of Directors prior to being forwarded to the ALC. Applications must take into consideration benefits to agriculture, history of agricultural use, soils, biogeoclimatic data, topography and other factors applicable to agricultural capability and potential. Agrology and other professional reports may be required to support applications for subdivision within, non-farm use or exclusion from the Agricultural Land Reserve.

22. Applications for exclusion from the ALR are generally discouraged. Any application made to exclude lands from the ALR shall follow the *ALC Exclusion Application Guide*.

23. ALR applications may be supported and forwarded to the ALC for lands that are required for a community, economic development, or civic need, where a greater area or the same or better agriculture lands in the given general area are added to the ALR.

24. Encourage owners of land adjacent to the Agricultural Land Reserve to provide a vegetative buffer between their properties and follow all Ministry of Agriculture policies and best management practices, including the *Guide to Edge Planning Promoting*

Compatibility Along Urban-Agricultural Edges to mitigate impacts related to farming activities.

Advocacy Policies:

25. Encourage senior levels of government to undertake a more comprehensive management approach for resource lands to protect natural ecological functions and resource value.

26. Support and advocate for local farmers and their local products, especially policies and initiatives that support their success.

27. Support the Ḵwséltkten Farmers' and Artisans' Markets, Kamloops Farmers' Market, Chase Farm and Craft Market, Falkland's Okanagan Market Place and Sorrento Village Farmers' Market as outlets for local agricultural and artisan products.

28. Support TNRD programs designed to increase public awareness of invasive plants and the implications of their spread on agriculture.

29. Support educational and awareness outreach programs to farmers to help reduce the risks of surface and groundwater contamination from fertilizers and farming activities, including adequate setbacks from farming components (i.e., application of fertilizers, management of manure, wastewater lagoons and fertilizer storage).

30. Encourage agricultural best management practices, including nitrate management plans to reduce risks of surface and groundwater contamination from fertilizers and farming activities.

9.5 Strategic Natural Hazard Planning

The Plan area is comprised of a broad range of landforms: from glacial and water incised valleys to prairie-like grasslands. Land use varies from small, dense hamlets to lakeshore neighbourhoods to expanses of farming. These terrain characteristics, coupled with diverse ecosystems, result in a range of natural hazards that may warrant site specific technical review prior to commencing development.

Development should avoid natural hazard areas. If it is proposed, then the hazards that may need to be assessed include erosion, flooding, landslips or rockfall, and wildfire. Detailed information for a particular area can be minimal or may not exist. Natural hazards need to be investigated on a site-specific basis.

Any development must be preceded by researching floodplain and slope hazard conditions found on myRegionView at www.tnrd.ca. Most subdivision or site development will require a site-specific geotechnical assessment and/or site elevation survey prior to final approval.

Objectives:

1. Discourage or disallow development on lands subject to known hazardous conditions, unless the hazard has been sufficiently mitigated.

2. Reduce vulnerability to natural hazards and improve community resilience and emergency preparedness and response.

Policies:

3. Direct new development away from lands prone to natural hazard, including soil instability, floodplain and hazardous geotechnical conditions, or those lands identified as hazardous by the TNRD, Province, or other agencies having jurisdiction.

4. Development in a natural hazard area shall not be supported unless the applicant or appropriate authority provides evidence from a qualified professional showing measures to be taken to mitigate risks posed to an acceptable threshold to ensure the intended use is safe and adjacent properties are not impacted.

5. Enhance wildfire resilience through FireSmart™ principles. Expand the implementation of FireSmart™ principles in wildfire-prone areas, mandating the use of fire-resistant materials, the creation of defensible space around structures, and conducting annual inspections.

6. Support education and neighbourhood emergency planning in areas at risk to natural hazards.

7. Continue to require wildfire protection, water supply flood plain and geotechnical covenants at time of subdivision and/or development applications, as needed.

8. Consider how projected changes in climate may increase risks associated with natural hazards when considering new development application including rural subdivision.

9. Discourage or disallow development in any floodplain area. Construction and siting of buildings and structures to be used for habitation, business, industry, or the storage of goods must be approved by the Board via a flood plain exemption and be floodproofed to provincial standards, consistent with the Floodplain Management Bylaw.

10. Establish vegetative buffer zones on slopes steeper than 25% to enhance soil stability and mitigate the risk of landslides.

11. Utilize advanced wetland and grassland modeling and mapping to identify and prioritize the protection of essential ecosystems and corridors. These areas provide vital ecological functions, including supporting wildlife movement, providing pollinator habitat, and controlling erosion.

Advocacy Policies:

12. Support and implement the *TNRD Community Wildfire Resiliency Plans* for Electoral Areas “L” and “P”.

13. Support community resilience by increasing awareness of potential local impacts of natural hazards and continue to provide education and training to individuals, businesses and community groups, and others on how they can contribute to natural hazard mitigation and preparedness within the community.

Part 10 | Utilities, Environmental Services & Infrastructure

10.1 Context

Servicing levels are as diverse as each Plan area community. The Plan acknowledges the advantages of orderly growth and planning of subdivisions and the disadvantages of high density unserviced development or premature unaffordable service extensions.

Most Plan lands comprise of large rural lots serviced with independent ground or surface water sources and onsite sewage disposal systems. There is also a mix of pre-existing, non-conforming residential parcel sizes in the rural hamlets of Whitecroft, Del Oro and Black Pines serviced with community water systems. Pritchard Developments and Osprey MHP are serviced with TNRD community water and sewage disposal systems. Smaller *private* water and sewage disposal systems serve select residential developments, manufactured home parks and recreational vehicle parks.

Residents throughout the Plan area expressed a strong interest in wildfire mitigation planning and improved fire protection. Residents from all Plan area communities expressed a strong interest in improved telecommunication services in the form of faster internet services and expanded cellular communication coverage.

10.2 Water Supply & Distribution

Water is essential for life as we know it. Today, water is under extreme threat from a growing population, increasing demands from domestic, agriculture and industry users, and the worsening impacts of climate change. Surface and groundwater are connected where rivers and streams interact with aquifers by either losing (seeping) flow to the ground or gaining flow when groundwater discharges to a watercourse. This relationship is important to understand as any deterioration to either surface or groundwater will have a detrimental effect on residential well water, tourism, agriculture, wildlife, recreational fishing and other water-related activities. Land

use and development must be carefully planned to minimize impacts on local water resources and maintain the quality and quantity of water for the whole Plan area.

The Plan area is comprised of two primary watersheds: North Thompson and South Thompson Rivers. Activities like land clearing, clear-cut logging, road ditching, and wetland disruption due to development can negatively affect groundwater recharge areas, leading to increased runoff volume and intensity. These actions also degrade both the quality and availability of groundwater, potentially reducing the supply of clean, uncontaminated water during summer or dry periods.

Groundwater

Hundreds of groundwater wells are used as a critical resource for drinking, agriculture, and commercial/industrial uses in the Plan area. In fact, most of the Plan area's improved rural parcels are serviced with drilled groundwater wells. Aquifer water quality and quantity varies with factors that include geological conditions, climate, recharge rates, soils, vegetation cover, sewage disposal methods and cumulative user drawdown impacts. As a rule, aquifer protection combined with sustainable and responsible water management is of paramount importance for those who rely on groundwater, especially given that some of the Plan area's surface water resources are fully recorded.

Contrasting landscapes comprises the most habitable arable lands. Most of the Plan area is within in the *Interior Douglas-Fir* zone which is the hottest and driest zone in the interior of the Province. In stark contrast, the adjacent Shuswap Highland ranges and valleys are primarily within the *Engelmann Spruce – Subalpine Fir* and *Interior Cedar-Hemlock* zones where annual precipitation has traditionally been favourable for recharging existing aquifers. While groundwater quantity and quality are reviewed 'site-specific' at subdivision, sustainable planning must be considered for the long-term viability of groundwater resources for new and existing parcels. For example, in areas of Pritchard, water quantity is becoming a valued commodity as more wells are developed (or redeveloped) for residential and agricultural use in a limited aquifer. In the upper Rangelands areas, historic wells are going dry. Rather than drill new deep and expensive wells, some property owners are opting to install cisterns, and domestic water is delivered by truck from City of Kamloops community water sources. This is highly unsustainable.

In B.C. there are two main pieces of legislation that directly relate to groundwater, aquifers and wells. The *Groundwater Protection Regulation* sets strict standards for the construction and maintenance of wells. The *Water Sustainability Act* is the principal law for managing the diversion and use of water resources. Groundwater wells used for domestic purposes do not require a licence but should be registered with the Province. Non-domestic groundwater use requires a water licence.

Surface Water

Despite the arid nature of most of the Plan area, surface water sources are readily used by property owners for domestic, irrigation, industrial, commercial and institutional use. Subject to the provisions of the *Water Sustainability Act*, water licences and approvals allow people to divert, use or store surface water for agriculture, commerce, domestic use, and power production water storage.

The North Thompson, South Thompson and Adams River watersheds supply a large proportion of Plan area water for both domestic and agricultural uses. In addition, stillwater sources, like Adams, Little Shuswap and Heffley Lakes, provide a smaller but critical proportion of water for domestic and agricultural uses.

The protection and sustainability of surface and groundwater systems is critical to this Plan area, as residents rely on these resources as their primary water supply. This OCP acknowledges climate fluctuations and land use activities influence the quality and quantity of local surface and groundwater resources and is committed to ensuring a sustainable supply of water to the community now, and in the future, both on its own initiatives and in collaboration with senior governments, regional partners and volunteer groups.

Community Water Systems

The *Local Government Act* requires that an OCP identify the location of existing and planned community water systems. For existing systems (or those with 20 or more connections) that provide potable water for domestic and/or firefighting uses, see Table **9** below.

Table 9: Major Community Water Systems

Community Water System	Owner/Operator	Number of Connections
Sun Rivers Utilities	Tkemlups te Secwepemc	1000 (1650)
Pritchard	TNRD	231
Del Oro	TNRD	45
Black Pines	TNRD	42
Evergreen Estates	TNRD	16
Keekwillie Water System	Private	>50
Whitecroft	Private	<50
Roche Lake Resort	Private	<50
Knutsford Knoll MHP	Private	<50
Knutsford Campground	Private	<50
Adams Lake Estates	Private	25
Countryview Estates MHP	Private	55
Paul Lake Waterworks	Private	48
Rivershore	Private	>50

The community of Sun Rivers, located on Tkemlups te Secwepemc, is peripheral to the Plan area. The master-planned community absorbs a lot of new residential density and worthy of mention in the context of land use planning in the South Thompson River Valley. Their water utility, which draws surface water from the South Thompson River, currently comprises 1000 connections with the potential for a maximum of 1650 connections.

The TNRD operates two groundwater-based community water systems: one in Black Pines and the other being Evergreen Estates in the Heffley Creek area. The Black Pines system was

constructed in 1975, with upgrades in 2001 and 2010. The Evergreen Estates system was constructed in 1982. Both systems are treated with sodium hypochlorite. The TNRD does not foresee developing new or expanding existing groundwater-based community water systems for any other communities in the Plan area.

The TNRD operates two surface-water based community water systems, with the Pritchard Community Water System being the largest. This system, sourced from the South Thompson River, was constructed in 1972 and upgraded in 2010. It serves approximately 231 customers. Most of the Del Oro system was developed in 1972, but the utility has received some capital upgrading for treatment improvements in 2004 and intake improvements in 2014. Both systems draw from the South Thompson River and are treated with sodium hypochlorite.

Several other private systems are located throughout the Plan area. These systems include strata developments and shared water on one or more properties.

Objectives:

1. Identify, conserve, protect and enhance the quality and quantity of surface and groundwater resources in cooperation with local and provincial water authorities and landowners.

2. Acknowledge that the quality and quantity of domestic water supply are vital to the community and ensure that land development is carefully planned to minimize current and future impacts on surface and groundwater resources.

3. Ensure that there is a safe and cost-effective supply of potable water for domestic consumption and the service is allocated in a responsible manner.

4. Advocate a strategic approach to community water system management that is consistent with levels of growth and the needs of residents.

5. Collaborate with local water purveyors to ensure water quality and quantity is sufficient and sustainable.

Policies:

6. TNRD owned water systems shall comply with the TNRD *Water Conservation Plan* and *Water System Acquisition and Sustainability Strategy.*

7. Groundwater wells shall be developed in accordance with the Province's *Groundwater Protection Regulation and Health Hazard Regulation.*

8. Private community water system owners are strongly encouraged to ensure that water supplies are adequate to meet current domestic demand and firefighting needs, and the required provincial approvals are in place.

9. Groundwater users require a licence for non-domestic purposes under the *Water Sustainability Act*. Users that divert and use groundwater for non-domestic purposes, such as irrigation, commercial or industrial use, must now apply for and obtain a water licence and pay water fees and rentals.

10. Encourage water conservation for all uses - residential, commercial, industrial and agriculture - including consideration of water confinement measures such as rainwater/snowmelt cisterns as a supplement for irrigation and firefighting.

11. Encourage property owners to conduct voluntary domestic water testing to ensure adequate potability and annual availability. Water quality may change with time, requiring possible adjustments to the treatment train.

12. Current and future water system owners and operators shall maintain their respective systems and provide potable water in accordance with the *Drinking Water Protection Act* and *Drinking Water Protection Regulation*.

13. Investigate the operating costs and capacity of an existing community water system when considering additional densities or reduced number of users.

14. Development shall be encouraged within the existing service boundaries.

15. As part of the subdivision, proponents must demonstrate that an adequate, long-term water supply is available in accordance with the TNRD Subdivision Servicing Bylaw. As part of the additional dwelling approval process, proponents must demonstrate that an adequate, long-term water supply is available similarly to what is required under the TNRD Subdivision Servicing Bylaw.

Advocacy Policies:

16. Support work with adjacent jurisdictions and First Nations to collaborate on areas of shared interest for watershed management including drinking water protection.

17. Encourage agricultural best management practices, including nitrate management plans to reduce the risks of surface and groundwater contamination from fertilizers and farming activities.

18. Encourage educational outreach to the public to support water conservation efforts.

19. Encourage domestic groundwater well owners to register their groundwater wells with the provincial registry

10.3 Environmental Services & Infrastructure

Environmental Services and Infrastructure play a critical role in shaping the community's quality of life, environmental health, and capacity for growth. This section outlines policies and strategies to guide the efficient, sustainable, and coordinated delivery of essential infrastructure services while protecting ecological systems and responding to evolving community and climate-related challenges.

Liquid Waste

Plan area wastewater is primarily managed via on-site sewage systems subject to the BC *Sewerage System Regulation* under the *Public Health Act*. There are two TNRD owned community sewerage systems in the Plan area. The Paul Lake wastewater system, constructed in 1996, serves 106 customers on the south shore of Paul Lake. The Pritchard wastewater system, constructed in 1998, serves 231 customers on the west side of Pritchard. Several private community sewer systems, developed pursuant to the *Municipal Wastewater Regulation* under the *Environmental Management Act,* provide communal sewage disposal. These are located at Rivershore, Knutsford Knoll MHP and Knutsford Campground. Based on best knowledge, there are no plans to expand these existing private sewer systems. Smaller communal systems also provide service to a few lakeshore resort and manufactured home park developments throughout the Plan area.

Sewage disposal systems have a finite lifespan. For pre-existing, non-conforming suburban and lakeshore parcels, replacement sewage disposal systems will require creative site planning and, in some cases, advanced technical analysis and implementation to avoid negative surface and groundwater impacts.

Solid Waste and Recycling

The TNRD solid waste and recycling service includes all electoral areas and municipalities except the City of Kamloops and Village of Chase. Solid waste is accepted at TNRD eco-depots or transfer stations.

Eco-Depots are full-service waste and recycling disposal facilities while transfer stations are generally smaller and provide basic residential waste disposal and recycling services. Eco depots can be found in Heffley Creek and South Thompson in Pritchard. Transfer stations are in Black Pines, Knutsford, Paul Lake, Sun Peaks and Westwold. The TNRD promotes solid waste reduction through the *Regional Solid Waste and Recycling Plan 2018* which sets out the following guiding principles:

- Promote zero waste approaches and support a circular economy.
- Promote the first 3 Rs (Reduce, Reuse and Recycle).
- Maximize beneficial use of waste materials and manage residuals appropriately *to the region.*
- Individuals and firms are enabled to make environmentally sound choices about the generation and management of solid waste through provision of appropriate information, including user-pay and market-based incentives wherever possible.
- Prevent organics and recyclables from going into the garbage wherever practical.
- Collaborate with other regional districts wherever practical.
- Develop collaborative partnerships with interested and affected parties to achieve regional targets set in plans.
- Level the playing field within regions for private and public solid waste management facilities.

Residents described the garbage collection and recycling program as a TNRD service that is very important to their household and their neighbourhoods.

Mosquito Reduction

The TNRD has conducted a mosquito program since 1971. The TNRD Mosquito Nuisance Reduction and Surveillance program targets species of mosquitoes that pose a nuisance for humans, primarily those of the *Aedes genus*, which are also known as floodwater and snowmelt mosquitoes. The program is based on the principles of Integrated Pest Management (IPM), meaning the most environmentally sensitive control methods are considered first. Prevention and reduction of mosquito larval development sites is the first objective of the program. Additional objectives include carrying out surveillance for mosquito larva, control and species identification.

The TNRD carries out mosquito control activities within Electoral Areas “L” and “P” (and Sun Peaks Mountain Resort Municipality.

Invasive Plant Program

The Thompson- Nicola Regional District (TNRD) is comprised of a variety of ecosystems, such as Douglas Fir, Montane Spruce, Interior Cedar-Hemlock, Bunchgrass, and Alpine Tundra. These ecosystems support a rich diversity of plants and wildlife, are the basis for numerous industrial activities, and offer a range of recreational opportunities for residents and visitors. These values are being threatened by invasive plants. An invasive plant is any non-native plant species that has the capacity to negatively impact animals, humans, and ecosystems. They are generally free of the natural predators that keep them in-check in their native habitats enabling them to have a competitive edge over desirable and/or native vegetation.

The TNRD noxious weed control service and the Invasive Plant Committee were created in 1976. The Southern Interior Weed Management Committee (SIWMC) was established as a non-profit society in 1997. Then in April 2017, the Committee and the SIWMC Board agreed to amalgamate both functions into one new comprehensive committee: the Thompson-Nicola Invasive Plant Management Committee (TNIPMC). The TNIPMC works towards protecting environmental, economic, and social values being impacted by invasive plants within the Thompson-Nicola Region. The TNIPMC, administered by the TNRD, encourages multi-party collaboration on invasive plant management, and is comprised of 11 members representing a variety of perspectives, including local and provincial government, First Nations, academia and stewardship. Other functions include education, promoting research, and financial accountability.

The mission of the TNIPMC is as follows:

To facilitate partnerships with government agencies, First Nations, stakeholder groups and the public to reduce the adverse economic, social and environmental impacts of terrestrial invasive plants within the Thompson-Nicola Regional District. The Committee takes action by coordinating invasive plant management efforts and preventing further invasive plant introduction and spread through education and outreach.

Effective invasive plant management is dependant upon coordinating management efforts of all community partners and land managers, including but not limited to, provincial government

agencies, utility companies, and private landowners. Widespread invasive plant management is currently limited by the resources available to support management; this includes funding to support management and contractor capacity to administer the on- the-ground operational work. The current invasive plant management funding levels for many organizations only allows for management of new invaders and plants species that are present in limited distribution. There is not enough money to support large scale management of the more widespread species, such as spotted knapweed.

Property owners within the TNRD are responsible for managing invasive plants on their private property under the Invasive Plant Control Regulatory Bylaw No. 2529. The bylaw states that *"every owner or occupier of Real Property within the TNRD must ensure that his or her property is cleared of and remains free of all regional priority invasive plant*s".

The TNRD offers a suite of invasive plant control programs for TNRD residents, and residents of select member municipalities that are designed to help residents protect their land values from the impacts of invasive plants and noxious weeds. These include rebates for invasive plant control and free private land consultations, sprayer loan outs and biological control. These programs can be combined to develop and administer effective and affordable weed management on private land. The programs are available to TNRD residents, and residents within Sun Peaks Mountain Resort Municipality.

For many land managers, management efforts are guided by the *Operational Plan for Terrestrial Invasive Plants in the Thompson-Nicola Region*. This plan acts as a guiding document for invasive plant management throughout the Thompson-Nicola Region and reflects local priorities for invasive plant management. It provides a common approach to managing invasive plants with a goal of coordinating invasive plant management practices across jurisdictions. This will ensure that common management goals and objectives are being achieved across the region in an effective and efficient manner.

Invasive plants within the Plan area that are of the most concern to residents include (from left to right below) common tansy, sulphur cinquefoil, hoary alyssum, St. John's wort and yellow and orange hawkweeds.

Residents expressed concerns about the Province's lack of weed control on the shoulders of public roads, especially as regards spotted knapweed, hoary alyssum and hawkweeds.

Objectives:

1. Prevent the establishment and further spread of terrestrial invasive plants.

2. Improve invasive plant management coordination.

3. Influence and encourage operational policy and invasive plant management.

4. Support a strategic, cost-effective and responsible approach to environmental services management and outreach.

Policies:

5. Identify key pathways of invasive plant introduction and spread and work to mitigate them.

6. Improve invasive plant knowledge through effective communication, education and outreach.

7. Carry out inventory of priority invasive plants to ensure management decisions are being made with current and relevant data.

8. Improve coordination of operational invasive plant management activities to ensure management activities are being carried out it in a coordinated and effective manner.

9. Encourage local area residents, First Nations and organizations to advocate for additional resources to support with local area invasive plant issues and concerns.

10. Encourage practitioners to carry out best management practices and rehabilitate disturbed area to prevent invasive plant introduction and spread.

11. Work towards securing long-term stable funding for invasive plant management in the region.

12. Support Interior Health Authority efforts to raise awareness of effective ways to develop wastewater disposal systems that minimize environment impacts.

13. Ensure development applications are consistent with overall sustainable subdivision servicing standards.

14. Support the TNRD Strategic Invasive Plant Management Plan, including the development of local area management plans, by supporting with coordination and sharing relevant information.

15. Support the ongoing implementation of the TNRD *Solid Waste Management Plan.*

16. Support the TNRD *Mosquito Surveillance & Reduction Pest Management Plan*.

17. Endorse a more environmentally responsible and equitable approach to solid waste management through education, efficient disposal methods and technologies.

Advocacy Policies:

18. Create public awareness to educate residents of the invasive plant management responsibilities on private land.

19. Encourage select provincial ministries for adequate and stable long-term funding for invasive plant management in the region.

20. Encourage the Province to develop stronger and more enforceable provincial legislation for invasive plants.

10.4 Major Utility Infrastructure

Major utility infrastructure plays a critical role in protecting public health while responding to increasing environmental and climate-related challenges. This section of the OCP guides the provision and enhancement of utility systems to improve resilience to extreme weather events, reduce environmental impacts, and support sustainable resource management. Integrated planning approaches are encouraged to align infrastructure investments with climate adaptation, mitigation, and ecological protection goals.

Energy

BC Hydro supplies most Plan area residents with electrical power. Clean Energy Projects (formerly called Independent Power Projects or IPPs) are any electricity-generating infrastructure that provides electricity to BC Hydro under contract, including wind power, river diversion, geothermal, tidal, and biomass combustion. The Plan area has considerable potential for additional developments as evidenced by the many investigative licences considered by the Province over the past 5-8 years for the feasibility of mainly wind and solar power projects. Future energy development opportunities may include solar and wind sources currently being investigated in the Roche Lake and Monte Lake areas.

The Trans-Mountain pipeline extends through a portion of the Plan area from the southern end of the North Thompson Valley to the Stump Lake area. On November 29, 2016, the Government of Canada granted *conditional* approval of the Trans-Mountain Expansion Project. This pipeline expansion adds approximately 980 km of total new pipe, with approximately 100 km of new pipe in the Plan area alone. Construction activity, including a major construction hub in Kamloops, provided short-term economic benefit to communities along the pipeline corridor.

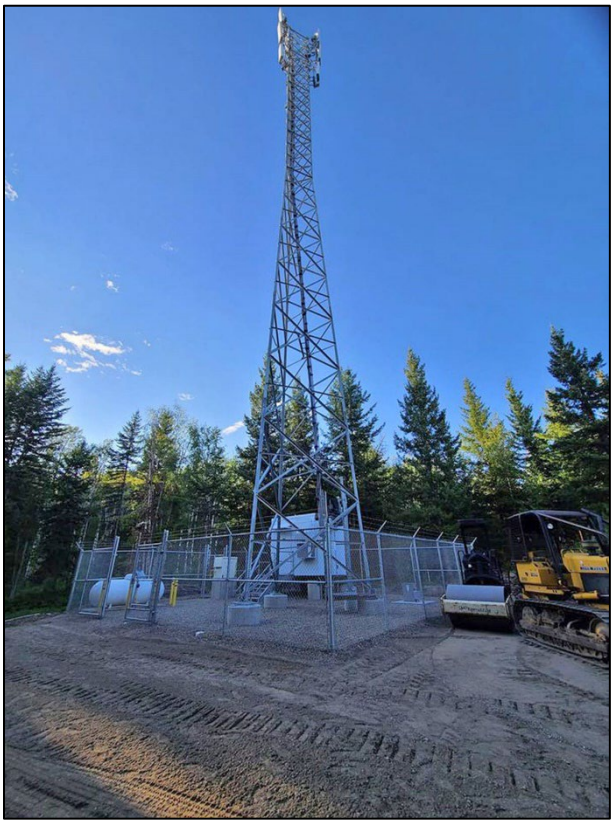
Kruger Kamloops Pulp utilizes waste wood left behind by logging and wildfire as a renewable fuel to power an energy plant at its Kamloops mill site. The energy plant produces approximately 63 megawatts of electricity annually and consumes about 12,000 truckloads of ground waste wood each year.

Information Technology (IT)

Reliable fast cellular and internet services are critical for personal and business communications in society today. Effective communication, necessary for successful business, is taken for granted

in an urban setting where advanced networks exist. The Plan area's dispersed settlement patterns and challenging geography create inherent challenges for the enhancement of social, educational and economic opportunities. The sporadic nature of high-speed internet and cell coverage across most of the Plan area compounds the issues.

Information technology is as important in rural areas as it is in urban area. Plan area residents agree that improved high-speed internet access and cellular coverage are top priorities moving forward.



In December of 2016, the CRTC ruled that residential fixed and mobile broadband internet are basic IT services, equal in importance to the landline telephone of the 20th century[71]. Furthermore, the Government of Canada commits to connecting 98% of Canadians to high-speed internet by 2026 and 100% of Canadians by 2030[72]. Recent updates to the *Local Government Act* provide the ability for regional districts to extend high-speed internet to underserved areas. Changes enable regional districts to provide financing for capital costs to internet service providers where it may not otherwise make sense from a business perspective. This will help advance construction of new connectivity infrastructure for rural and remote communities[73]. An improved IT platform will form a better foundation for rural sustainability, improve communications, and open the potential for a rural digital economy.

Objectives:

1. Work towards a cost-effective, sustainable, secure and improved IT infrastructure to promote community connectivity and growth.

2. Encourage alternative energy and servicing systems, for existing or new development, that support climate action and sustainability goals.

Policies:

3. Support improvements/expansion of communications coverage including cell phone service and high-speed internet within the whole Plan area, acknowledging Federal telecommunication legislation.

4. Encourage utility and IT companies and the Province to develop utility services that will not have a negative impact on critical habitat or existing view corridors.

[71] Cybera News. February 27, 2017. https://www.cybera.ca/news-and-events/tech-radar/crtc-declares-broadband-a-basic-service/
[72] Government of Canada. November 19, 2024. https://ised-isde.canada.ca/site/high-speed-internet-canada/en
[73] Province of BC. April 25, 2019. https://news.gov.bc.ca/releases/2019MAH0041-000780

5. Support the development of small scale, self-reliant energy generation methods including solar, wind or geothermal energy.

6. Encourage a thorough analysis of all proposed Clean Energy Projects to ensure OCP and Board policy compliance.

Advocacy Policies:

7. TNRD will work with industry and higher levels of government to improve fixed and mobile broadband internet and cellular telecommunication access.

8. Promote the expansion of wood-waste facilities that convert residual and wildfire-damaged timber into renewable electricity.

9. Implement FireSmart™ disciplines for all new telecommunications facilities.

10.5 Emergency Preparedness & Protective Services

Emergency Preparedness and Protective Services play a vital role in maintaining a safe and secure community. This section outlines policies to guide the planning, coordination, and delivery of emergency services through collaboration among local, regional, and provincial partners. The Plan supports integrated approaches that enhance preparedness, ensure effective response, and promote long-term recovery while addressing evolving risks and community needs.

Emergency Response

The Plan area is susceptible to a variety of natural disasters including wildfire and flooding. Pursuant to BC legislation and local bylaw, the TNRD has implemented a regional emergency program. This program does not take the place of the Emergency Management BC (EMBC), nor does it address emergencies that are normally handled at the scene by the appropriate first responders such as police, fire or ambulance. The TNRD program is in place to assist incident commanders when emergencies exceed their response capabilities, resources or authority. The program provides the direction and coordination required to respond and recover from major emergencies or disasters.

Fire Protection and Other Emergency Services

The complexity of wildland fire management has increased in previous decades as a result of economic, political, and ecological factors. Forests under stress (e.g. Pine Beetle), land base competition and the public's expectations are emerging challenges[74]. Additionally, anthropogenic influence (climate change) has substantially increased the risk of dry conditions, wildfire risk, and fire scale. The 2023 fire season in BC was not an aberration; rather, it was a direct consequence of over 100 years of altered human-forest-wildfire relationships, exacerbated by climate change.

The past 20 years have seen a distinct increasing trend of escalating wildfire size, behaviour, and ecological and socio-economic effects[75]. As the climate continues to change, we can expect that extreme wildfire events like the 2021 White Rock Lake and 2023 Bush Creek East fires, will be more frequent in the future[76] and speak to the risk and aftermath of large-scale events in the Plan area. Several factors, including improved forest management (including forest thinning, prescribed burning, tree planting [deciduous and conifer], rehabilitation and restoration work, as well as developing strategies to deal with the immense quantities of fuel that need to be removed from our forests in ecologically sustainable ways[77]), personal fire safety actions, education and

[74] Canadian Council of Forest Ministers, 2005. pp. 8-10.
[75] Baron, J.N., Gergel, S.E., Hessburg, P.F., Daniels, L.D. 2022. p. 6
[76] Kirchmeier-Young, M.C., Gillett, N.P., Zwiers, F.W., Cannon, A.J. and Anslow, F.S., 2018. p.7.
[77] Bourbonnais, Mathieu et. al. 2021. p. 7

FireSmart™ program implementation will help form the basis for localized fire hazard mitigation in the Plan area.

The British Columbia Wildfire Service is responsible for managing wildfires in BC, primarily on Crown land, with a focus on public safety, property protection and ecosystem health. Their main role is to prevent wildfires through education, mitigation and prescribed burning, while also responding to and suppressing wildfires. The Plan area is wholly within the Kamloops Fire Centre, with the area being divided between the Kamloops, Vernon, Penticton and Merritt Fire Zones.

The City of Kamloops, Village of Chase and Sun Peaks Mountain Resort Municipality each have a municipal fire department with suppression apparatus, and trained personnel. Monte Creek and Pritchard fire departments are each administered by the TNRD.

Ambulance and policing services are provided by the BC Ambulance Service and the Royal Canadian Mounted Police (RCMP) respectively. Kamloops (City), Kamloops (Rural), Chase, Falkland and Logan Lake each have individual RCMP detachments. Sun Peaks, Kamloops, Chase and Logan Lake have individual ambulance stations. Barriere, Kamloops and Salmon Arm each have volunteer search and rescue teams. The TNRD provides other services related to emergency management including the provision of 911 services, house numbering and community evacuation planning.

The TNRD works closely with police and other emergency service providers (including First Nations) to support infrastructure and capital investments that are coordinated and planned in accordance with the Board's projected needs.

Objectives:

1. Ensure that sufficient water, fire service infrastructure and management assistance is available for effective fire protection management.

2. Promote responsible site and building development and fuel management to reduce fire risk.

Policies:

3. Support ongoing efforts of all rural volunteer fire protection services and work with each department during development application reviews.

4. Evaluate fire suppression service levels periodically to ensure they are commensurate with population.

5. Continue to work with the Provincial Emergency Program on emergency planning.

6. Work with livestock operators when considering emergency preparedness, protective services and evacuation planning.

Conair Aerial Firefighting Avro RJ85 Tanker – YKA
Photo credit: Kent Simmonds

7. Encourage new development and civic facilities to remain or locate within Rural Settlement areas, thereby supporting a viable local service centre.

8. Wildfire risk is an important consideration in the design and development of property and buildings. Management will play a bigger part of the conversation with homeowners and developers.

9. Encourage the Province to mitigate wildfire risk on Crown lands adjacent to residential areas.

10. Support *BC Homeowners FireSmart™ Manual* recommendations, including guidelines for building materials, fire separation, vegetation management, and general fire safety.

Advocacy Policies:

11. Encourage all new construction to require roof sprinklers and developers consider metal roofs to reduce the risk of wildfire loss.

12. Support the implementation of the Community Wildfire Resiliency Plans for Electoral Area "L" and Electoral Area "P".

13. Support the TNRD FireSmart™ program's homeowner rebate program that supports residents in protecting their homes from wildfire.

14. Encourage new and existing residents to register for the Voyent Alert! system for emergency alert notifications.

15. Educate residents about the benefits of FireSmart™ construction techniques for all buildings.

16. Support plans for a joint fire service in the Paul Lake-Pinantan Lake area.

17. Evaluate the feasibility of delivering fire protection services to residents located east of the Rivershore strata community on the north shore of the South Thompson River.

Part 11 | Transportation & Mobility

11.1 Context

The ability to connect and travel depends on an effective transportation network, especially critical for rural communities. Vehicular use is the primary transport method in the Plan area although other modes are available including train, plane, boat, ferry and trails. Road networks are the lifelines that enable residents and visitors to get to work, shopping or recreation. Given the Plan area's central location, local, provincial and national transportation networks converge near the City of Kamloops, giving it the informal title of "hub" city.

Maintaining mobility throughout the region is a specific RGS goal. To achieve this means ongoing maintenance and safety audits of existing road networks to ensure risks are addressed, based on current needs and conditions. Residents identified road management as a key issue throughout all Plan area communities.

11.2 Transportation & Mobility – A Short History

Prior to contact, First Nations people established and followed a network of trails in their seasonal hunting, fishing and trading migrations. Geography, weather and the natural environment challenged the heartiest settlers but because of their perseverance, spirit and labour, we enjoy the ease of access to places that have meaning in this area.

Fur traders were the first post-contact travellers who trekked outward from the Hudson's Bay Company Post in Kamloops. Early adventurers, including Alexander Ross of Astor's Pacific Fur Company in 1813 and Archibald McDonald of Hudson's Bay Company in 1826, first trekked across the Brigade Trail south from Kamloops to Nicola Lake[78]. Later, Hudson's Bay Company employees James Todd and George B. Martin ventured eastward, pre-empting vast tracks of land in the Pritchard Bridge area[79]. Others like Adam Heffley, an American rancher, ventured here during the Gold Rush, turning north to settle at Bourdignon (Heffley) Creek. Stern and sidewheelers with names like the *Kamloops*, the *Peerless* and the *Distributor* were soon plying

[78] Harris, R.C. p.13
[79] Stewart, Wendy. p.1

the South Thompson River from Kamloops and Kamloops Lake to the Shuswap and as far east as Enderby with a variety of goods and people.

The first Canadian Pacific Railway train steamed into Kamloops from the east in 1885, marking the beginning of a new era of land travel and settlement in the Shuswap and South Thompson Valley. The first Canadian National Railway train passed through McLure shortly after the railway was completed in 1915. CN's Okanagan Subdivision from Campbell Creek to Vernon saw its first train on September 24, 1925.[80] Goods and people soon travelled easily and freely with train stations forming the early nuclei for existing communities along both national routes and its spur line.

Highway No. 5 (Yellowhead), Highway No. 1 (Trans-Canada), Highway No. 5A (Merritt-Kamloops) and Highway No. 97 (Vernon-Monte Creek) all bisect the Plan area, often following old trade routes established over the years and now comprising critical transportation infrastructure for the travelling public.

11.3 Multimodal Transportation Systems

A safe, efficient, and connected multimodal transportation system is essential to supporting mobility, economic activity, and quality of life. This section of the OCP provides direction for the planning and development of transportation networks that accommodate walking, cycling, transit, goods movement, and private vehicles. By promoting integrated land use and transportation planning, the Plan seeks to improve accessibility, enhance safety, reduce environmental impacts, and support sustainable community growth.

By Land

The four major highways are integral parts of the overall provincial/national road system, connecting markets and communities in BC to Alberta and beyond. All four highways are *Controlled Access Highways*. Secondary public and Forestry Service roads provide access to smaller settlement areas including Turtle Valley, Sun Peaks, Black Pines and the southern extent of Adams Lake. Public roads outside incorporated municipalities fall under the jurisdiction of the Ministry of Transportation and Transit (MoTT). The system includes most of the Plan area's primary and secondary roads including the reaction ferries at McLure and Adams Lake. MoTT strives to build and maintain a safe and reliable multi-modal transportation system providing affordable, efficient and accessible transportation options for all British Columbians.

The majority of the area's backcountry and lakeshore areas are accessed by two types of *resource roads*, single or two-lane gravel roads built to industrial standards to access natural

[80] Young, Margaret. 1994, p. 40

resources. *Forest Act* roads generally provide access to harvest timber on Crown land. Forest Service Roads (FSR) are maintained by the forest industry under road use permits or, if there is no industrial user, by the Province.

Public transit service is currently not provided in the Plan area. Independent public transportation firms like Ebus and BC Bus North provide fare-based services from Kamloops to major destinations including Prince George, Kelowna, Vancouver and Calgary.

Regularly scheduled passenger train service through CN's VIA Rail Canada stops in Kamloops, taking passengers to Vancouver. The Rocky Mountaineer offers seasonal luxury tourist train service through Western Canada, traversing through the South Thompson Valley to Kamloops and destinations north and west. The Kamloops Heritage Railway Society operates the CNR steam locomotive #2141, the "Spirit of Kamloops". Regular excursions through the Plan area to the north Okanagan ceased in the 2011; however, the Society's current Board of Directors hopes to reactivate the Okanagan trip in 2026.

By Air

Kamloops Airport (YKA) is the regional airport located in the City of Kamloops with regularly scheduled flights to Victoria, Vancouver, Prince George and Calgary. Seasonal flights to Edmonton are also available. Other charter air and helicopters services are also available. Blair Field Airstrip & Private Hangars is a private rural airstrip in Knutsford. Other rural airstrips exist in the Plan area.

Air service is necessary for competitiveness in a global economy. As described in Part Four, the Plan area has a comparative advantage in the form of environmental and recreational amenities like Sun Peaks Resort and the Shuswap Lakes. Researchers confirm that natural amenities are critical to attracting knowledge-based workers,[81] a significant driver of economic growth.[82] If opportunities develop, such as expansion of knowledge-based institutions or adventure tourism, for example, then improvements to Kamloops Airport to accommodate improved or expanded air service may be required.

By Water

The McLure Reaction Ferry provides service across the North Thompson River at the hamlet of McLure. This service is critical to residents and visitors accessing the either side of the Valley, cutting time and energy off a much longer route. The Adams Lake Cable ferry runs across the south end of Adams Lake. This ferry replaced a bridge that was burned in 1997.

From tugboats pulling log booms to the Adams Lake Interfor mill to wakeboard boats pulling water skiers on Little Shuswap Lake to fishing boats pulling gang trolls on Pinantan Lake, Plan area lakes and rivers play host to a wide range of personal watercraft and commercial vessels. Public access maintenance and protection of these freshwater resources were noted as being critical and valued by area residents. Vessel operation restrictions, including speed, propulsion limits or towing activities, are regulated and enforced by Transport Canada.

Adams Lake cable ferry

Objectives:

1. Support developing a safe, efficient, and well-connected multi-modal transportation network to move people and goods.

2. Ensure that future development and land use decisions recognize and support public road safety and mobility objectives.

3. Support opportunities for active and safe transportation.

[81] Rasker, R., Gude, P., Gude, J. and van den Noort, J. 2009, p. 4
[82] ibid. p. 4

Policies:

4. Support regional transportation planning initiatives that consider impacts to traffic and road conditions from increased volumes caused by population growth and tourism.

5. Support the maintenance of the major road network as identified on the Map 3, especially Highway Nos. 1, 5, 5A, and 97C being core segments of the national highway system.

6. Acknowledge that Hwy 1, Hwy 5, Hwy 5A and Hwy 97 are *Controlled Access Highways,* thus direct access must be approved by Ministry of Transportation and Transit and may require road construction to a prescribed standard pending the scope of new development.

7. Work with the City of Kamloops and Village of Chase to develop an integrated road network plan that works to serve all users.

Advocacy Policies:

8. Encourage the Ministry of Transportation and Transit to review and maintain rural roads to a greater extent, including filling potholes, repaving, plowing snow and maintaining ditches.

9. Specifically, work with the Ministry of Transportation and Transit and community members to maintain public access points on Pinantan Lake.

10. Support the development of a safe and easily accessible school bus stop in Knutsford.

11. Encourage BC Transit to extend handyDART services to the Heffley Creek area.

12. Discourage the Ministry of Transportation and Transit from approving subdivisions allowing access via shared road parcels.

13. Support Vision Zero BC initiatives and actively leverage their funding programs for eligible community safety projects.

Part 12 | Future Land Use Strategy

12.1 Context

Residents have articulated their community values and long-term visions, while also demonstrating a clear understanding of the challenges facing their region. This has informed us about the development of a *Future Land Use Strategy* for Rural Settlement Areas, Electoral Areas and Lakeshore Development areas. Considering these views, and in accordance with the objectives and policies outlined in the preceding sections, the land use strategy acknowledges the need to allow flexibility for settlement, commercial, and industrial development while ensuring the sustainable, equitable, and aesthetically responsible use of land, resources, facilities, and services.

Before submitting any non-residential development application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. These efforts are especially necessary for applications that may be considered intrusive (e.g. noise or crowds). Broader consultation efforts beyond neighbouring properties may be required depending on the scope of development. Written proof of consultation efforts may be required as part of the development application review process.

12.2 Rural Settlement Areas

Formal settlement areas were first implemented in the 2002 South Thompson Settlement Strategy (STSS). The current Rural Settlement Areas (RSA) include select areas previously described as *Rural Settlement Areas* in the STSS. The *Shuswap Road to Monte Creek Settlement Area* and *Pritchard Settlement Area* are illustrated on the attached Maps 7 and 8. These larger areas are host to primarily rural residential and agricultural uses with pockets of historic commercial uses or vacant lands with commercial and industrial zones.

The *Shuswap Road to Monte Creek Rural Settlement Area* encourages a mix of agricultural, residential, institutional and limited commercial and industrial uses. The existing local/highway commercial area in Monte Creek will remain as small local commercial node, catering to the day-to-day needs of residents and travellers. Existing industrial areas adjacent to LaFarge will remain as pre-existing zoned areas with no expansion plans. Minimum parcel sizes will be commensurate with the existing zoning bylaw.

The *Pritchard Rural Settlement Area* designation supports low density residential uses and agriculture given that a large part of the area is within the Agricultural Land Reserve, floodplain and, given the consensus from the residents, that they wish to keep this area as large rural parcels. The historic commercial area in Pritchard will remain as small local commercial node, catering to the day-to-day needs of residents and travellers.

Additional RSAs are located on Maps 4 to 6. These areas represent select areas previously identified as either *Country Residential* or *Rural Residential* nodes from the previous three OCPs.

The RSAs include lands with community water and/or sewer services, occupied lands with a private water supply or vacant lands. Some parcels have the potential to accommodate small-scale commercial and residential development in the RSA provided that the uses are:

a. is intended to serve the needs of the local population;
b. will not directly compete with services and retail development that have a broader customer base (e.g. City of Kamloops);
c. will not disrupt the existing rural ambience; and
d. can be serviced with a sustainable, long-term, private water source (community or well) and wastewater treatment facilities without harming the environment or degrading water sources.

Anticipated housing needs resulting from residents seeking a rural lifestyle may be fulfilled by parcel sizes commensurate with this OCP and current zoning bylaw.

Many properties within the Plan area are located within established local government or private community water system service boundaries. Although minimum allowable parcel size alone may indicate subdivision potential, all development applications must be reviewed by the system administrator, on a case-by-case basis, to confirm system capacity and connection feasibility. If the system administrator believes there is opportunity for additional connections early in the development review process, then a zoning bylaw and/or subdivision application may proceed.

Rural Settlement Area – General Objectives:

1. Provide opportunity for appropriate and accessible forms of affordable housing.

2. Ensure residential land use and density are appropriate to each community with consideration of character, existing land use, density and current services.

3. Encourage a limited range of goods and services intended to meet the needs of the surrounding rural community.

4. Concentrate compatible uses within the RSA.

5. Encourage a limited range of goods and services intended to meet the needs of the surrounding rural community.

6. Acknowledge that limited access to community water (and sewer) services may restrict achievable density and development opportunities.

7. Advocate for a broad range of mobility options for accessing day-to-day services and goods.

8. Direct new commercial and industrial uses to existing zoned areas or incorporated areas.

Rural Settlement Area – General Policies:

9. Require new development to meet parcel area requirements set in the Zoning Bylaw.

10. The primary land use in the RSAs will be residential. Non-residential uses and select residential requests seeking additional density will be considered on a case-by-case basis and subject to necessary land use amendment processes.

11. New development applications in an RSA shall be generally assessed using the following criteria:
    a. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    b. compatibility with nearby land use, designations, and neighbourhood character;
    c. connection to a community water system or sustainable, private water source;
    d. adequate on-site development controls including parking, access, sewage disposal and storm water management;
    e. natural hazard mitigation, including flood, unstable soils, and wildfire;
    f. pedestrian connectivity to parks, school or community facilities; and
    g. compliance with any other applicable OCP goals and policies that apply to the application including site specific technical reviews similar to those mentioned in Policy 16 or 17.

12. In the absence of community water or sewer servicing, all development shall be serviced with adequate, long-term, private water sources and sewage treatment systems to prevent impacts to the environment and groundwater resources. Developments that cannot be serviced with an adequate, long-term, private water source and sewage treatment systems will not be supported and applicants will be encouraged to find a different property (within the RSA or incorporated area) that can accommodate the proposed development.

13. To manage the boundary between non-farm development and agricultural land, new developments adjacent to ALR land shall incorporate applicable mitigation techniques offered through the Ministry of Agriculture's *Guide to Edge Planning: Promoting Compatibility along Urban-Agricultural Edges* including:

a. Mitigating conflict with adjacent landowners;
b. Buffer zone implementation; and
c. Land use compatibility.

14. All lands within the Agricultural Land Reserve (or ALR) are subject to the provisions of the *Agricultural Land Commission Act*, the regulations thereto, and the Orders of the Commission.

Rural Settlement Area – Residential Policies:

For select areas previously designated *Country Residential* and *Rural Residential* under the previous three OCPs, development policy previously written and illustrated will be considered in this OCP. All noted areas identified in appended Maps 4 to 8 are considered Rural Settlement Areas in this OCP. The range of parcel sizes for development utilizing a private water supply and onsite sewage system shall be 0.8 to 2.0 hectares. Smaller parcel sizes may be considered if appropriately zoned and community water servicing is available.

15. Designated Rural Settlement Areas are anticipated to be more than adequate to satisfy, in part, residential demand for the duration of this OCP.

16. For non-ALR lands serviced by a community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares. Smaller parcel sizes may be considered if appropriately zoned and community servicing is available. Development is subject to the following:

    a. written approval from the community water and/or sewer system administrator for connection to the community water and/or sewer system;
    b. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    c. completion of preliminary technical review that is commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:
        i. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed (may be reviewed as part of the concurrent Development Permit application, if applicable);
        ii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation* assessment (scope of site review is dependent on land use, density and location); and
        iii. any applicable technical review that is requested, based on site specific review, that will help support the application including traffic assessment and covenant registration.

17. For non-ALR lands **not** serviced by a community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares. Development is subject to the following:

    a. successful completion of a zoning bylaw amendment application, if required;

i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.

b. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:

i. proof of a sustainable private water supply for each proposed parcel as follows:

Groundwater Supply
for zoning bylaw amendment applications to enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo. registered with Engineers and Geoscientists of BC (EGBC) with competency in hydrogeology) demonstrating that, in the opinion of the qualified professional, the proposed works are consistent with the intent of Subdivision Servicing Bylaw No. 2403 groundwater supply requirements; **or**

Surface Water Source within the Terms of the BC *Water Act*

for each new parcel, the applicant shall provide either a water license for domestic purposes or proof of application and confirmation in writing from the authority having jurisdiction that a water license or an amendment to an existing license suitable for division will be issued.

The Board of Directors, at their discretion, may require an applicant to demonstrate water availability, as noted above, for any zoning bylaw amendment that would enable subdivision.

ii. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to sewage disposal, may be considered concurrent with the zoning bylaw amendment application);

iii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation (RAPR)* assessments - scope of site review is dependent on land use, density and location (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to RAPR, may be considered concurrent with the zoning bylaw amendment application); and

iv. any applicable technical review that is requested that will help support the application including traffic and geotechnical assessment.

18. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

19. The designated RSAs are anticipated to be more than adequate to satisfy, in part, residential demand for the duration of this OCP.

20. Development of zoned properties is encouraged as a higher priority than expansion of new, higher density residential parcels.

21. Development within the Country View Estates Manufactured Strata Development is recognized. Further development at this location is not supported.

22. Infill on vacant residential parcels within the Rivershore Golf residential community is encouraged. Development of additional parcels on existing Common Property may be considered pending the approval of a development and subdivision application. Any approval is conditional upon satisfactory servicing extension, technical and geotechnical review.

23. Infill on vacant parcels within Pritchard Developments residential subdivision is encouraged. Applications to increase density in this neighbourhood, including additional new phases in Osprey Manufactured Home Park strata, will not be supported.

24. The RSAs will provide for a range of low-density residential uses permitted in the Zoning Bylaw including single family dwellings, two-family dwellings, secondary suites and additional dwellings (subject to the British Columbia Building Code and Canadian Standards Associations requirements). Density shall be determined by parcel size and the provision of water and sewage disposal services.

25. Additional density may be achieved in the RSA for the expansion of existing, or the creation of new manufactured home parks (subject to community water connection), to support diverse forms of housing. Additional density will be determined at the time of expansion application or zoning bylaw amendment. Any manufactured home park expansion or new manufactured park must demonstrate:

    a. community water and on-site sewage disposal servicing;
    b. compliance with all applicable health and safety regulations;
    c. compliance with *British Columbia Building Code* standards;
    d. compliance with CSA Z240 or CSA A277 certification standards; and
    e. compliance with TNRD Manufacture Home Park Bylaw including adequate access, emergency vehicle access, solid waste management, and fire suppression.

26. 'Panhandle' parcels, shared driveways with access easements or common lot access should be avoided wherever possible in subdivision design and will not be supported if

they predispose neighbourhood conflicts, skirt public road dedication requirements, impact house numbering or E911 response.

27. Traveller accommodation use in residential zones is prohibited as an outright use but may be considered through the issuance of a Temporary Use Permit in accordance with Part 14 of this OCP and Board Policy.

Rural Settlement Area - Commercial and Industrial Policies:

28. Redevelopment of existing commercial and industrial sites is supported as a higher priority than expansion of new commercial or industrial areas unless required for site-specific resources. Existing local/recreational commercial areas within an RSA and outside of the City of Kamloops, Village of Chase and First Nations' reserve lands are noted as follows:

    a. South Thompson Inn & Conference Centre;
    b. Local and highway commercial node at Hook Road and Dallas Drive;
    c. Industrial and commercial lands to the west of Lafarge on Shuswap Road; and
    d. Pritchard General Store commercial site.

29. Small-scale commercial development to serve the day-to-day needs of the local neighbourhood or tourist commercial uses specific to the area may be considered.

30. All non-residential temporary use permit requests, in zones where the principal use is residential, including traveller accommodation use, should be carefully considered in terms of impacts on the neighbourhood including noise, traffic, light or air pollution and unsightly premises. All non-residential temporary use permit requests shall be considered by bylaw with a public hearing.

31. Require a substantial buffer of either natural or human-made features or uses to provide an adequate transition between commercial/industrial and residential uses.

32. Temporary use permit and zoning bylaw amendment applications must be consistent with all applicable OCP policies including mitigating potential impacts on the environment and compatibility with adjacent or nearby uses. Land use impacts shall be mitigated by addressing traffic, groundwater, natural hazards, noise, dust, odour, hours of operation, screening and lighting (dark skies) and other factors that negatively impact surrounding land uses and residents' overall rural quality of life.

33. Discourage all forms of commercial strip development.

34. Encourage commercial and industrial development to locate on existing appropriately zoned lands, preferably within the City of Kamloops or Village of Chase. Appropriate local commercial development is encouraged in Sun Peaks Mountain Resort Municipality.

12.3 Electoral Area Planning

Areas outside designated Rural Settlement Areas, municipal boundaries and First Nations lands are sparsely populated and generally support land uses better suited to larger parcel sizes, including agricultural and natural resource activities.

Most commercial uses are concentrated in the City of Kamloops, Sun Peaks Mountain Resort Municipality and Village of Chase. The City of Salmon Arm, located just outside the Plan area, is also an important hub for residents at the northeast end of Electoral Area "L". Falkland, an unincorporated community in the Columbia-Shuswap Regional District, is another key hub for residents at the southeast end of Electoral Area "L". Local and highway commercial uses are located in Adams Lake, Monte Lake, Monte Creek, Westwold, Pinantan Lake, Heffley Creek and McLure. Building upon the historic seasonal recreation destinations within the Shuswap Highlands coupled with the recent success of Sun Peaks Resort, the Heffley/McGillivray Creek corridor has emerged as a popular corridor for all-season recreational activities.

Electoral Areas have a mix of residential development densities, ranging from pockets of suburban and country residential zones in McLure and Rivershore to lakeshore residential areas on Heffley, Pinantan, Paul and Adams Lakes. Historic community nodes have evolved, mainly due to resource extraction or highway location, like Monte Lake and McLure, that continue to provide rural services with existing zoning. Located on the Tk̓emlúps te Secwépemc reserve, but within Electoral Area "P", Sun Rivers is home to just over 4000 residents and a key residential neighbourhood in the region.

The relatively low population and shrinking primary and secondary resource sector makes traditional commerce activities a challenge. Most existing businesses are long-time enterprises operated by people who live in the area. For the life of this OCP, expanded natural amenity-based tourist commercial activities, all season outdoor exploits and value-added agri-businesses are generally encouraged to expand economic opportunities.

Electoral Area Planning - General Objectives:

1. Promote land uses that support rural, low-density lifestyles in accordance with the RGS.

2. Protect existing large tracts of land and environmentally sensitive features while recognizing existing zoning rights.

3. Preserve existing large rural and agricultural parcels in recognition that the majority of the Plan area will continue to remain primarily rural in nature with limited community services and infrastructure.

4. Protect the quality and quantity of surface and groundwater resources.

5. Ensure residential land use and density are appropriate to each community with consideration of character, existing land use, density and current services.

6. Accommodate a range of rural housing choices and affordable housing options.

7. Encourage housing that is compatible with the lakeshore environment and comprises of tenures and densities that meet the diverse needs and income levels of families.

8. Support neighbourhood commercial activities that serve the needs of local residents, business, agriculture, and tourism.

Electoral Area Planning – General Policies:

9. Existing conforming commercial, residential, industrial, and institutional uses are permitted.

10. Acknowledge that site-specific conditions, such as parcel size and density, may necessitate detailed water and sewer servicing assessments before development proceeds.

11. Support traditional primary resource sectors such as forestry, mining and agriculture.

12. Review proposed commercial, residential, industrial, and institutional uses on the basis of scale and use and if compatible with existing rural uses.

13. Encourage agriculture industry and local food production by establishing economic strategies that promote the industry and new markets.

14. Discourage proliferation of non-farm residential development on ALR lands. Additional dwellings shall only be approved in accordance with the Zoning and Building Bylaws and ALR regulations.

15. Requirements for new subdivisions or non-farm development adjacent to farm or Crown land shall include the installation, by an approved fencing contractor, of four strand barbed wire cattle fencing in accordance with *Kamloops Forest District specifications*, with fence maintenance being the responsibility of the landowner. New gates bordering on Crown land are not permitted.

16. Panhandles, shared driveways with access easements or common lot access should be avoided wherever possible in subdivision design and will not be supported if they predispose neighbourhood conflicts, skirt public road dedication requirements or impact house numbering or E911 response.

17. The City of Kamloops, the Village of Chase, and the Sun Peaks Mountain Resort Municipality serve as regional and sub-regional commercial and residential centres, while regional industrial centres are limited to the City of Kamloops and the Village of Chase due to their superior access to services and amenities and municipal long-range planning policies.

18. Electoral Areas will provide for a range of low density rural residential uses permitted in the Zoning Bylaw including single family dwellings, two-family dwellings, secondary suites and additional dwellings.

19. Any new subdivision proposals must take into consideration the wildfire threats that exist in the Plan area including emergency ingress/egress.

20. For pre-zoned non-ALR lands, subdivision on parcels serviced with a community water system may be considered with a minimum parcel size prescribed in the zoning bylaw subject to the following:

    a. written approval from the community water system administrator that the system can accommodate the desired density; and
    b. subdivision approval from the Ministry of Transportation and Transit.

21. For non-ALR lands without community water servicing, subdivision may only be considered within the parcel size requirements in the current zoning. Zoning bylaw amendment applications will not be supported outside RSAs.

    In addition, this policy also applies where a parcel is surrounded by smaller lots in a neighbourhood of pre-existing, non-conforming parcels zoned AF-1 or RL-1 (i.e. lots created prior to TNRD zoning and not recognized by current zoning). Rezoning to create similar size lots equivalent to pre-existing, non-conforming parcels will not be supported.

22. Density averaging requests shall be reviewed on a case-by-case basis. Any density averaging development concept shall be developed in accordance with direction provided in the Zoning Bylaw.

23. Subdivision may be considered with a minimum parcel size of **four (4) hectares** at the following locations:

    a. non-ALR lands in the Heffley Creek/McGillivray Creek corridor between Heffley Creek and Whitecroft that are within 500 metres from centreline on either side of Heffley-Louis Creek Road; and
    b. Lots 1-7, Plan KAP33135 located on Strawberry Heights Road and Cold Creek Road.

Subdivision may also be considered on those 'hooked' parcels on Finlay Road and Knouff Lake Road, or those lands previously bifurcated into two portions on either side of the public road. Subdivision is restricted to one parcel on each side of the road.

In all three exception cases noted here, subdivision may be supported subject to the following:

a. successful completion of a zoning bylaw amendment application, if required;

    i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.

b. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:

    i. proof of a sustainable private water supply for each proposed parcel as follows:

    Groundwater Supply
    for zoning bylaw amendment applications to enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo. registered with Engineers and Geoscientists of BC (EGBC) with competency in hydrogeology) demonstrating that, in the opinion of the qualified professional, the proposed works are consistent with the intent of Subdivision Servicing Bylaw No. 2403 groundwater supply requirements; **or**

    Surface Water Source within the Terms of the BC *Water Act*

    for each new parcel, the applicant shall provide either a water license for domestic purposes or proof of application and confirmation in writing from the authority having jurisdiction that a water license or an amendment to an existing license suitable for division will be issued.

    The Board of Directors, at their discretion, may require an applicant to demonstrate water availability, as noted above, for any zoning bylaw amendment that would enable subdivision.

    ii. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to sewage disposal, may be considered concurrent with the zoning bylaw amendment application);

    iii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation (RAPR)* assessments - scope of site review is dependent on land use, density and location (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to RAPR, may be considered concurrent with the zoning bylaw amendment application); and

    iv. any applicable technical review that is requested that will help support the application including traffic and geotechnical assessment.

24. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

25. Additional density may be achieved through the expansion of existing manufactured home parks to support diverse forms of housing. Pre-existing manufactured home parks often have aging water and sewer infrastructure that simply cannot be expanded without significant cost. Additional density will be determined at the time of application for expansion. Any manufactured home park expansion must demonstrate:
    a. adequate water and sewage disposal servicing;
    b. compliance with all applicable health and safety regulations;
    c. compliance with British Columbia Building Code standards;
    d. compliance with CSA Z240 or CSA A277 certification standards; and
    e. compliance with TNRD Manufactured Home Park Bylaw including adequate access, emergency vehicle access, solid waste management, and fire suppression.

26. New subdivision or non-farm development adjacent to agricultural or Crown land shall include the installation of four strand barbed wire cattle fencing in accordance with *Kamloops Forest District specifications*, with fence maintenance being the responsibility of the landowner.

27. New developments adjacent to ALR land shall incorporate the Ministry of Agriculture *Guide to Edge Planning: Promoting Compatibility along Urban-Agricultural Edges*.

28. Traveller accommodation use is prohibited in residential zones as an outright use but may be considered through the issuance of a Temporary Use Permit in accordance with s. 14.2 of this OCP and Board policy.

29. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by TUP bylaw with a public hearing.

Lakeshore development within the Electoral Areas includes new development occurring within one kilometre of a lake. Most parcels are serviced by on-site sewage disposal systems and private water supplies, or by advanced private community water and sewer systems. Lakeshore areas contain a wide range of existing parcel sizes reflecting development patterns established over the past 130 years. The lake edge is recognized as both a highly valued and environmentally sensitive area, requiring careful development and ongoing impact management. Lakeshore development density varies from lake to lake, but the TNRD Lakeshore Development Guidelines shall be referenced for all new development applications. Smaller parcel sizes may be considered if appropriately zoned and community water servicing is available.

30. All lakeshore development shall be serviced with community water and sewer systems or approved, on-site sewage disposal with potable water services from either ground or surface water sources.

31. For non-ALR lands serviced by a community water system, subdivision may be supported subject to the following:

    a. written approval from the community water/sewer system administrator for connection to the respective community system;
    b. *Lakeshore Development Guidelines* compliance, as amended or superseded;
    c. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    d. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:
        i. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to sewage disposal, may be considered concurrent with the zoning bylaw amendment application);
        ii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation (RAPR)* assessments - scope of site review is dependent on land use, density and location (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to RAPR, may be considered concurrent with the zoning bylaw amendment application); and
        iii. any applicable technical review that is requested that will help support the application including traffic geotechnical assessment.

32. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

Where new lakeshore parcels are proposed to be developed with community water and/or sewer servicing, consideration may be given to smaller parcel sizes, as permitted in the Zoning Bylaw, subject to written approval from the existing community system administrator or development of new community water and sewer systems. This would apply to density averaging, strata or fee simple developments. All conditions described in Policy 31 above would apply.

33. For non-ALR lands **not** serviced by the community water system, subdivision may be supported for parcels less than two (2) hectares but greater than 0.8 hectares subject to the following:

    a. *Lakeshore Development Guidelines* compliance, as amended or superseded;
    b. successful completion of a zoning bylaw amendment application, if required;
        i. Before submitting any zoning amendment application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. Written proof of consultation efforts may be required as part of the development application review process.
    c. completion of applicable preliminary technical reviews that are commensurate with the proposed land use, density and location, and received and reviewed by staff prior to proceeding to the Board for introduction of the associated amendment bylaw, including:
        i. proof of a sustainable private water supply for each parcel as follows:

            Groundwater Supply
            for zoning bylaw amendment applications to enable a subdivision consisting of 3 or more parcels, a preliminary hydrogeological assessment completed by a qualified professional (P. Eng or P. Geo. registered with Engineers and Geoscientists of BC (EGBC) with competency in hydrogeology) demonstrating that, in the opinion of the qualified professional, the proposed works are consistent with the intent of Subdivision Servicing Bylaw No. 2403 groundwater supply requirements; **or**

            Surface Water Source within the Terms of the BC *Water Act*
            for each new parcel, the applicant shall provide either a water license for domestic purposes or proof of application and confirmation in writing from the authority having jurisdiction that a water license or an amendment to an existing license suitable for division will be issued.

            The Board of Directors, at their discretion, may require an applicant to demonstrate water availability, as noted above, for any zoning bylaw amendment that would enable subdivision.

        ii. proof that adequate Type 1 sewage system(s) (including reserve sewerage disposal area) can be accommodated on each parcel being developed (if parcel(s) are located within a Development Permit (DP) area, then a DP application and associated technical information related to sewage disposal, may be considered concurrent with the zoning bylaw amendment application);
        iii. lakeshore impact, wildfire or *Riparian Areas Protection Regulation* assessments - scope of site review is dependent on land use, density and location (if parcel(s) are located within a Development Permit (DP) area, then a DP application and

associated technical information related to RAPR, may be considered concurrent with the zoning bylaw amendment application); and

iv. any applicable technical review that is requested that will help support the application including traffic geotechnical assessment.

34. For any zoning bylaw amendment intended to enable subdivision, the applicant is encouraged to submit a subdivision application to the Ministry of Transportation and Transit concurrently with the zoning bylaw amendment application to allow for early consideration of the Ministry's Preliminary Layout Review (PLR) requirements.

Edith Lake

35. Affordable lakeshore tenure opportunities, including Crown lease parcels and appropriately zoned recreational vehicle parks, are encouraged subject to environmental considerations, parcel size, sewer and water servicing and public input.

36. Traveller accommodation use is prohibited in residential zones but may be considered through a Temporary Use Permit in accordance with Part 14 of this OCP and Board Policy.

37. Recreational vehicle use for dwelling purposes, either as a principal or accessory building, is prohibited but may be considered through a Temporary Use Permit (see s. 13.3).

38. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by TUP bylaw with a public hearing.

Advocacy Policies

39. Support the use of *On the Living Edge – Your Handbook for Waterfront Living* by Sarah Kipp & Clive Callaway as a reference guide for those building and living on or near a lakeshore.

40. Review direction provided in the *Fringe Areas Policy Guidelines*, as amended or superseded, when considering new bylaw amendment applications for development in the fringe areas of the City of Kamloops, Village of Chase and Sun Peaks Mountain Resort Municipality.

41. Acknowledge the City of Kamloops and the Village of Chase as regional and sub-regional centres for major commercial and industrial development, based on their access to services and amenities. Sun Peaks Mountain Resort Municipality shall be acknowledged as a sub-regional centre for major commercial development. Tk̓ emlúps te Secwépemc, through the Scwén wen Economic Development Corporation, may also be considered as a potential hub for major commercial or industrial development. Development guidance to be provided by the Fringe Areas Policy Guidelines, as amended or superseded.

42. Temporary use permit and zoning bylaw amendment applications must be consistent with all applicable OCP policies including mitigating potential impacts on the environment and compatibility with adjacent or nearby uses. Land use impacts shall be mitigated by addressing traffic, groundwater, natural hazards, noise, dust, odour, hours of operation, screening and lighting (dark skies) and other factors that negatively impact surrounding land uses and residents' overall rural quality of life.

43. Redevelopment/additional development of existing commercial areas/nodes is supported as a higher priority than development of new commercial areas unless required for site-specific resources or local need. Local/recreational commercial areas within the Electoral Areas and outside of the City of Kamloops, Village of Chase and Sun Peaks Mountain Resort Municipality are noted as follows:

    a. Ponderosa Pines Campground;
    b. Local and Highway Commercial Node at Hook Road and Dallas Drive;
    c. Gas Bar/Highway Commercial Business (on Neskonlith I.R. #2);
    d. Pinantan Lake Store and resort area;
    e. Local and highway commercial sites in McLure;
    f. Site-specific commercial uses at Monte Creek Ranch Winery;
    g. Local and recreational commercial and industrial lands on Monte Lake;

h. Local and highway commercial uses in Westwold;
i. Local and recreational commercial uses in Knutsford; and
j. Existing resort zones/uses at Roche, Pillar, Hyas, Heffley and Sullivan Lakes.

44. While existing properties that accommodate a mix of commercial and industrial uses under the zoning bylaw are recognized, the intensification, expansion, or establishment of additional commercial or industrial uses outside the areas identified in Policy 43 is not supported as of the date of adoption of this OCP. A site-specific request to meet a local need may be considered; however, other requests are directed to more appropriate areas with advanced servicing, existing supportive zoning or incorporated area with a broader range of services.

45. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by TUP bylaw with a public hearing.

46. Local agricultural businesses including agri-tourism, farm-gate marketing, winery/cidery and cannabis are generally supported subject to Zoning Bylaw and ALR compliance.

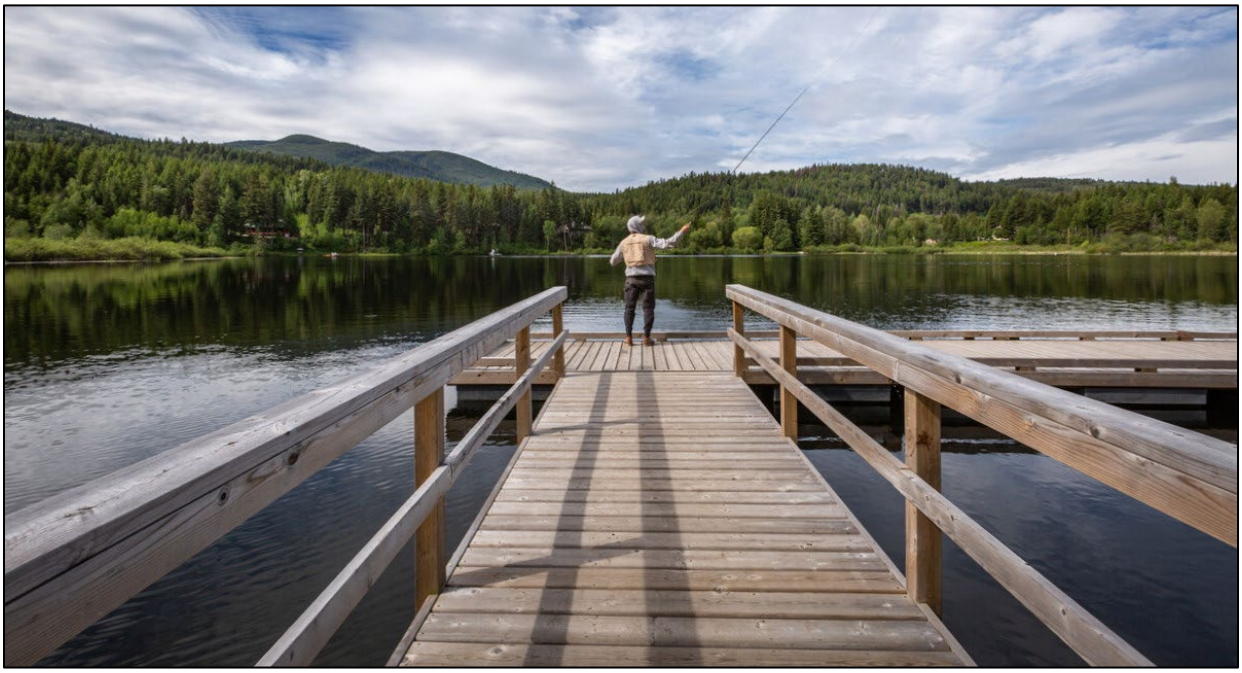
47. Discourage all forms of commercial strip development along all primary public roads.

48. Industrial and commercial development, excepting those extractive resource-based industries requiring access to a specific resource or those industrial and commercial developments acceptable to both the Regional District and municipality, shall be discouraged in the fringe area. Development guidance to be provided by the Fringe Areas Policy Guidelines, as amended or superseded.

49. Where approved, new commercial and industrial development adjacent to farm or Crown land shall include installation of four strand barbed wire cattle fencing in accordance with *Kamloops Forest District specifications*, with fence maintenance being the responsibility of the landowner.

Advocacy Policies:

50. Acknowledge the proposed redevelopment of the Pinantan Lake Resort, subject to compliance with all applicable *Lakeshore Development Guidelines*, best management practices for communal sewage and water servicing, environmental protection standards, zoning and subdivision servicing bylaws, and relevant provincial legislation.



Part 13 | Development Permit Areas

13.1 Context

The OCP specifies community goals for protection of the environment and potential hazard mitigation. Development permit areas (DPAs) are applied to specific areas of the region to manage development, reduce the potential for any negative impacts, and better ensure development is compatible with the surrounding area. A Development Permit (DP) is a land use permit issued by the TNRD to ensure proposed developments meet the policies and objectives of the OCP. Detailed consideration must be given when certain types of development or buildings are proposed in the DPAs. *Local Government Act s.* 488 grants authority to establish a DPA for a variety of purposes such as but not limited to: protection of the natural environment, its ecosystems and biological diversity; protection of development from hazardous conditions; and establishment of objectives to promote water conservation.

The guidelines established herein regulate development on lands designated as a DPA, as referenced for convenience on external map data. These maps are based upon provincial ministry information and/or formal designations by higher levels of government; the specifics being cited in the DPA.

General Provisions

A property owner must obtain a DP before constructing, adding to or altering a building or other structure, altering or clearing land, natural features or vegetation or altering a building or structure on land within a DPA, unless specifically exempted. A DP is also required during the subdivision process and prior to approval of subdivision by the Approving Officer. Permit conditions generally address environmental and safety issues. The Board (or delegated authority) may also require that the development be consistent with any building or lakeshore development guidelines.

The following DPAs are established for the Plan area:

13.2 Lakeshore Protection 100 metre Development Permit Area

1. **Purpose**
   The Lakeshore Protection 100 metre Development Permit Area (DPA) is designated under the *Local Government Act* for the protection of the natural environment, its ecosystems, and biological diversity, and protection of development from hazardous conditions.

2. **Justification**
   Residents value the region's lakes for their social, agricultural and recreational values but importantly as their domestic water source. The DPA is intended to protect lakeshore environments by preventing or mitigating potential impacts from sewerage systems.

   Development near water generally requires more detailed planning but especially sub-surface sewage collection, treatment and disposal. To avoid interaction with surface and groundwater, additional technical review will determine the best sewage disposal system and site location. Sewage contains both nutrients (such as phosphorous and nitrogen) and disease-causing micro-organisms (bacteria, viruses and parasites) which have considerable potential to impact water quality and human health. There are many variables which influence the degree to which sewage management may be a concern to lakeshore development including the quality of design and construction of the sewage management system and water table and soil conditions.

3. **Areas**
   This DPA applies to parcels of privately owned or leased land, including land covered by water, within 100 metres from the present natural boundary of Adams Lake, Heffley Lake, Little Heffley Lake, Sullivan Lake, Badger Lake, Little Badger Lake and Spooney Lake.

4. **Activities that require a Development Permit**
   The DPA applies to the disturbance of soils for the installation, replacement or major repair of any onsite sewage disposal systems within 100 metres of the natural boundary of the lake.

5. **Guidelines**
   a. A site plan confirming the location of the proposed onsite sewage disposal system.
   b. A sealed report from an appropriately qualified professional engineer or geoscientist confirming that the proposed design and siting of the sewage disposal system and field will not result in detrimental impacts to the adjacent water body.

13.3 Riparian Areas Protection Regulation (RAPR) Development Permit Area

1. **Purpose**
The Riparian Areas Protection Regulation (RAPR) DP Area is designated in accordance with the *Local Government Act* for the purpose of protection of the natural environment, its ecosystems and biological diversity. All land uses or alteration, within these designated areas, require a Development Permit.

2. **Justification**
Watercourses and riparian area ecosystems are critical areas for the co-existence of humans, plants and animals. These 'ribbons of life' support an enormous range of plants and animal life, provide important refuge and migration areas for birds and wildlife and nurture fish life processes. These areas are the critical buffer zones between the upland shore area and the aquatic zone and comprise the most sensitive part of a lakeshore property.

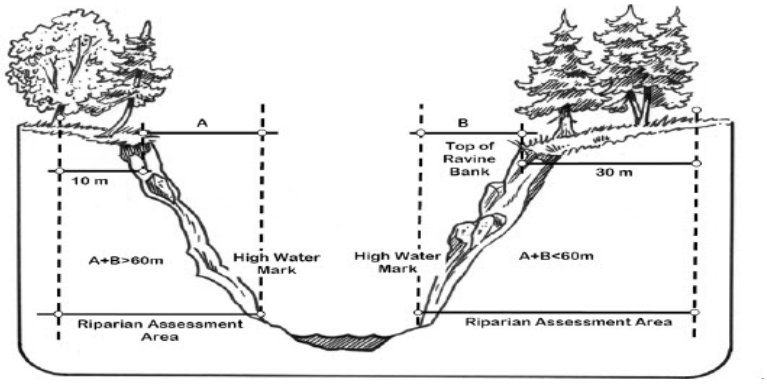
3. **Areas**
Lands included in this DPA are parcels of privately owned or leased land around Adams Lake within Electoral Area "P". The northern portion of Adams Lake, located in Electoral Area "O", was previously identified in a similar DPA from the North Thompson Official Community Plan.

The area includes all streams generally shown on Provincial Terrain Resource Information Management (TRIM) mapping and adjacent lands as well as any other streams determined by a Qualified Environmental Professional (QEP) pursuant to RAPR BC Reg. 178/2019 (RAPR), as amended or superseded. TNRD Interactive Mapping System reflects which Plan areas are affected as this data is gathered/updated and the RAPR is amended or superseded.

The riparian assessment areas for this DPA adjacent to Adams Lake are as follows:

a. 30 metre strip on both sides of a stream measured from the stream boundary;
b. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the stream boundary to a point that is 30 metres beyond the top of the ravine bank; and
c. for a ravine over 60 metres wide, a strip on both sides of the stream measured from the stream boundary to a point that is 10 metres beyond the top of the ravine bank (see Figure 25).

Figure 25: Riparian Assessment Area



4. **Activities that require a Development Permit**

Development or land alteration within areas identified as riparian assessment areas under the RAPR DPA requires a RAPR DP, except where exemptions apply. A RAPR DP is required for 'development' activities listed in the *Riparian Areas Protection Regulation*, as amended or superseded, including the following:

a. The addition, removal or alteration of soil, vegetation or a building or other structure.
b. The addition, removal or alteration of works and services described in section 506 (1) of the *Local Government Act*.
c. Subdivision as defined in section 455 of the *Local Government Act*.

5. **Guidelines**

The RAPR DPA guidelines are as follows:

a. All development within the DPA must be consistent with the most current version of the Provincial RAPR, as amended or superseded.
b. Prior to any building, clearing, and excavation, development activities should be planned in advance so as to avoid intrusion into the DPA in order to minimize the impact of activities on these areas.
c. A RAPR DP may be issued upon receipt of a written assessment report from an environmental professional qualified to submit under RAPR and receipt of notification from the provincial ministry having jurisdiction that the report meets Provincial reporting requirements. The report shall be used to determine the conditions of the DP.
d. Where the applicant's qualified environmental professional recommends revegetation and enhancement works, the Regional District may require the applicant to submit a landscaping plan, prepared by the appropriate professional with knowledge on local indigenous vegetation types, and a security deposit equal to the estimated costs of all materials and labour as determined by a Landscape Architect or other qualified professional to the satisfaction of the Regional District.
e. The report prepared by the QEP will comprise a Schedule in the DP.

6. **Exemptions**

The following activities are exempt from any requirement for a DP:

a. Where a similar development permit has already been issued or a covenant satisfactorily addresses riparian area protection.
b. Exemptions that are prescribed in the *Riparian Areas Protection Regulation*.
c. A completed *Declaration for Riparian Areas Protection Regulation Exempt Property* is submitted.
d. An alteration of an existing approved building or permanent structure in which the building or structure foundation is not altered or increased.
e. The activity or building is part of a farm operation as defined by the *Farm Practices Protection (Right to Farm) Act*, is a permitted farm use as defined in Section 2 of the *Agricultural Land Reserve Use Regulation* and the lands are assessed as Farm under the *BC Assessment Act*.
f. Forest management activities on lands subject to the *Forest Act* or *Private Managed Forest Land Act* and assessed as Forest Lands under the *BC Assessment Act*.

g. Removal of trees deemed hazardous by a certified arborist or Registered Professional Forester that pose an immediate threat to buildings, life safety or in accordance with provincial FireSmart standards.
h. Emergency procedures to prevent, control or reduce erosion or other immediate threats to life and property including emergency flood or protection works and any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the Federal *Fisheries Act*.
i. Subdivision limited to lot line adjustment or lot consolidation.

Part 14 | Temporary Use Permits (TUP)

14.1 Context

A TUP is a permit issued by the Board of Directors under the authority of the *Local Government Act*. A TUP provides a property owner with the opportunity to enable a temporary use to continue while a more suitable location for the use is determined, a rezoning application is completed, or where the event is a temporary use where the existing zoning does not permit the event. TUPs are not a substitute for a rezoning application. The temporary use may continue in accordance with the permit terms and conditions until expiry (up to three years). A TUP may be renewed once for up to another three-year term.

Economic development opportunities, such as industrial uses or tourism-related activities may be viable on a short-term or seasonal basis or established on a trial basis to determine if there is likelihood of long-term success. In other cases, landowners' temporary circumstances may be that they wish to use their property in a way that is not enabled by zoning. A TUP is the most efficient, expedient, and cost-effective way to enable uses not allowed in the Zoning Bylaw.

A TUP is not a replacement for a land use designation. Should an applicant wish the continuation of the use beyond the TUP expiry date, an application to amend the Zoning Bylaw (and/or OCP) must be submitted well in advance of expiry date to enable non-interruption of land use. It is recommended that applications be submitted six months prior to permit expiry.

Before submitting any non-residential development application to the Regional District, applicants are encouraged to consult with neighbouring property owners regarding the proposed land use. These efforts are especially necessary for applications that may be considered intrusive (e.g. noise or crowds). Broader consultation efforts beyond neighbouring properties may be required depending on the scope of development. Written proof of consultation efforts may be required as part of the development application review process.

Objective:

1. Support balanced, open, and fair opportunity and process for temporary use applications to be considered via a permit within the Plan area.

Policies:

2. All non-residential TUP requests in zones where the principal use is residential, including traveller accommodation use, shall be considered by bylaw with a public hearing.

3. TUPs will be evaluated in respect to the possible cumulative effects on the neighbourhood and the proponent's ability and commitment to mitigating measures that effectively and reasonably address any community concerns.

4. Evaluate all proposed TUPs against possible intrusion on adjoining agricultural, residential, resource, and environmentally sensitive lands and how this impact can be minimized, such as possible requirement of sound/visual mitigation, light pollution, dust and odour mitigation, buffering, wildfire protection and reduced hours of operation.

5. Refer TUP applications to relevant BC Ministries, for example impact on local road networks and ask for input if mitigation or improvements are necessary.

6. TUP subject properties should accommodate off-street parking as prescribed by the Zoning Bylaw or as can reasonably be expected given the proposed use.

7. TUP approval may be conditional upon a landowner providing cash security to guarantee the performance of permit conditions.

8. TUP applications must substantiate the temporary nature of the proposed use and explain the rationale for its location. Temporary approvals do not confer rights to ongoing permit renewal or permanent entrenchment through zoning.

9. TUP renewals must be assessed on a case-by-case basis for suitable land use options.

10. The viability and likelihood that the property, land and buildings, can be returned to their pre-TUP condition should form a part of any TUP consideration.

11. Revocation of any TUP may be considered and subsequently ordered by the Board of Directors, in cases where permit conditions are not met.

14.2 Traveller Accommodation Use

As per Board Policy 9.1.4 (*short term vacation rental approvals and enforcement*), the TNRD supports the local economy and entrepreneurship within its jurisdiction but recognizes that it has a regulatory role and a duty to protect residents from being negatively impacted by vacation rentals occurring within their neighbourhood.

The TNRD shall consider short term vacation rental (STR) approvals through issuance of a Temporary Use Permit. The Temporary Use Permit outlines conditions under which the vacation rental must operate, permitting neighbours to enjoy peaceful use of their properties and support the local economy at the same time.

STRs are acknowledged as a popular yet controversial form of traveller accommodation, especially in the Plan area's popular recreational areas where high amenity values exist. Despite an applicant's demonstrated willingness to comply with and implement policy requirements, TUP applications shall be reviewed and adjudicated on a site-specific basis.

Policies:

When considering TUP issuance for STR use, the Regional District will specify conditions, including:

1. The cumulative effects on the neighborhood of any TUP issued for traveller accommodation use.

2. The potential alteration of the residential appearance of the neighbourhood.

3. The requirement for mitigating measures to address neighbourhood concerns, such as screening or fencing where needed and practical.

4. The ability of the property to accommodate a minimum of two on-site parking spaces, excluding on-street parking.

5. A stated restriction on the maximum number of signs advertising the commercial vacation rental to one sign, with a maximum area of 0.2 square metres (2.15 square feet) and not be illuminated.

6. A stated restriction that prohibits recreational vehicles or camping.

7. Stated TUP conditions requires the property owner to complete and implement the following:
    a. Traveller accommodation use is actively and properly managed given the owner or their designated local manager resides proximate, within half an hour, and is available to respond to issues and emergencies.

    b. Provide their clientele information on TNRD regulations such as the Noise Bylaw and transfer station location, as well as general information on water potability and conservation; fire responsibility, safety and emergency evacuation routes, and sewage disposal system limits and sound practices.

    c. Provide proof of an occupancy permit and completed *STR Building Safety Declaration*.

    d. Written proof in the form of an approved provincial filing to verify the existence of a suitable sewage disposal system, designed and installed for expected daily

capacity, in accordance with provincial regulations, as well as an appropriately licensed potable water source or cistern.

e. Proof of insurance.

8. As a condition of issuing a TUP, the Regional District may require the posting of a bond or other applicable security to ensure compliance with the conditions of a permit.

14.3 Recreational Vehicle Use for Temporary Accommodation

The use of a recreational vehicle (RV) for year-round habitation purposes is not encouraged but is recognized as an emerging temporary necessity, especially in post-emergency situations like wildfire or flood; accordingly, landowners are directed to apply via a TUP.

Policies:

1. Considerations of RV use for temporary year-round habitation include a properly designed, IHA approved, and constructed sewage disposal system as well as a potable domestic water source or cistern.

2. Placement of the RV on a property for year-round habitation shall be in accordance with Zoning Bylaw setbacks.

3. A TUP for RV year-round habitation use may prescribe minimum and/or maximum RV size and condition as well as life safety requirements such as smoke and carbon monoxide detectors.

4. TUP applications for more than one RV per property are discouraged.

5. An RV allowed for year-round habitation by TUP shall not be used for commercial purposes.

6. Placement of the RV shall be preceded by the completion of a *Recreational Vehicle Residential Use Safety Declaration*.

7. Small associated structures or accessory buildings upon the property where an RV is used may be allowed under TUP terms but shall be limited to 10 m² in size and shall be portable to enable the land be readily returned to its former condition.

8. A TUP may impose other conditions relevant to the particulars of the site.

9. Proof of vehicle (ICBC) insurance.

10. A TUP for year-round habitation does not constitute approval for permanent housing. Renewals may be limited and require demonstration that reasonable efforts toward longer-term housing solutions are being pursued.

South Thompson River Valley sunset
Photo Credit: Kevin Palmer

Part 15 | Plan Implementation

15.1 Context

Plan implementation is an essential part of the overall OCP's success. This OCP establishes high-level policies that guide land use in a way that is congruous with a common future vision established by its residents. OCP implementation must be consistent with other TNRD initiatives including applicable zoning and building bylaws, *Regional Growth Strategy*, *Lakeshore Development Guidelines* and TNRD water, liquid waste, solid waste management and financial plans. All Board decisions, future bylaws and works undertaken, must be consistent with the OCP as required under the *Local Government Act*. The OCP also provides policy guidance as land use issues are discussed with adjacent regional districts, member municipalities and other levels of government including First Nations.

15.2 Implementation, Refinements & Amendments

OCP implementation is carried out in several ways, as decisions are made regarding development and redevelopment, public works, capital projects, delivery of core services and a variety of other corporate initiatives. The predominant control-oriented implementation instruments come at the ground level through zoning, subdivision and building bylaw requirements. Plan implementation may also require more action-oriented instruments where "priming decisions" emanating from

local government provide the condition and stimulation for a desired development.[83] Some measures may be implemented more readily than others which may require years to complete.

Over time, OCP refinements may be considered through the OCP bylaw amendment process to reflect the needs of a changing community. Amendments may need to reflect, for example, the consideration of new provincial legislation, new housing needs initiatives or large-scale projects regulated by federal or provincial agencies.

The OCP is an evolving document that should be revisited as residents and neighbourhoods change. The OCP should be reviewed and updated every seven to ten years and a comprehensive review and update undertaken every ten to fifteen years.

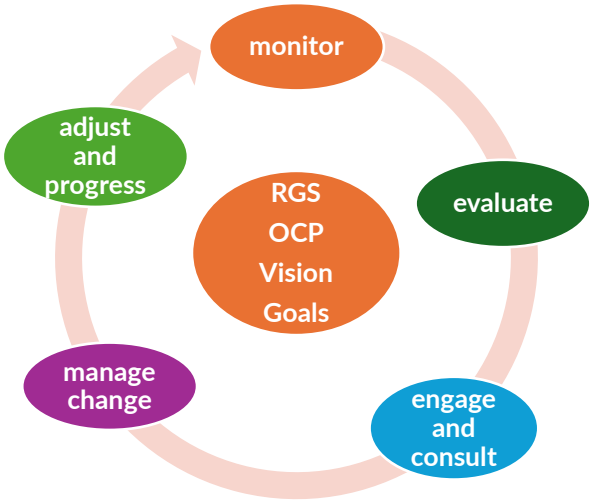


Figure 26: OCP Implementation Cycle

15.3 Follow-up Initiatives

The following are planning initiatives that will require consideration as part of the implementation strategy for this OCP.

Zoning Bylaw

The zoning bylaw implements regional district land use planning visions expressed in an OCP and may support community sustainability and resilience goals. The zoning bylaw regulates how land, buildings and other structures may be used or located. The zoning bylaw will be updated to ensure consistency with the OCP.

Table 10: Zoning Bylaw Updates

OCP Policy	Action Required
Part 12	Establish zoning bylaw provisions for additional dwelling units on parcels less than four hectares

Other Studies or Planning Initiatives

The OCP document is a living document that should be reviewed and updated every five to eight years. During the life of this OCP, the following additions should be included to better address the OCP vision over time.

Table 11: Potential OCP Amendments

OCP Policy	Action Required
Various sections	Review and amend current Fringe Areas Policy Guidelines
Settlement areas	Review potential ALR exclusions from 1987 approval

[83] Leung, pp. 213-247

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    - Niskonlith Lake Provincial Park Purpose Statement and Zoning Plan – January 2003
    - Paul Lake Provincial Park Management Plan – November 1996
    - Paul Lake Provincial Park Management Plan – draft for public review – February 2022
    - Roche Lake Provincial Park Management Plan – May 2013
    - Tsutswecw (Roderick Haig-Brown) Park Management Plan - October 2002

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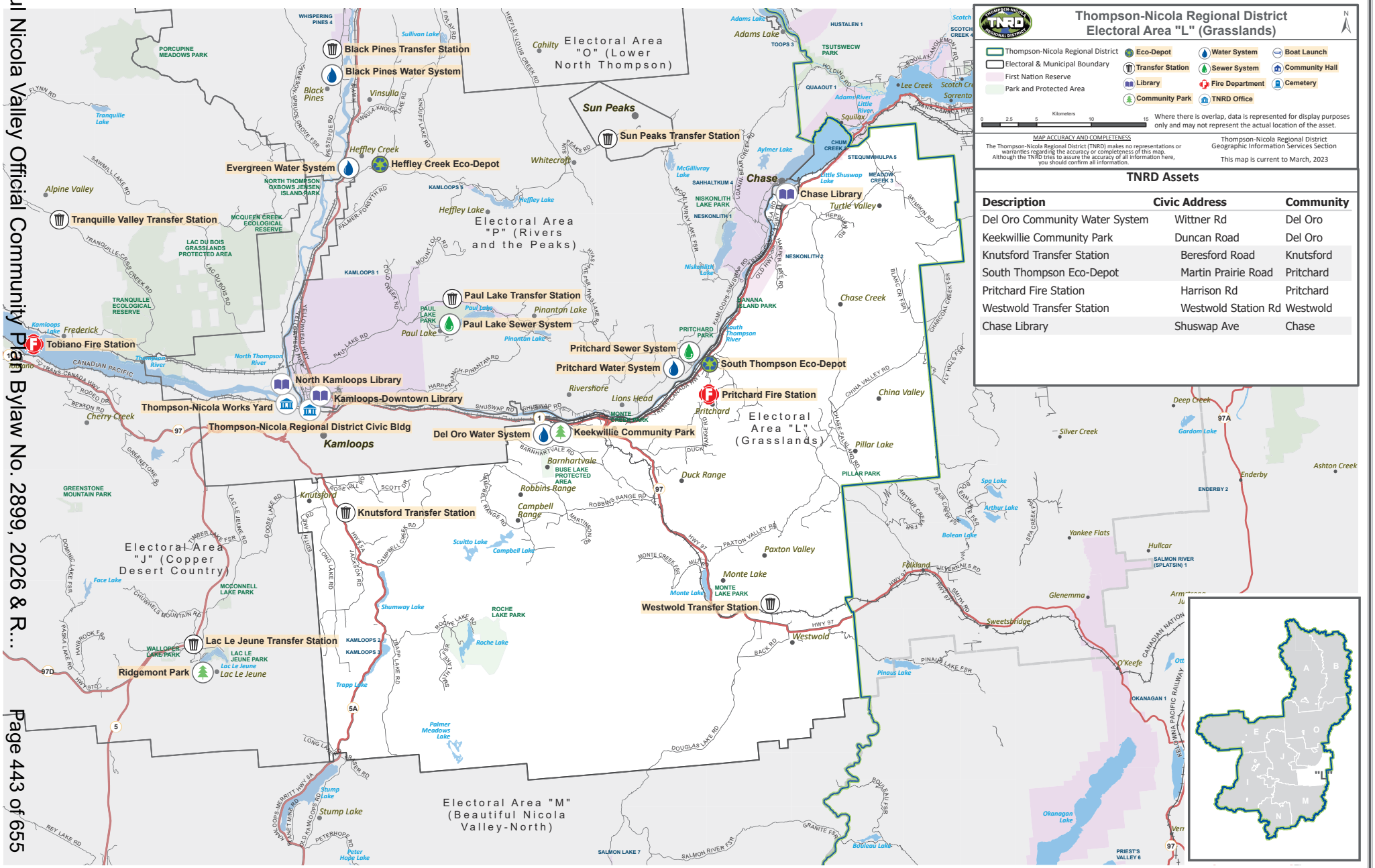
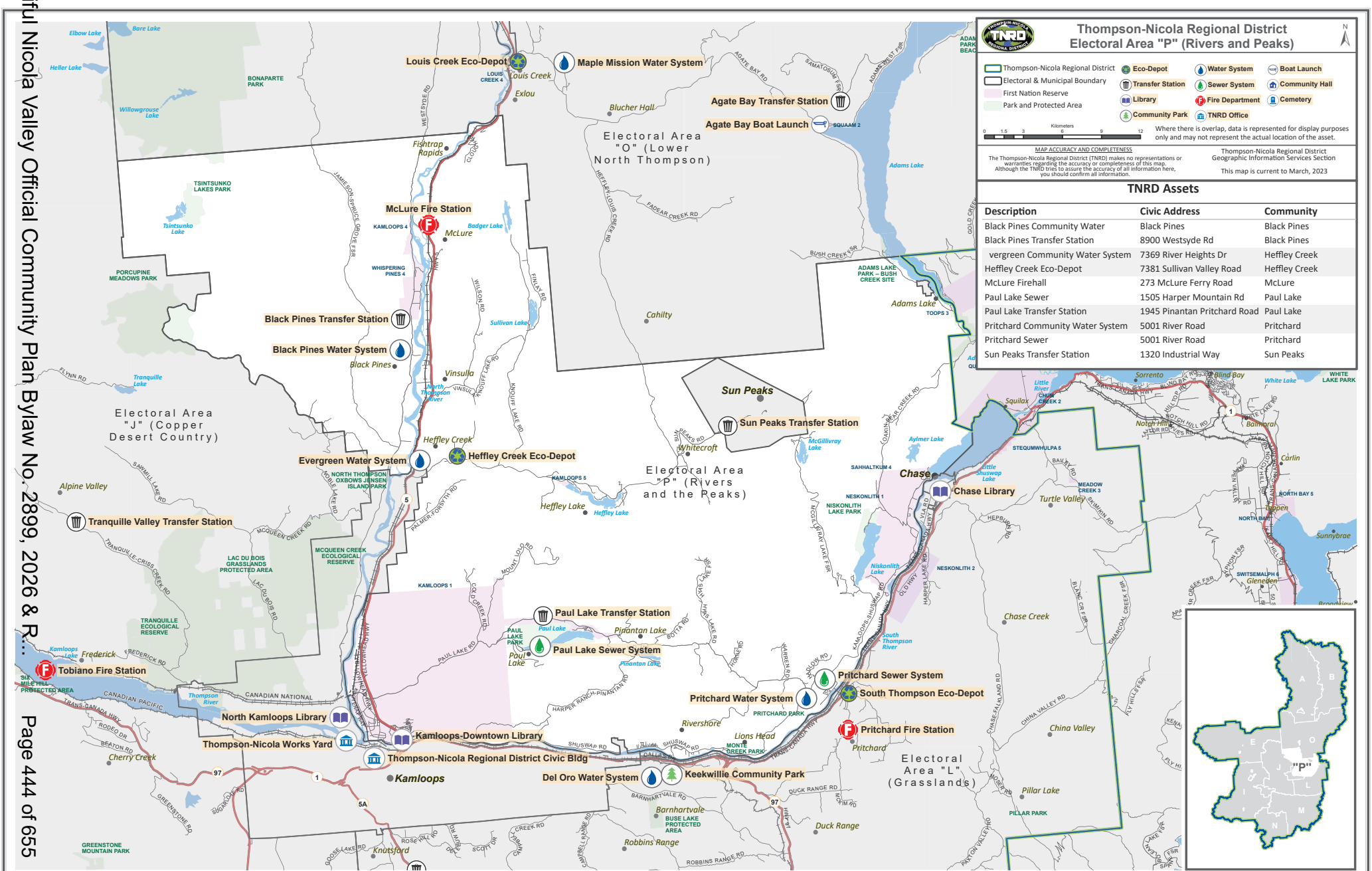

Thompson-Nicola Regional District
Electoral Area "L" (Grasslands)
Thompson-Nicola Regional District
Electoral & Municipal Boundary
First Nation Reserve
Park and Protected Area
Eco-Depot
Transfer Station
Library
Community Park
Water System
Sewer System
Fire Department
TNRD Office
Boat Launch
Community Hall
Cemetery
Kilometers
Where there is overlap, data is represented for display purposes only and may not represent the actual location of the asset.
MAP ACCURACY AND COMPLETENESS
The Thompson-Nicola Regional District (TNRD) makes no representations or warranties regarding the accuracy or completeness of this map. Although the TNRD tries to assure the accuracy of all information here, you should confirm all information.
Thompson-Nicola Regional District
Geographic Information Services Section
This map is current to March, 2023
Black Pines Transfer Station
Black Pines Water System
Evergreen Water System
Heffley Creek Eco-Depot
Sun Peaks Transfer Station
Tranquille Valley Transfer Station
Paul Lake Transfer Station
Paul Lake Sewer System
Tobiano Fire Station
North Kamloops Library
Kamloops-Downtown Library
Thompson-Nicola Works Yard
Thompson-Nicola Regional District Civic Bldg
Pritchard Sewer System
Pritchard Water System
South Thompson Eco-Depot
Pritchard Fire Station
Del Oro Water System
Keekwillie Community Park
Knutsford Transfer Station
Lac Le Jeune Transfer Station
Ridgemont Park
Westwold Transfer Station
Chase Library
Electoral Area "O" (Lower North Thompson)
Electoral Area "P" (Rivers and the Peaks)
Electoral Area "L" (Grasslands)
Electoral Area "J" (Copper Desert Country)
Electoral Area "M" (Beautiful Nicola Valley-North)
Kamloops
Chase
Sun Peaks
TNRD Assets
Description | Civic Address | Community
Del Oro Community Water System | Wittner Rd | Del Oro
Keekwillie Community Park | Duncan Road | Del Oro
Knutsford Transfer Station | Beresford Road | Knutsford
South Thompson Eco-Depot | Martin Prairie Road | Pritchard
Pritchard Fire Station | Harrison Rd | Pritchard
Westwold Transfer Station | Westwold Station Rd | Westwold
Chase Library | Shuswap Ave | Chase



TNRD Assets

Description	Civic Address	Community
Black Pines Community Water	Black Pines	Black Pines
Black Pines Transfer Station	8900 Westsyde Rd	Black Pines
vergreen Community Water System	7369 River Heights Dr	Heffley Creek
Heffley Creek Eco-Depot	7381 Sullivan Valley Road	Heffley Creek
McLure Firehall	273 McLure Ferry Road	McLure
Paul Lake Sewer	1505 Harper Mountain Rd	Paul Lake
Paul Lake Transfer Station	1945 Pinantan Pritchard Road	Paul Lake
Pritchard Community Water System	5001 River Road	Pritchard
Pritchard Sewer	5001 River Road	Pritchard
Sun Peaks Transfer Station	1320 Industrial Way	Sun Peaks

MAP 3

Electoral Areas "L" & "P"

Overview and Transportation Corridor

0 5 10 km N

*Rural Settlement Areas displayed in map series **[A]**

‡All areas outside Rural Settlement Areas (RSA) are designated “Electoral Area Planning” and subject to policies described in Part 12 of this OCP

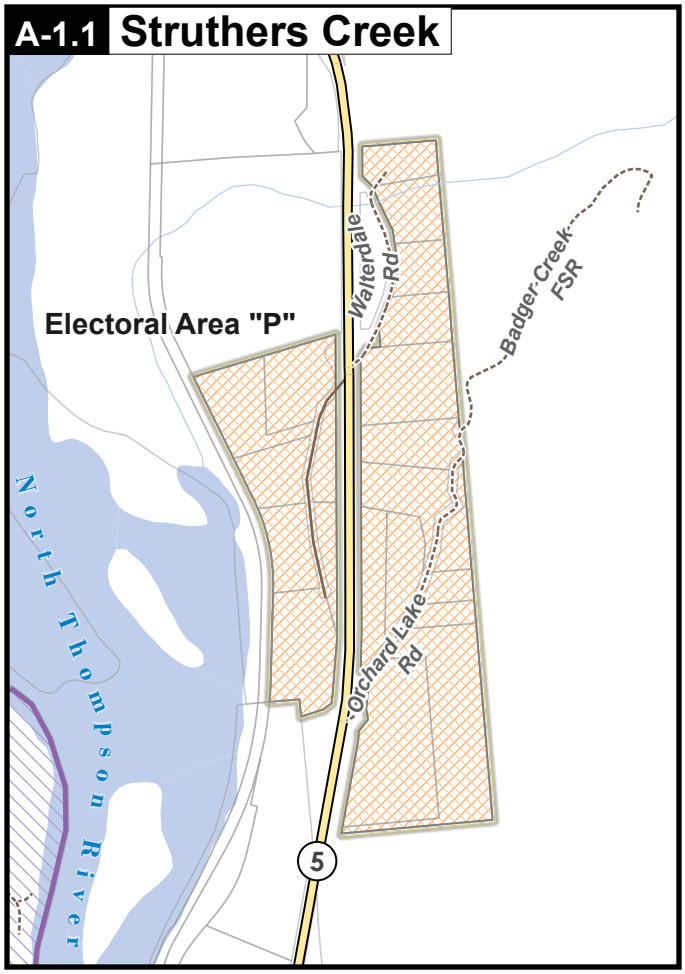
MAP 4

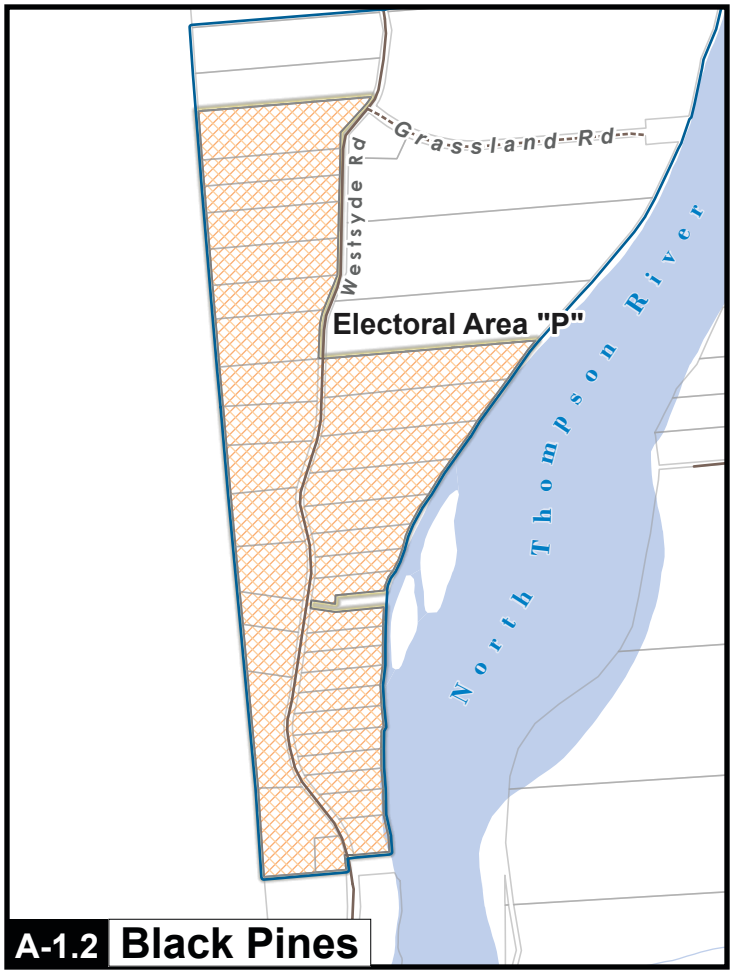
Rural Settlement Areas

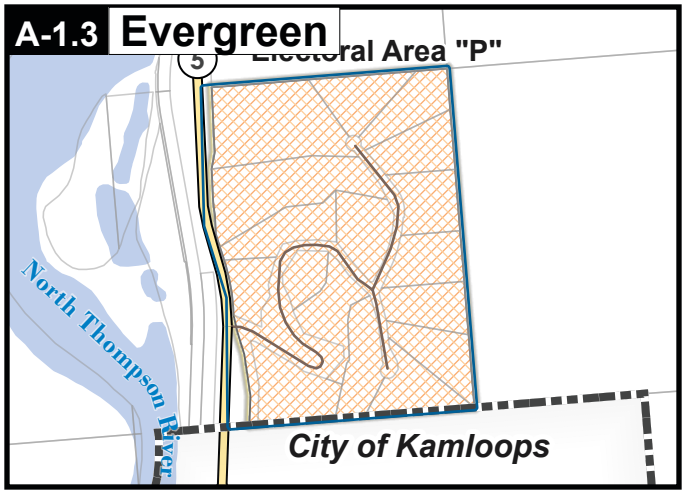
Legend

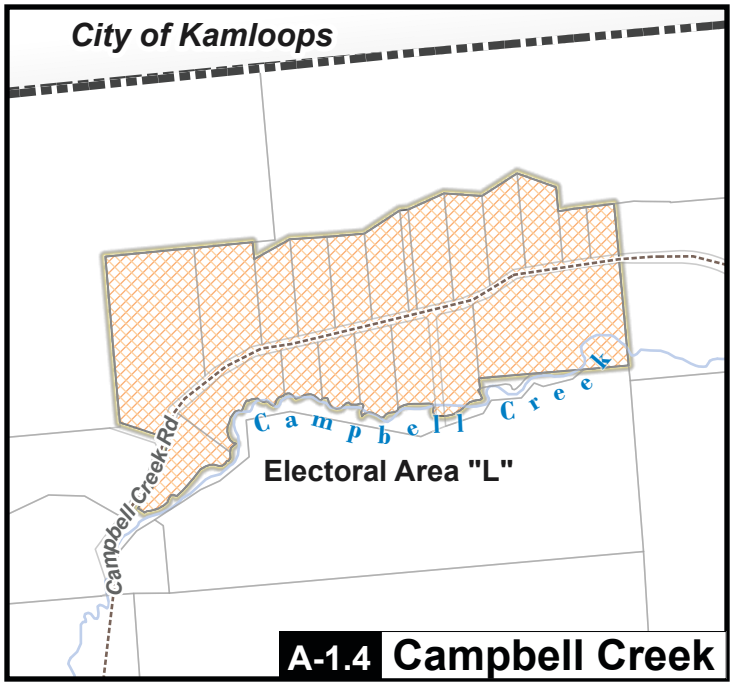
- Rural Settlement Area
- TNRD Water System

A-1









Rural Settlement Areas are hereby designated for future commercial, industrial and institutional uses subject to policies described in Part 12 of this OCP

0 250 500 m

N

MAP 5

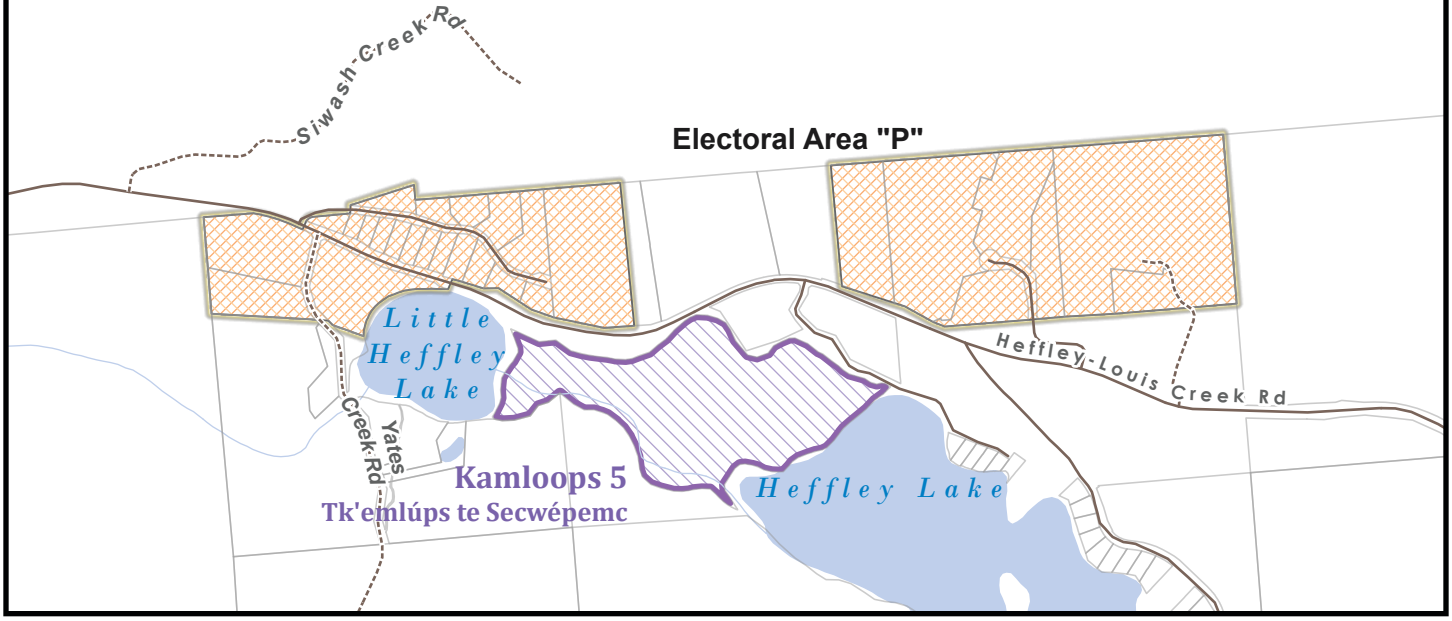
Rural Settlement Areas

Legend

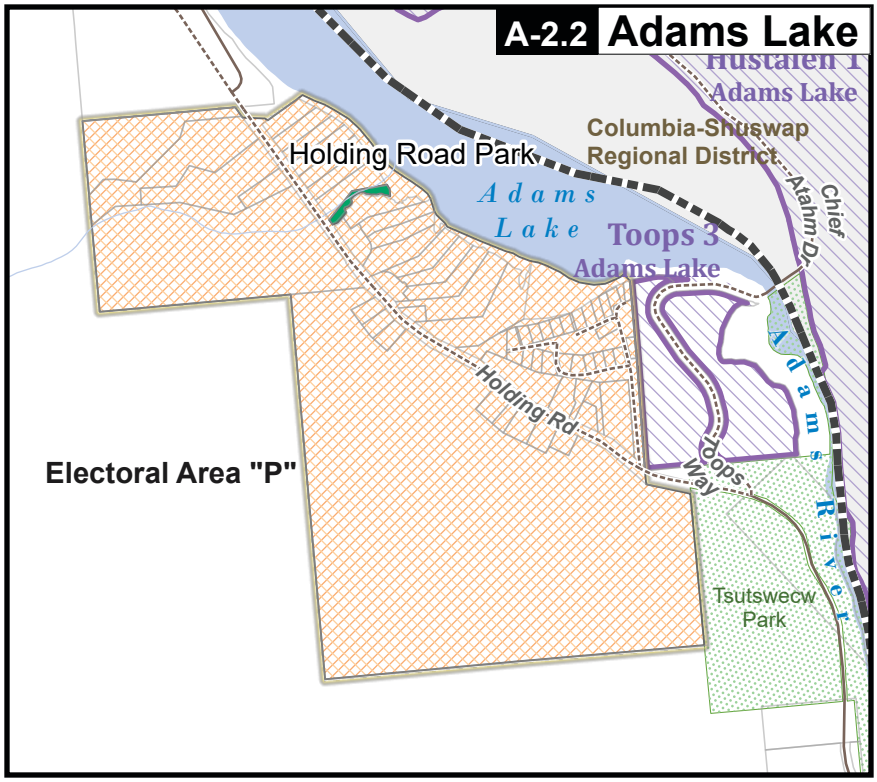
- Rural Settlement Area
- TNRD Water System

A-2

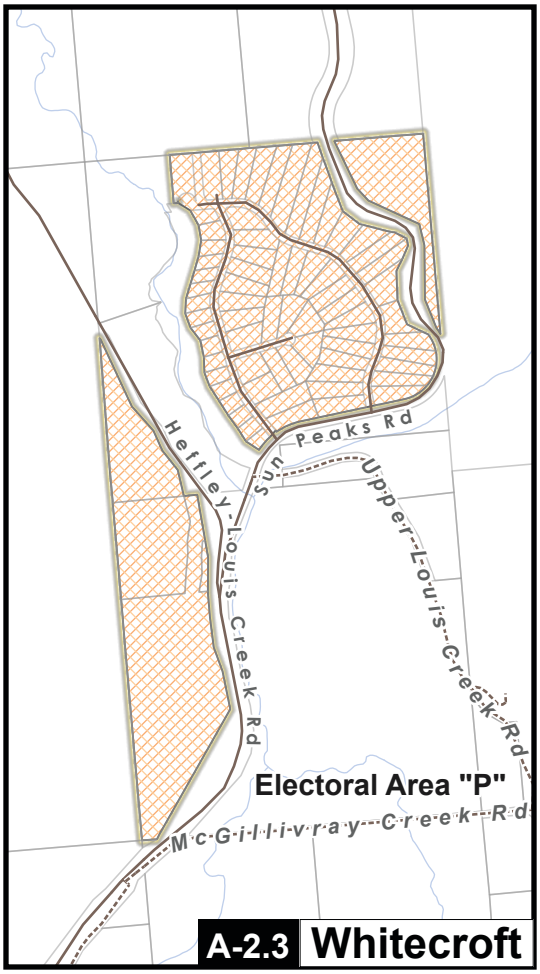
A-2.1 Heffley Lake



A-2.2 Adams Lake



A-2.3 Whitecroft



Rural Settlement Areas are hereby designated for future commercial, industrial and institutional uses subject to policies described in Part 12 of this OCP

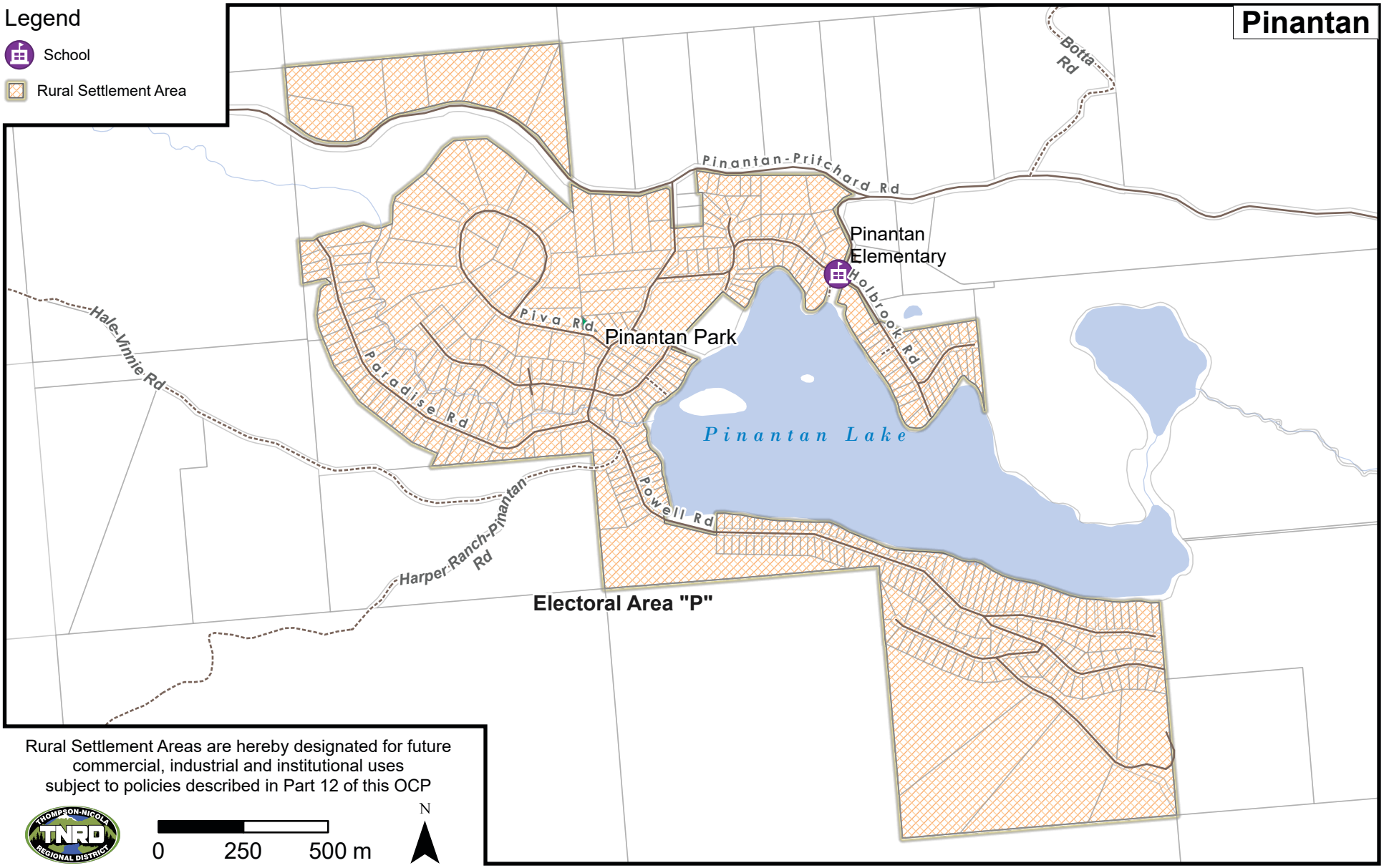
0 250 500 m

N

MAP 6

Rural Settlement Areas

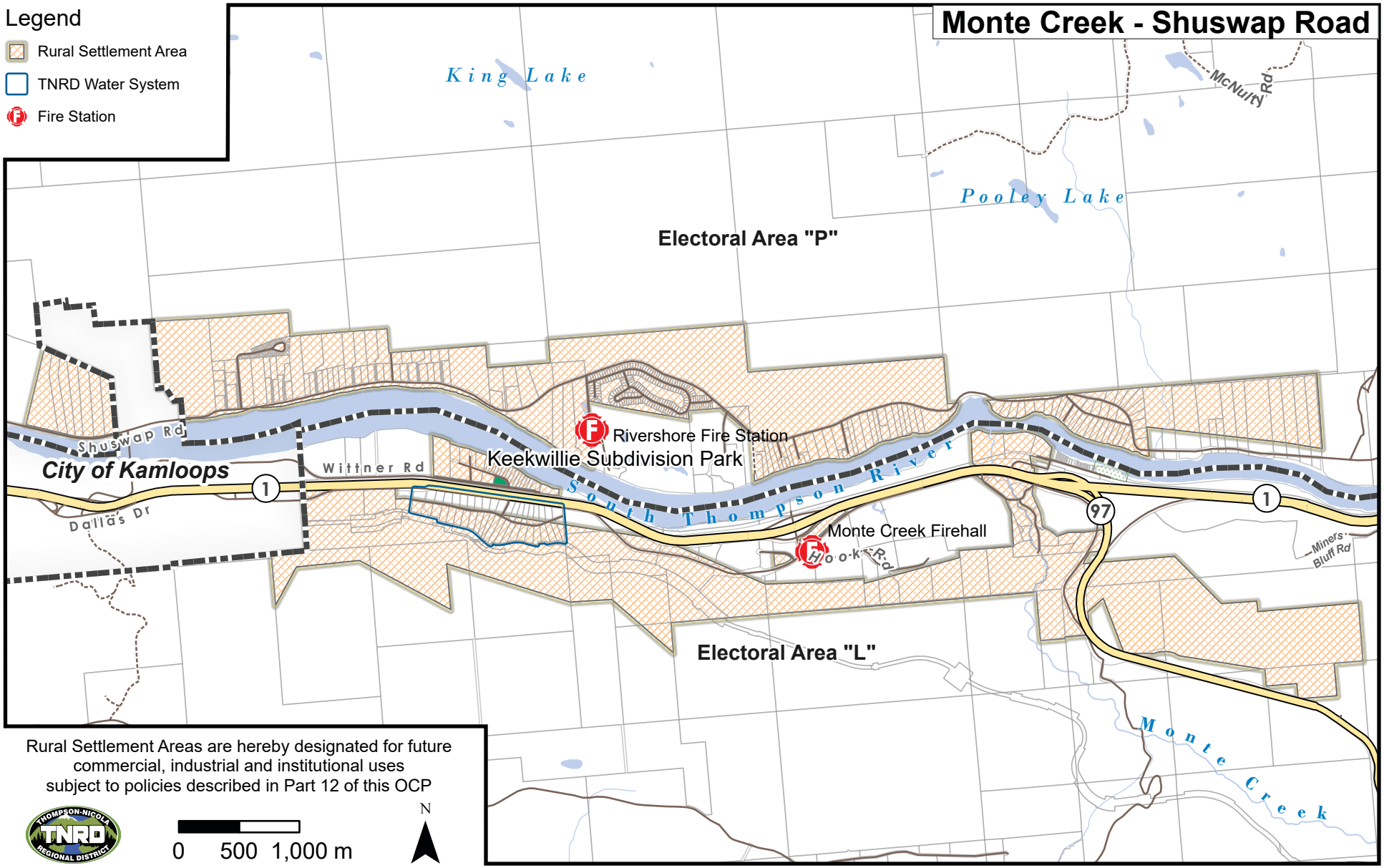
A-3



MAP 7

Rural Settlement Areas

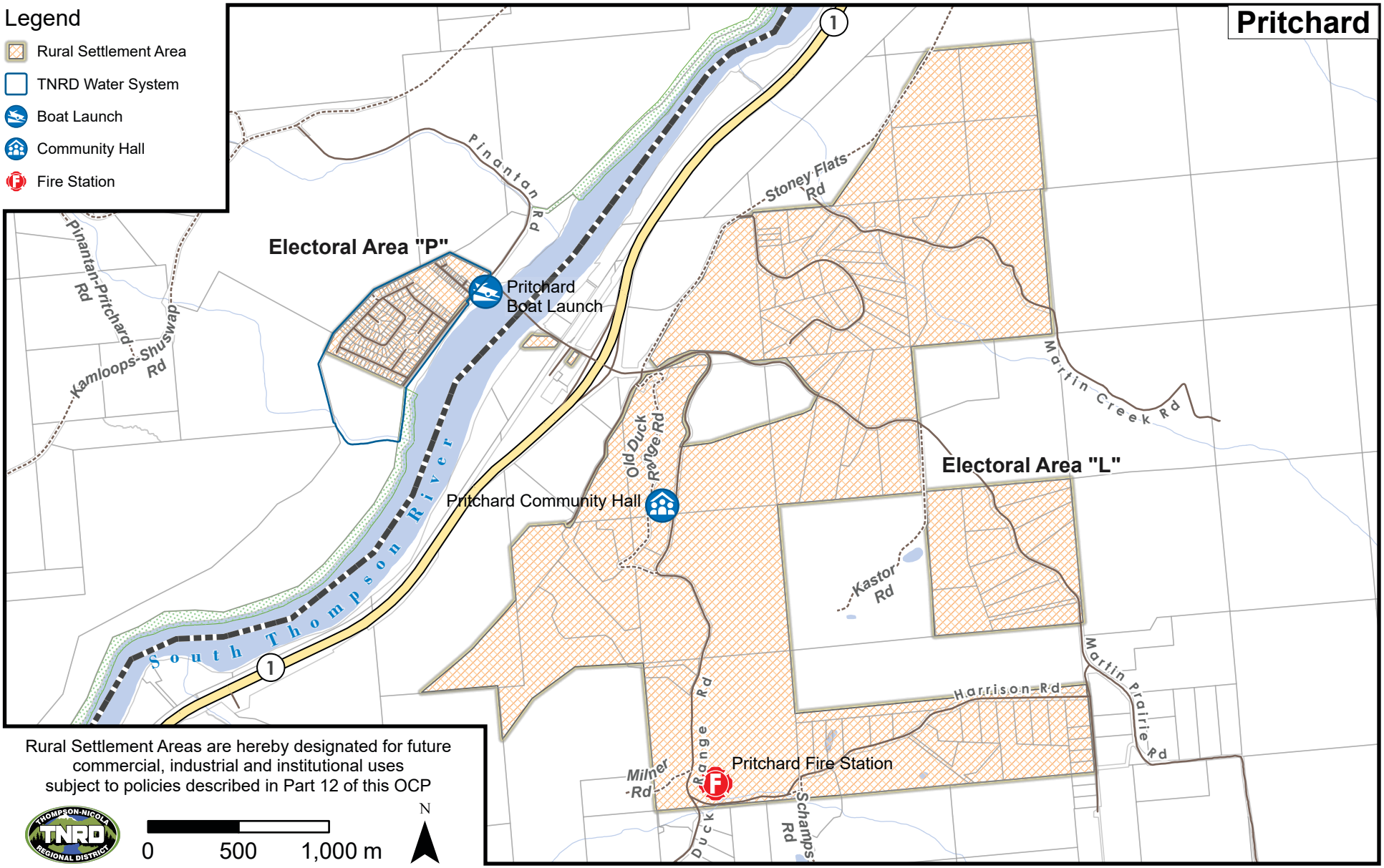
A-4



MAP 8

Rural Settlement Areas

A-5



THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Corporate Services

BOARD REPORT

TO:	Chair and Board of Directors	**DATE:**	June 25, 2026
FROM:	Corporate Services		
SUBJECT:	Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026		

RECOMMENDATION:

THAT, Electoral Area "B" Mosquito Control Service Area Establishment Bylaw No. 2920, 2026 be adopted.

MARNIE JEREMIAH
Corporate Officer

Approved for Board Consideration
CAO

PURPOSE:

To provide the Board with the results of the Electoral Area "B" Mosquito Control Service assent vote (referendum) in accordance with the *Local Government Act* and to seek adoption of Bylaw No. 2920, 2026.

SUMMARY:

At the July 17, 2025 Regular Board meeting, the Board directed staff, through a Notice of Motion, to undertake an in-house feasibility study on providing nuisance mosquito control services in Electoral Area "B" (Thompson Headwaters). The findings of this study, along with a recommendation to establish the Electoral Area "B" Mosquito Control Service via assent voting, were presented to the Board at the November 20, 2025 Regular Board meeting.

Service Area Establishment Bylaw No. 2920 subsequently received three readings and statutory approval from the Inspector of Municipalities. An assent vote was held on June 13, 2026, with an advance voting opportunity on June 3, 2026. Residents within the proposed service area were also given the opportunity to vote by mail.

The TNRD is obligated to ensure elections are run in compliance with the applicable sections of the *Local Government Act* and related regulations. A total of 82 ballots were received between the voting opportunities provided below:

VOTING OPPORTUNITY	YES	NO	TOTAL VOTES
Advance Voting Day: Wednesday, June 3, 2026	9	12	21
General Voting Day: Saturday, June 13, 2026	48	9	57
Mail Ballot Voting	1	3	4
Total Votes Cast	**58**	**24**	**82**

With elector assent now obtained, the Board may proceed with adopting the Service Establishment Bylaw. Following the 30-day quashing period, TNRD staff will notify BC Assessment and the Surveyor of Taxes in preparation for the 2027 tax requisition.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board’s Strategic Plan:

- **Livability & the Built Environment**
  - Community service delivery
  - Core service delivery
  - Electoral Area specific service enhancements
- **Responsible Governance & Service Excellence**
  - Transparency and accountability
  - Community engagement or consultation
  - Efficient service delivery

COMMUNICATIONS OR PUBLIC CONSULTATION:

The Declaration of Official Assent Voting Results were posted on the TNRD’s website and formal press release on June 17, 2026, in accordance with Section 158 of the *Local Government Act.*

Attachments

- Electoral Area “B” Mosquito Control Service Area Establishment Bylaw No. 2920, 2026
- Declaration of Official Assent Voting Results
- Determination of Assent Voting Results

THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2920

A bylaw to establish a mosquito reduction and surveillance service within Electoral Area "B" (Thompson Headwaters)

WHEREAS a Regional District may, by bylaw, establish and operate a service under the provisions of the *Local Government Act;*

AND WHEREAS the Board Directors wishes to establish a mosquito reduction and surveillance service within Electoral Area "B" (Thompson Headwaters) in the Thompson-Nicola Regional District;

AND WHEREAS the Board has submitted the proposal to establish the service to the electors within Electoral Area "B" (Thompson Headwaters) in accordance with the *Local Government Act,* and approval of the electors has been obtained;

NOW THEREFORE the Board of Directors of the Thompson-Nicola Regional District, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited as the "Thompson-Nicola Regional District Mosquito Control Service Area Establishment Bylaw No. 2920, 2026".

SERVICE ESTABLISHMENT

2. The Regional District hereby establishes a service to be known as the "Electoral Area "B" Mosquito Control Service" for the purpose of providing nuisance mosquito control within Electoral Area "B" (Thompson Headwaters).

SERVICE AREA

3. The participating service area is shown in heavy bold outline on Schedule "A" attached to and forming part of this bylaw.

REQUISITION

4. The maximum amount that may be requisitioned annually for the service provided under Section 2 may not exceed One Hundred and Thirty Thousand Seven Hundred Dollars ($130,700).

COST RECOVERY

5. The annual costs will be recovered by one or more of the following;

    a) A property value tax calculated on net taxable value of land and improvements;

    b) A parcel tax;

c) The imposition of fees and other charges that may be fixed by separate bylaw for the purpose of recovering these costs;

d) Revenues received by way of agreement, enterprise, gift or otherwise.

READ A FIRST TIME this 26th day of March, 2026.

READ A SECOND TIME this 26th day of March, 2026.

READ A THIRD TIME this 26th day of March, 2026.

RESCINDED AT THIRD READING this 28th day of May, 2026.

RE-READ A THIRD TIME AS AMENDED this 28th day of May, 2026.

APPROVED BY THE INSPECTOR OF MUNICIPALITIES this 1st day of June, 2026.

ASSENTED to by the Electors within the participating portion of Electoral Area “B” (Thompson Headwaters) on 13th day of June, 2026.

ADOPTED this _____ day of _____, 2026.

Corporate Officer

Chair

Form No. 21-5
LGA s.146(2)(a)

THOMPSON-NICOLA REGIONAL DISTRICT

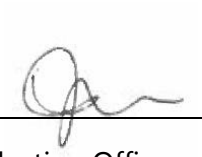
DECLARATION OF OFFICIAL ASSENT VOTING RESULTS

Electoral Area "B" Mosquito Control Referendum - June 13, 2026

I, Marnie Jeremiah, Chief Election Officer, do hereby declare the results of the assent vote to be as follows:

Yes	58 votes
No	24 votes

Dated at Kamloops, BC
this 17th day of June, 2026.



Chief Election Officer

Form No. 21-4
LGA s.145(8)

THOMPSON-NICOLA REGIONAL DISTRICT

DETERMINATION OF OFFICIAL ASSENT VOTING RESULTS

Electoral Area "B" Mosquito Control Referendum

June 13, 2026

	YES	**NO**
Advance Voting Opportunity: June 3, 2026 Avola Schoolhouse	9	12
Advance Voting Opportunity: June 13, 2026 Blue River Community Hall	48	9
Mail Ballot Voting	1	3
TOTAL NUMBER OF VOTES	58	24

This determination of official assent voting results was made by the Chief Election Officer on June 17, 2026 at 3:30 PM and is based on ballot accounts as amended or prepared by the Chief Election Officer.

_____

Chief Election Officer

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO:	Chair and Board of Directors	**MEETING DATE:**	June 25, 2026
FROM:	Development Services		

SUBJECT: **Zoning Amendment Bylaw No. 2925, 2026 Application No. BA 285**
PID: 002-939-568 – (the "**Property**")
4373 Clearwater Valley Road, Wells Gray - Electoral Area "A";
Josef Fischer – (the "**Owner**")

RECOMMENDATION:

THAT, Zoning Amendment Bylaw 2925, 2026, be introduced and read a first and second time and taken to a Public Hearing in conjunction with a regular Board meeting.

A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Bobby Sanghera, MCP

PURPOSE:

This application is for the Board to consider a zoning amendment at 4373 Clearwater Valley Road in Wells Gray, which would realign the RL-1: *Rural* and C-4: *Recreational Commercial* zoning boundaries to enable a subdivision.

SUMMARY:

Planning Services Staff received a subdivision referral from the Ministry of Transportation and Transit (MoTT) for the Property. The proposal seeks to subdivide an 8-hectare (20-acre) portion of the parcel along its westerly boundary. The proposed new lot configuration does not conform to existing zoning boundaries and, accordingly, cannot be approved. Therefore, the Owner has applied for a zoning amendment to realign the zoning boundaries to enable the subdivision.

BACKGROUND:

North Thompson Official Community Plan and Land Use

The Property is designated as being within the Wells Gray Corridor Settlement Area according to the North Thompson Official Community Plan (OCP). The OCP describes this settlement area as a destination for tourist commercial uses, along with new residential development to support the economy of the Wells Gray area. It is proposed that the 8-hectare (20-acre) portion at the westerly boundary of the parcel be rezoned to RL-1, which would support the general policy for rural settlement area as a low-density rural residential use.

Present Land Use and Restrictive Covenants

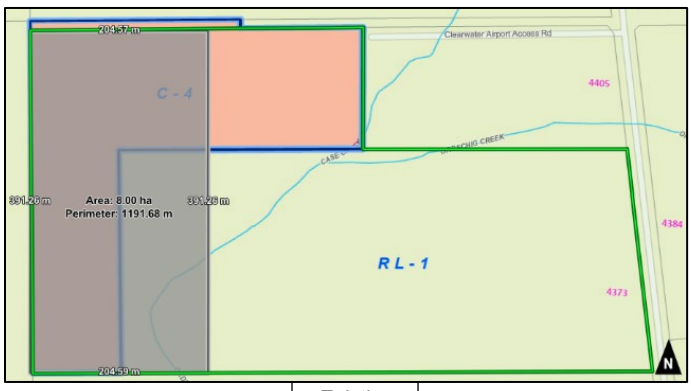
The Property has, as the Owner indicates in their development application, a lodge, a restaurant, and a campground. The majority of the Property is vacant, which is due to two restrictive flood covenants registered on title. One of the covenants (W3570), registered in 1984, permits the construction or placement of a building only within two hundred metres of the northerly boundary of the Property or within one hundred metres of the westerly boundary. The second covenant (KF53604), registered in 1992, permits a building only within one hundred metres of the northerly and westerly boundary. The most recent covenant (KF53604) appears to take priority over the previously established covenant (W3570).

Planning and Building History

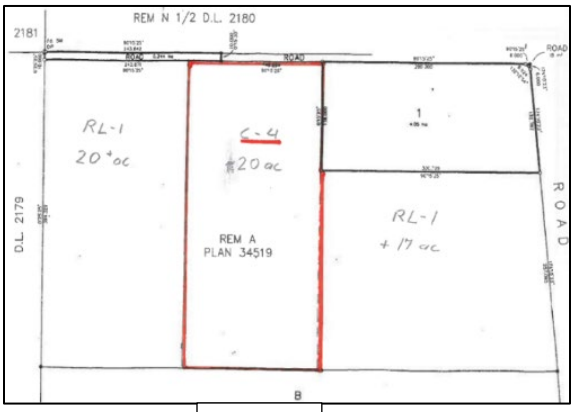
On July 18, 1991, the Board rezoned an L-shaped +/- 8.3-hectare portion of the Property from RL-1 to C-4 Recreational Commercial. The purpose of that zoning amendment was to enable resort commercial uses including a 15 recreational vehicle stall and a 20 tent site campground. In May 2006, a restaurant was constructed under Building Permit. During the construction phase, a survey indicating the lot boundary was submitted; however, a survey delineating the zoning boundary was not provided. It appears that the commercial building was constructed within the RL-1 portion of the Property. To date, the Owner has not provided a survey indicating the location of all commercial uses, which will be required prior to the adoption of this zoning amendment. This zoning amendment will also formally encompass all commercial uses within the designated C-4 zone to rectify potential non-conformities.

DISCUSSION:

Planning Services received a referral in February 2025 for a two-lot subdivision. As illustrated in the image below (labelled *Proposal*), the subdivision involves creating an approximately 8-hectare (20-acre) parcel, to be zoned RL-1, along the western boundary. The area currently zoned C-4 will also be realigned such that the proposed remainder lot will continue to have dual zoning.



Existing



Proposal

In the image above labelled *Existing*, a gray/shaded rectangle depicts an overlay representing the proposed parcel along the westerly boundary that will be entirely within the RL-1 zone. Currently this western portion is zoned C-4, but the Owner now wishes to create a rural residential parcel in that location with no recreational commercial uses thus necessitating this rezoning. The image labelled *Proposal* shows the centermost portion of the Property – predominantly zoned RL-1 currently – proposed to be rezoned entirely to C-4. The remainder of the Property (along the eastern boundary) will stay zoned RL-1.

North Thompson OCP and Future Land Use Considerations

The Wells Gray Corridor Rural Settlement Area encourages a mix of agricultural, residential, institutional and tourism commercial uses. The OCP also notes that existing commercial nodes may be expanded over time to benefit the economy and provide services to visitors and residents alike. Specifically, Policy 10.3.4 (b) supports new tourist recreation and accommodation development in the Wells Gray Corridor. The proposed zoning realignment with a residential parcel adjacent to a recreational commercial zoned parcel is consistent with OCP policy.

In November 2023, the BC *Local Government Act* was amended to prohibit public hearings for residential developments consistent with OCP policy. In this case, as the proposed rezoning includes a commercial zoning component, a public hearing will be necessary.

In December 2025, the Owner received a Preliminary Layout Review (PLR) for the proposed subdivision. One of the conditions of the PLR states that the Owner must provide a covenant stipulating that further subdivision with access from the unconstructed road will only be allowed once a road has been dedicated and constructed to the satisfaction of the MoTT. During a previous subdivision on the adjacent parcel in 1996, Clearwater Airport Access Road was dedicated along the northern boundary of the Property which will now provide legal access to the proposed rear RL-1 zoned lot. Other conditions include having the Owner apply for a Highway Use Permit, amending existing flood covenants, and adhering to the *Environmental Management Act*.

The Owner has also been made aware that Planning Services will require a survey to ensure that all commercial buildings and uses are situated within proposed the C-4 zone prior to the adoption of this zoning amendment.

CONCLUSION

The proposed realignment of the Property's zoning boundaries will more accurately reflect existing on-site land uses and enable creation of a new residential parcel, consistent with OCP policy. Staff recommend that the application proceed to a Public Hearing to provide area residents with an opportunity to review the proposal and submit their input.

REFFERRAL & LIAISON

Interior Health (IH): From a Healthy Community Development Perspective, IH has no concerns. The Food Services Establishment currently has no active permits, which may require the Owner to apply for a Food Service Permit through IH if the intent is to reopen the establishment.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Area and Priority set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development

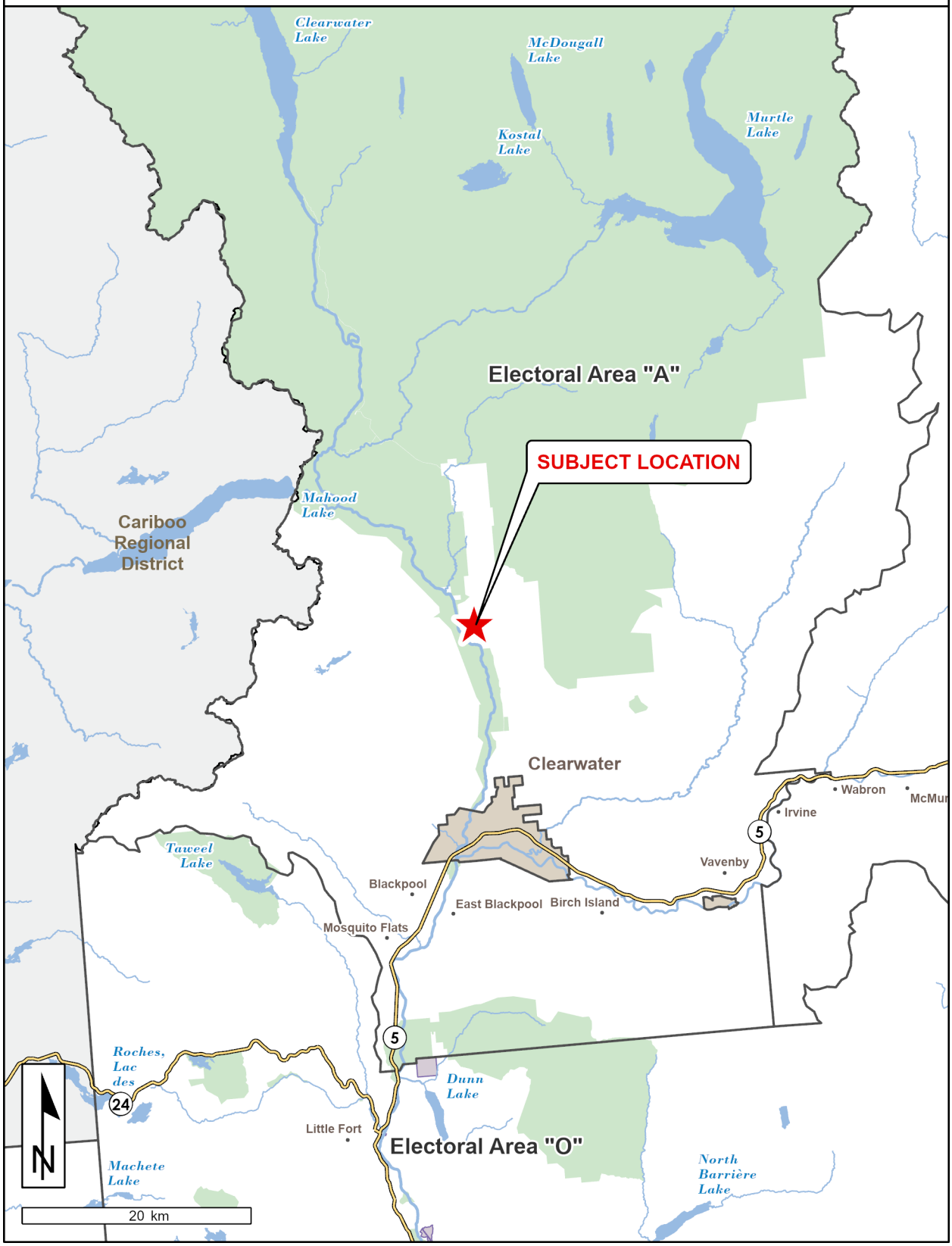
COMMUNICATIONS OR PUBLIC CONSULTATION:

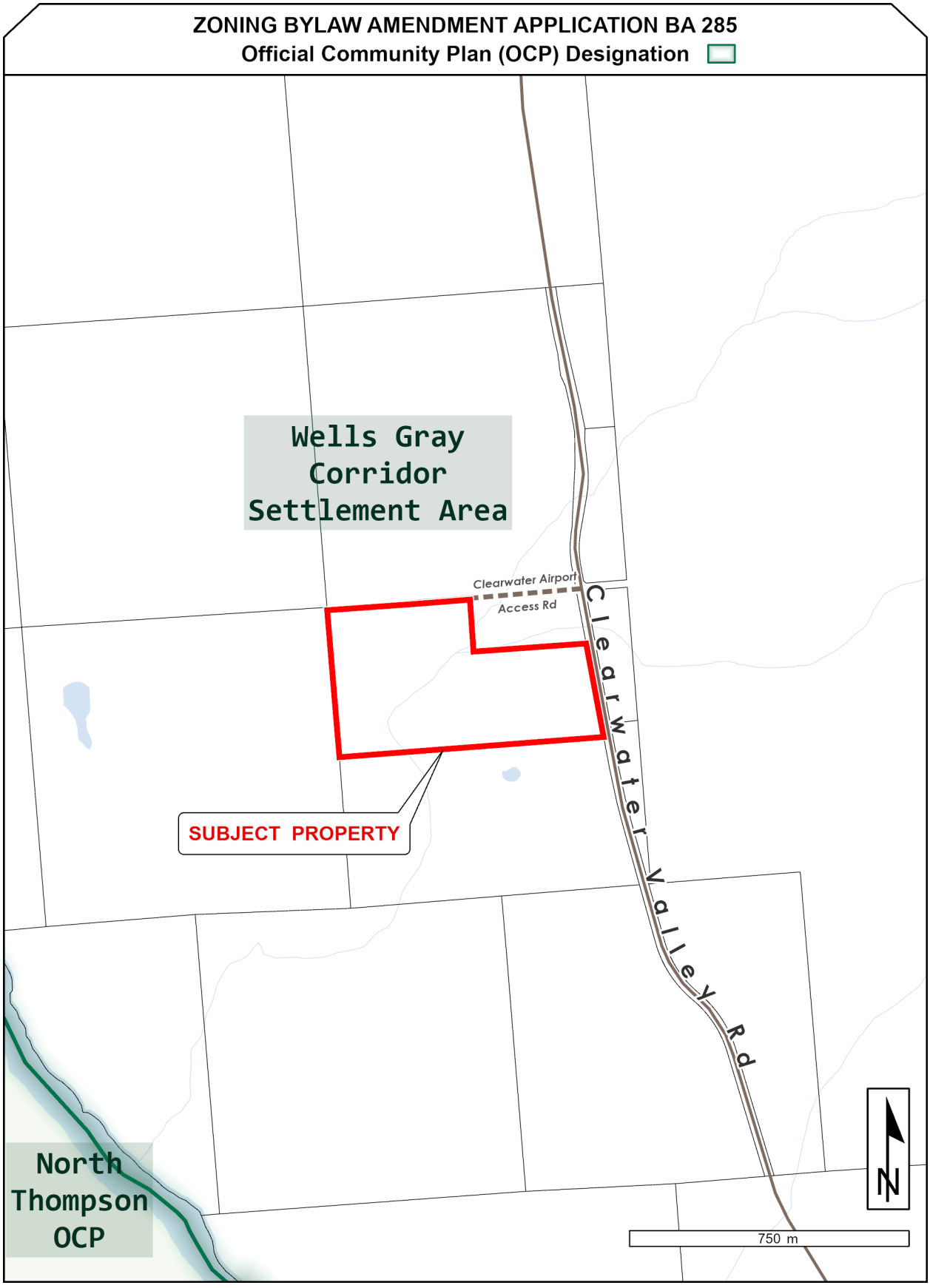
The decision of the Board of Directors regarding this item will be communicated to the public in the meeting minutes. In accordance with Development Procedures Bylaw No. 2385, a development notice sign was placed on the property on June 9, 2026, informing the community of the proposed temporary use. Should the Board of Directors grant first and second readings of the Bylaw and proceed to Public Hearing, the Public Hearing will be further communicated to the public via legislative/bylaw requirements, including a mail-out to owners and occupiers within a 500 metre radius of the Property, and providing notice electronically on the TNRD's website and distribution through the TNRD's email subscription service.

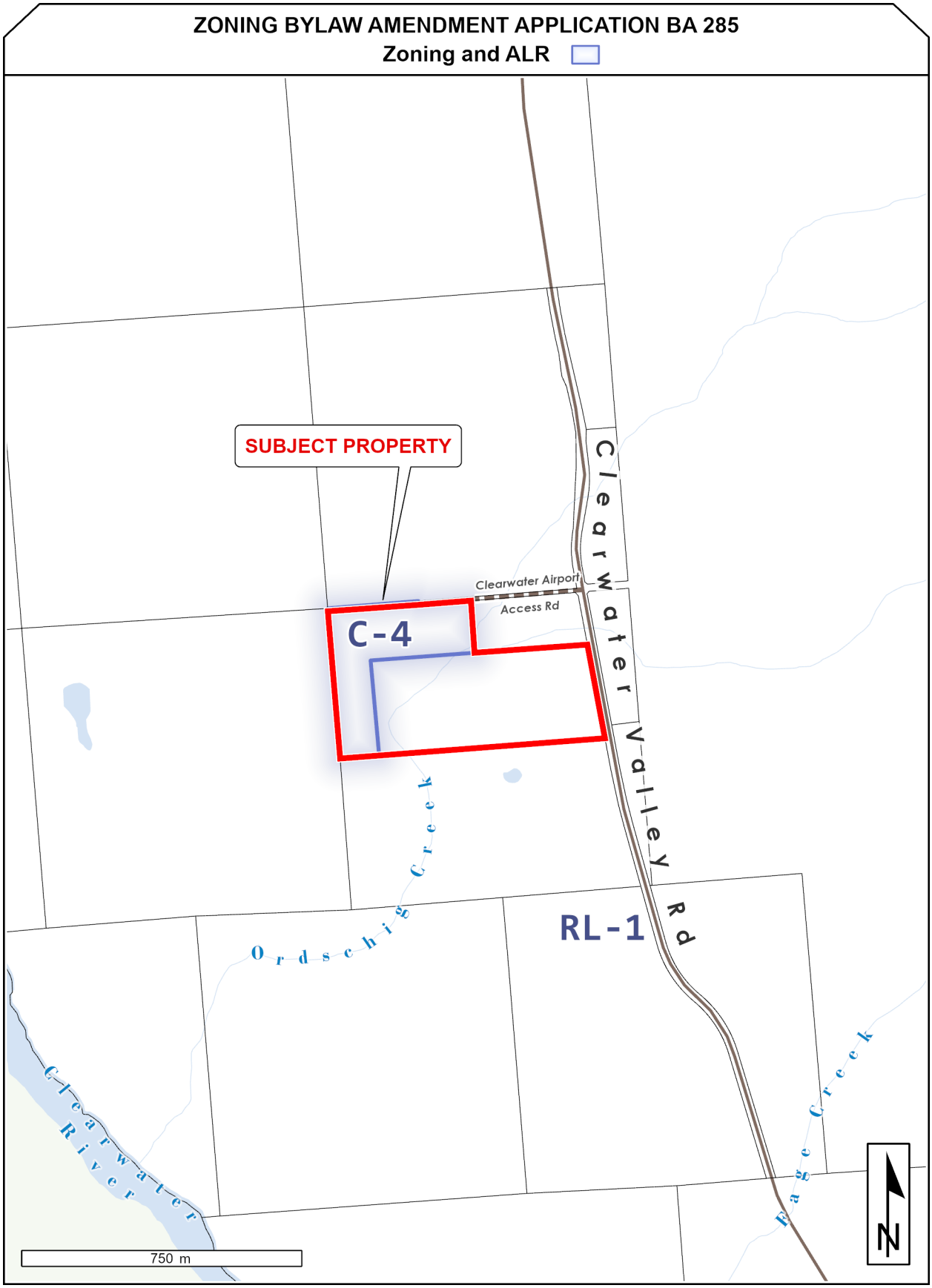
Attachments:

- Overview Map
- OCP Map
- Zoning Map
- Ortho Map
- Bylaw No. 2925, 2026

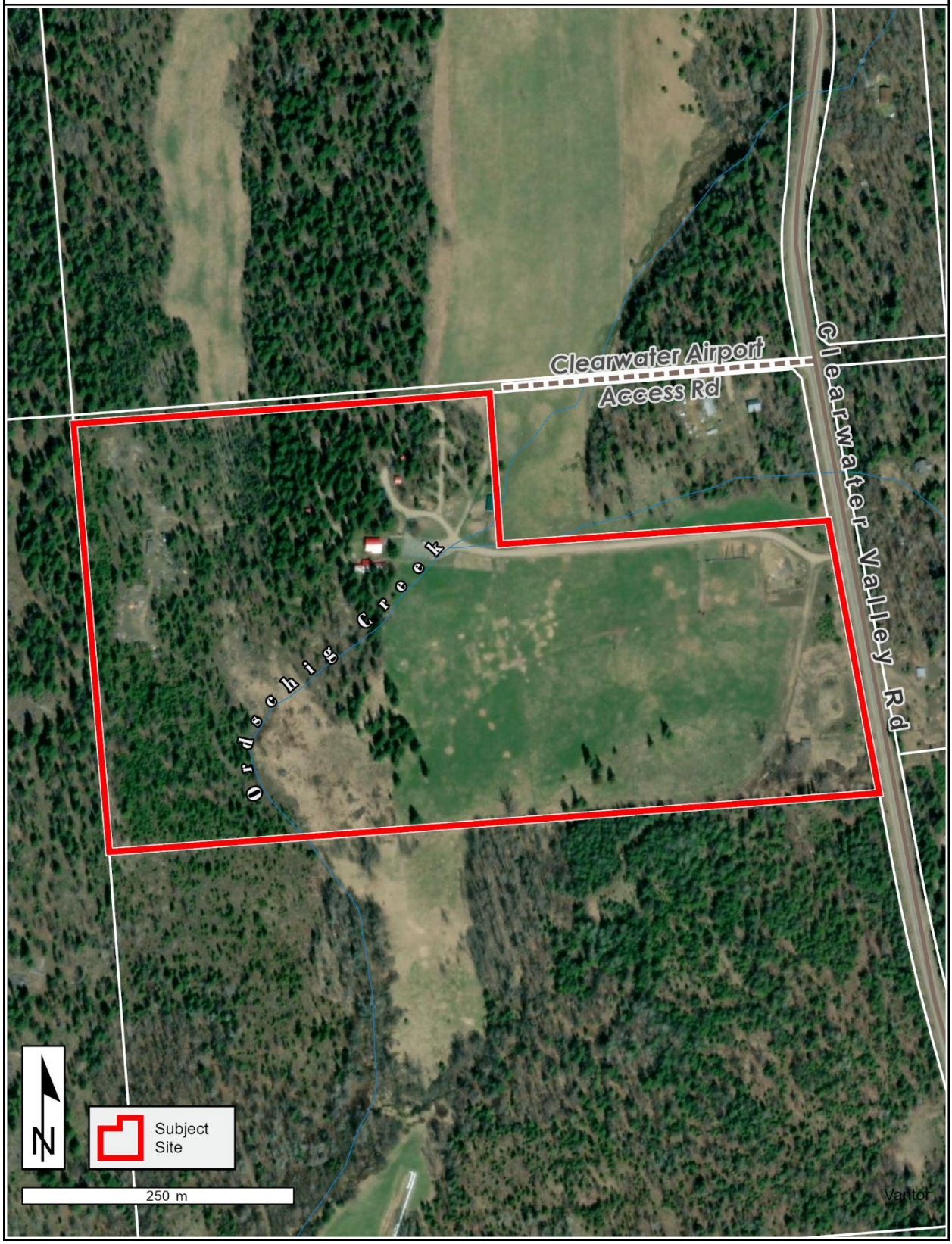
ZONING BYLAW AMENDMENT APPLICATION BA 285
Overview




ZONING BYLAW AMENDMENT APPLICATION BA 285
Official Community Plan (OCP) Designation
Wells Gray Corridor Settlement Area
Clearwater Airport Access Rd
Clearwater Valley Rd
SUBJECT PROPERTY
North Thompson OCP
N
750 m


ZONING BYLAW AMENDMENT APPLICATION BA 285
Zoning and ALR
SUBJECT PROPERTY
C-4
RL-1
Clearwater Airport Access Rd
Clearwater Valley Rd
Ordschig Creek
Clearwater River
Page Creek
750 m
N

ZONING BYLAW AMENDMENT APPLICATION BA 285
Ortho Map



THOMPSON-NICOLA REGIONAL DISTRICT

BYLAW NO. 2925

A BYLAW TO AMEND "THOMPSON-NICOLA REGIONAL DISTRICT ZONING BYLAW NO. 2400"

WHEREAS an application for an amendment to Zoning Bylaw No. 2400 has been made;

AND WHEREAS the proposed changes in uses of land and buildings are deemed advisable;

AND WHEREAS the zoning amendment conforms to the North Thompson Official Community Plan;

NOW THEREFORE, the Board of Directors of the Thompson-Nicola Regional District, in an open meeting assembled, enacts as follows:

1. **CITATION**

    1.1 This bylaw may be cited as "Thompson-Nicola Regional District Zoning Amendment Bylaw No. 2925, 2026."

2. **ZONING AMENDMENT**

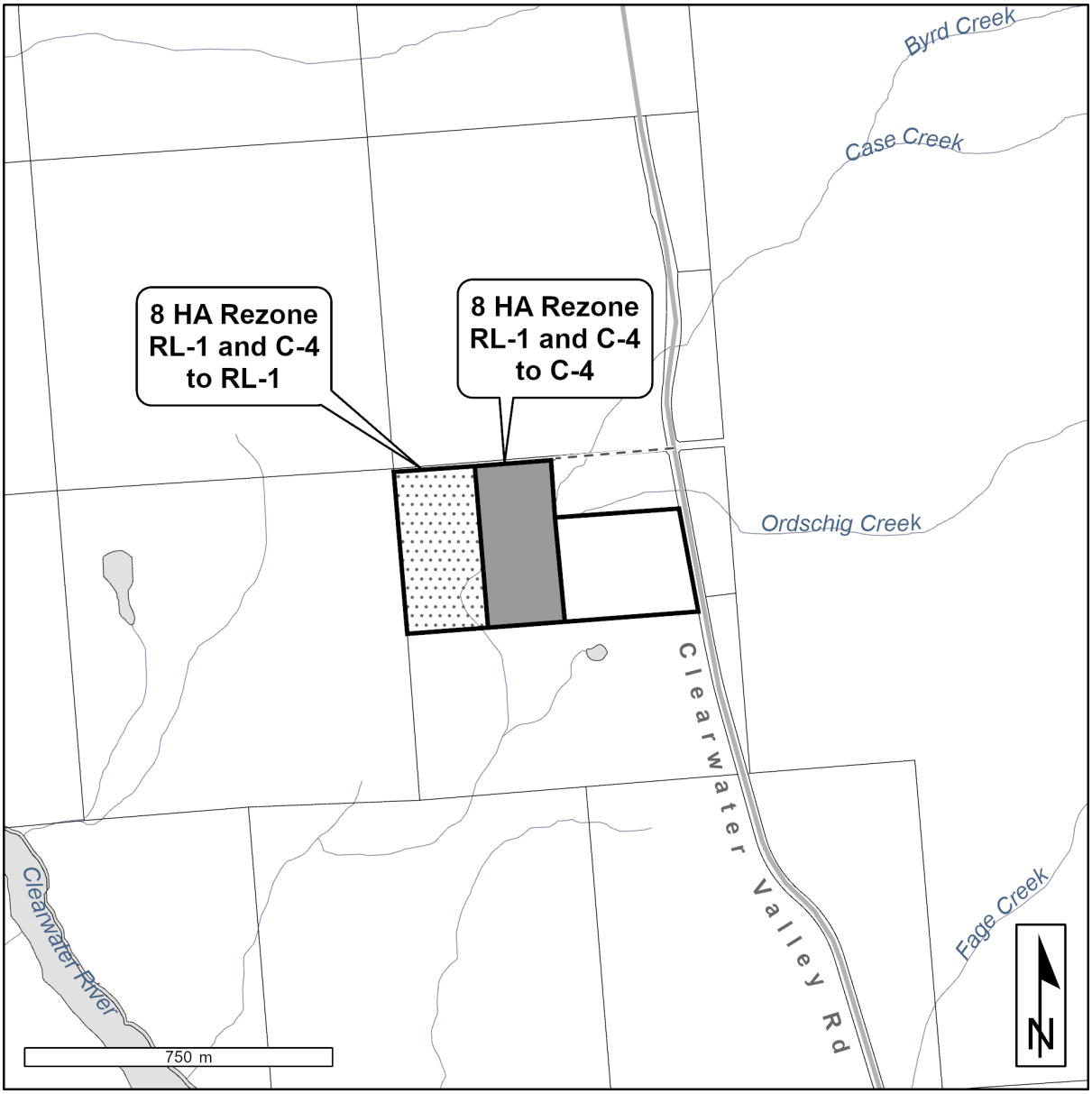
    2.1 Schedule 'A' Zoning Map to Bylaw No. 2400 is amended by rezoning an 8 hectare portion of 4373 Clearwater Valley Road (legally described as Lot A, District Lot 2180, Kamloops Division Yale District, Plan 34519, Except Plans KAP47347 and KAP57639) from RL-1 and C-4 to RL-1, as shown dotted on Schedule "1," and an 8 hectare portion from RL-1 and C-4 to C-4, as shown in dark shading on Schedule "1" attached hereto and forming a part of this Bylaw.

READ A FIRST TIME the	day of	, 2026.
READ A SECOND TIME the	day of	, 2026.
PUBLIC HEARING held on the	day of	, 2026.
READ A THIRD TIME this	day of	, 2026.
ADOPTED this	day of	, 2026.

Corporate Officer

Chair

SCHEDULE "1"



This Schedule "1" is incorporated in and forms part of Bylaw No. 2925, 2026

Certified Correct:

_____

Corporate Officer

THOMPSON-NICOLA REGIONAL DISTRICT
The Region of BC's Best

Development Services

BOARD REPORT

TO:	Chair and Board of Directors	**MEETING DATE:**	June 25, 2026
FROM:	Development Services		
SUBJECT:	**Agricultural Land Commission Application No. ALR 267 (ALC ID No. 107011)** 133 Carey Road, Knutsford, BC – (the "**Property**") – Electoral Area "L" Robert Lucas and Deborah Thomson – (the "**Owners**")		

RECOMMENDATION:

THAT, Agricultural Land Commission Application No. ALR 267 (107011) for the removal of soil (extraction) and placement of fille on a portion of 133 Carey Road (PID: 029-647-398) be recommended to the Agricultural Land commission for approval.

A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Bobby Sanghera, MCP

PURPOSE:

This report is to consider an Agricultural Land Commission (ALC) application for removing 40,000 cubic metres of soil (extraction) and placing approximately 30,000 cubic metres of fill at 133 Carey Road, which is entirely within the Agricultural Land Reserve (ALR).

SUMMARY:

This ALR application is for removing, filling, and adding soil at 133 Carey Road, Knutsford, in Electoral Area "L" to remediate and improve the approximately 64-hectare Property. As indicated in the Owners' *Agricultural Capability Assessment and Reclamation Plan*

by McTavish Resource & Management Consultants Ltd. (hereafter referred to as "Report"), aggregate extraction is proposed within two areas of the approximately 64-hectare (159-acre) Property and will involve excavation, backfilling and re-grading. Topsoil was sourced from a development located in Aberdeen, which resulted in an estimated total volume of extraction of 40,000 m^3. The outcome of the work is expected to improve the irrigated hayfield by regarding the land, increasing topsoil depth, enhancing soil water-holding capacity, improving cultivation conditions, and allowing the centre pivot irrigation system to service a larger area.

BACKGROUND:

Present Zoning, Use, and Kamloops South Official Community Plan

The Property is located within the Kamloops South Official Community Plan (OCP) and is designated as *Agriculture*, reflecting the objective of preserving agricultural land. The Property is also zoned AF-1: Agricultural/Forestry Zone, which permits a range of agricultural and resource-based uses and is intended to protect the land from premature or inappropriate development. The surrounding area consists primarily of privately owned parcels also zoned AF-1. The Property is accessed via Carey Road to the north, with Long Lake Road bordering the eastern boundary. Additionally, Terrain Resource Information Management Mapping (TRIM) mapping indicates that Peterson Creek traverses the Property, splitting into three separate channels. In the Owners' ALR application, the Property has 16 hectares of hay production and is used for cattle grazing. Additionally, there is a 464 m^2 SFD, a 300 m^2 accessory building, 232 m^2 barn, and a 112 m^2 storage barn.

Agricultural Land Reserve

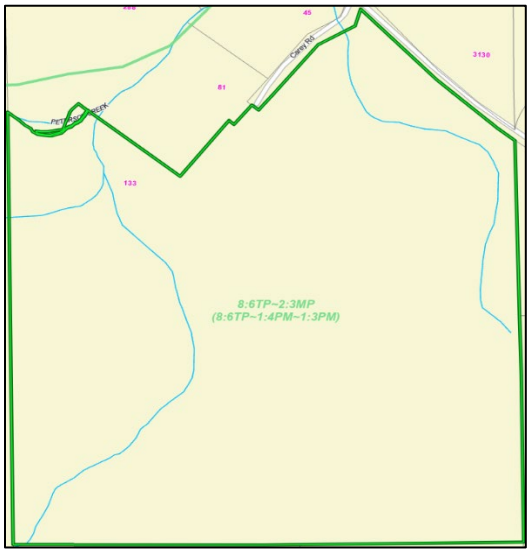
As indicated in the Report, the Agricultural Land Commission (ALC) requires agricultural capability assessments to be conducted following policy P-10: *Criteria for Agricultural Capability Assessments*, and reclamation plans to be done under policy P-13: *Aggregate Extraction in the ALR – Reclamation Plans and Supporting Documentation* and policy L-27: *Standards for Consideration of Soil and Fill Use Applications for Aggregate Extraction in the ALR.*

As indicated in the Owners' ALR application, 40,000 m^3 of soil is to be removed from approximately 4.55 hectares of hayfield that is on a steep slope and consists mainly of gravel at 4 to 5-foot-depth. The steep slope will be re-graded to reduce the incline and will be replaced with 30,000 m^3 of topsoil. Prior to this application, 5,000 m^3 of soil had already been placed at a depth

around 1-2 metres. The outcome of this work will allow for the gravel to be replaced with moisture retaining topsoil due to the minimal water flow of the irrigation source. Additionally, a dust control plan will be implemented, work will occur during daylight hours, and reseeding will be carried out immediately following rehabilitation. Finally, the Report indicates that reseeding with an appropriate agronomic vegetative mix—capable of outcompeting weeds—along with mechanical methods such as tillage, mowing, mulching, or the use of geotextile sheeting, and chemical methods such as herbicide application, may be employed to minimize the establishment and spread of invasive species.

Area Considered for Reclamation Plan

The Report identifies two extraction areas: Area 1, an irrigated hayfield, and Area 2, grazing land, as shown in the adjacent image. While the total volume proposed for Area 1 is 40,000 m^3, the volume is noted as being dependent on local aggregate demand and may increase if extraction is approved in Area 2. Area 1 is actively cultivated, with loam identified the most common topsoil texture throughout. The Report further notes the presence of two stockpiles of grassland topsoil from a housing development in Aberdeen, Kamloops. The Report also indicates that an estimated volume of imported topsoil for the northeast stockpile is 2,600 m^3 and 4,000 m^3 for the southwest stockpile, which will be used to improve topographical limitations for the irrigated hay field and to improve overall soil quality by adding topsoil depth.



AGRICULTURAL SOIL CAPABILITY:

**Scale (best to worst) = Class 1 (no limitations for crops) to Class 7 (no capacity for arable culture or permanent pasture)*

The Canadian Land Inventory (CLI) mapping indicates that the entire Property is in an area with 80% **Class 6** lands, characterized by limitations due to topography

and stoniness, and 20% **Class 3** lands, which is characterized by limitations due to soil moisture deficiency and stoniness.

According to CLI mapping, the improved rating for the entire Property indicates that soil can be improved to 80% Class 6 lands with limitations due to topography and stoniness, 10% Class 4 lands with limitations due to stoniness and soil moisture deficiency, and 10% Class 3 lands with limitations due to stoniness and soil moisture deficiency.

On page 10, the Report indicates that, in Area 1 – Irrigated Field, the "M" subclass is removed due to the presence of irrigation infrastructure and reliable access to water. Additionally, planned aggregate removal on the west side of the hayfield is expected to reduce stoniness limitations, allowing a portion of the hayfield to improve by one class because of the associated earthworks. In Area 2 – West Hillside, the Report also indicates that the coarse fragment rating and soil moisture limitations are similarly projected to improve by one class following the planned gravel removal, while topographic limitations are expected to be reduced through the aggregate extraction activities.

DISCUSSION:

Site Characteristics and Events to Date

The Owners indicate that a portion of the Property's hayfield was not producing growth due to the presence of gravel beneath the soil. The Owners also indicates that a landscaping company (i.e., the Aberdeen housing development) approached the Property with a proposal to exchange gravel for topsoil. Being unaware that applications were required for gravel removal and soil placement within the ALR, the Owners considered the opportunity to obtain moisture-retaining soil at no cost to be beneficial to the farming operation. Having since become aware of the applicable requirements, the Owners are prepared to follow the proper procedures and comply with ALC Use Regulations.

Following a complaint issued to the Ministry of Mines, a Stop Work Order was issued. At the time, the Ministry of Mines Staff directed the Owners to complete a Notice of Intent (N.O.I.) application, which resulted in this Removal of Soil and Placement of Fill application due to the amount of aggregate and fill brought onto the Property. The Owners further indicate that Ministry of Mines staff have advised that a Notice of Work cannot be considered without prior approval from the ALC.

REFERRALS AND LIAISON:

- The **TNRD Agricultural Advisory Commission (AAC)** considered the agricultural capability rating of the Property, the origin of the topsoil, and the possible application with the Ministry of Mines, whereby the members recommended the application for approval.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Area and Priority set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development

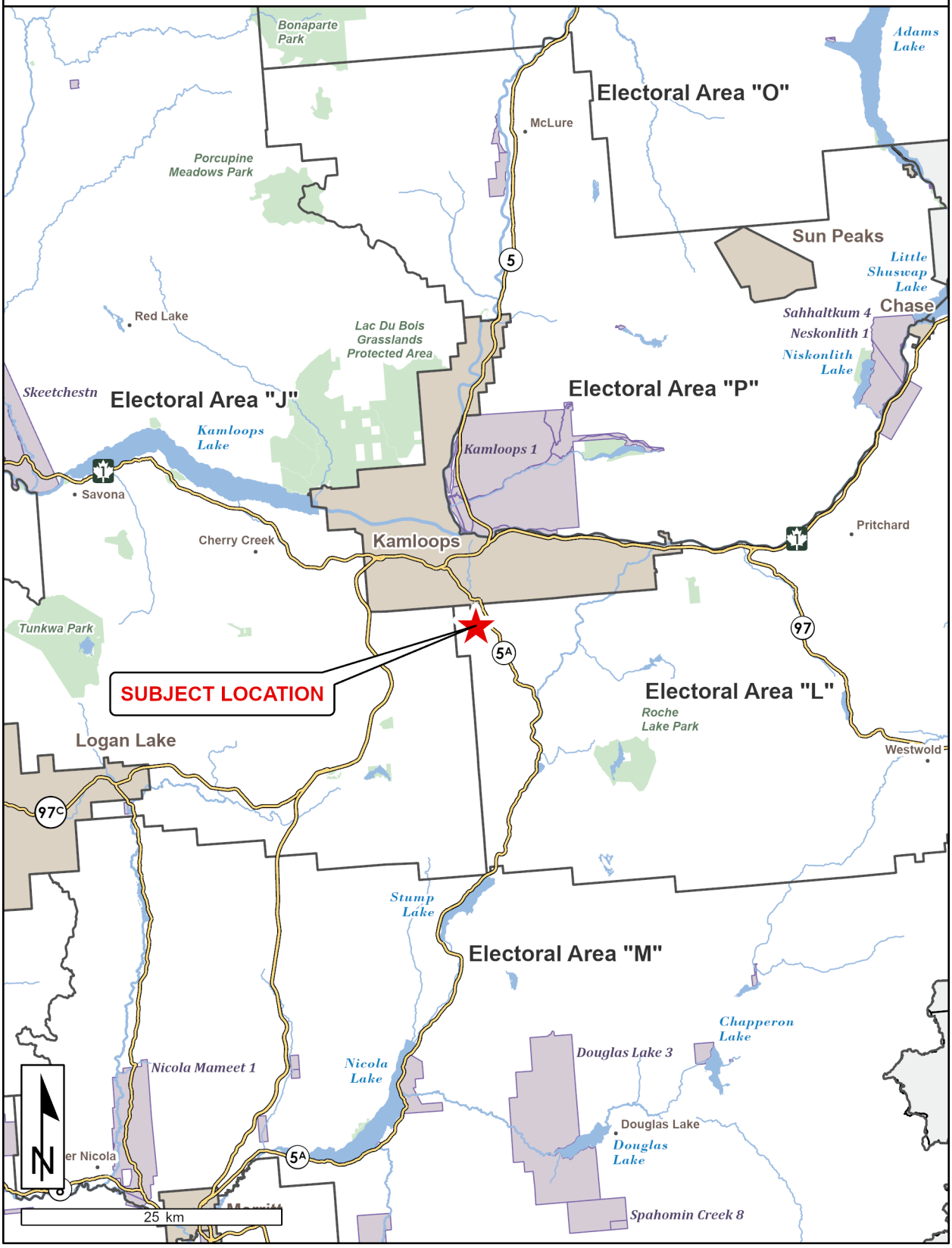
COMMUNICATIONS OR PUBLIC CONSULTATION:

The decision of the Board of Directors regarding this item will be communicated to the public in the meeting minutes, which the Board of Directors will consider; said minutes will be included in the next regular Board of Directors' meeting agenda on the TNRD's website. **All ALC decisions are made public on their website.**

Attachments

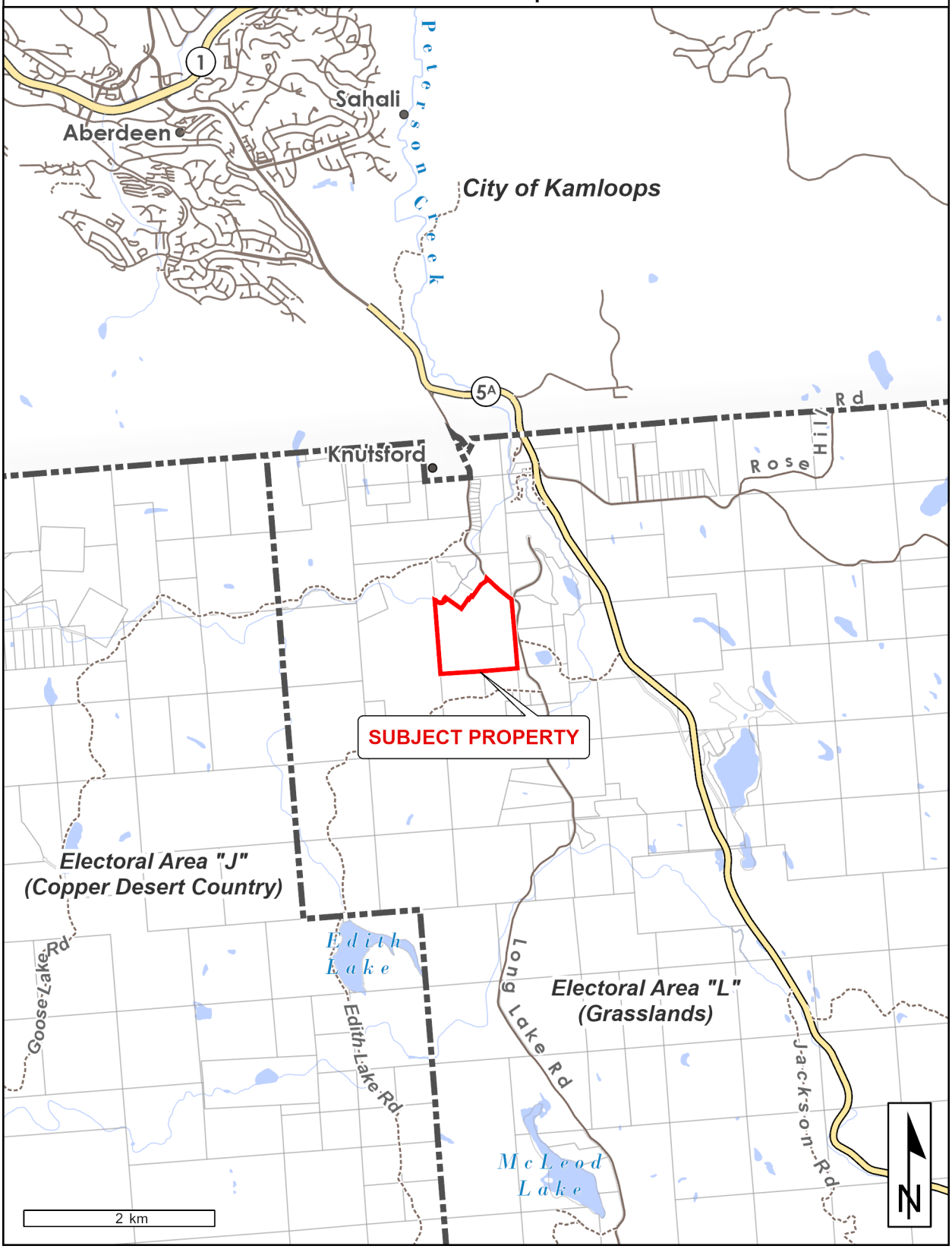
- Overview Map
- Location Map
- Ortho Map
- Agricultural Capability Map
- Cross Section Map Supplied by Owners

AGRICULTURAL LAND RESERVE APPLICATION ALR 267
Overview

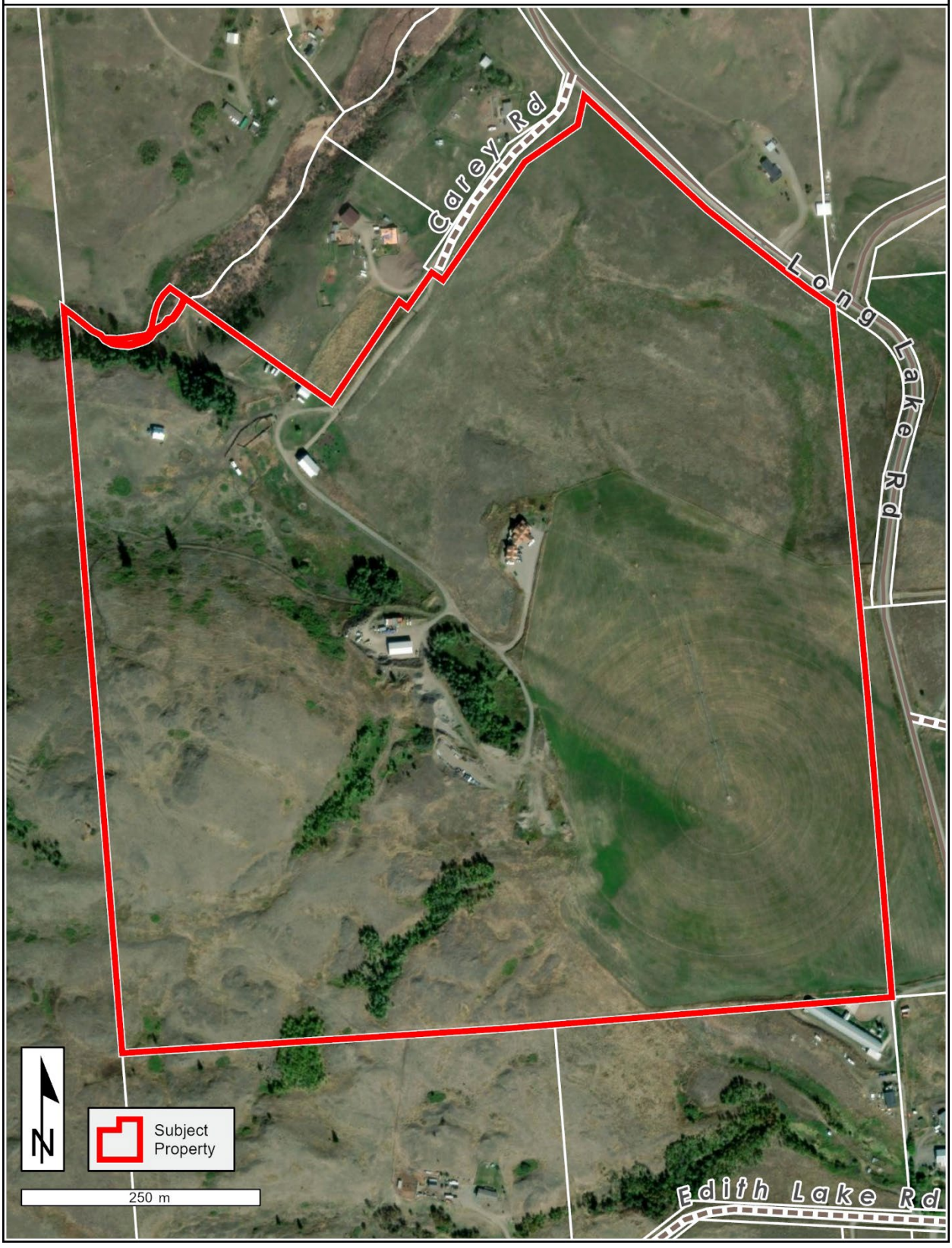


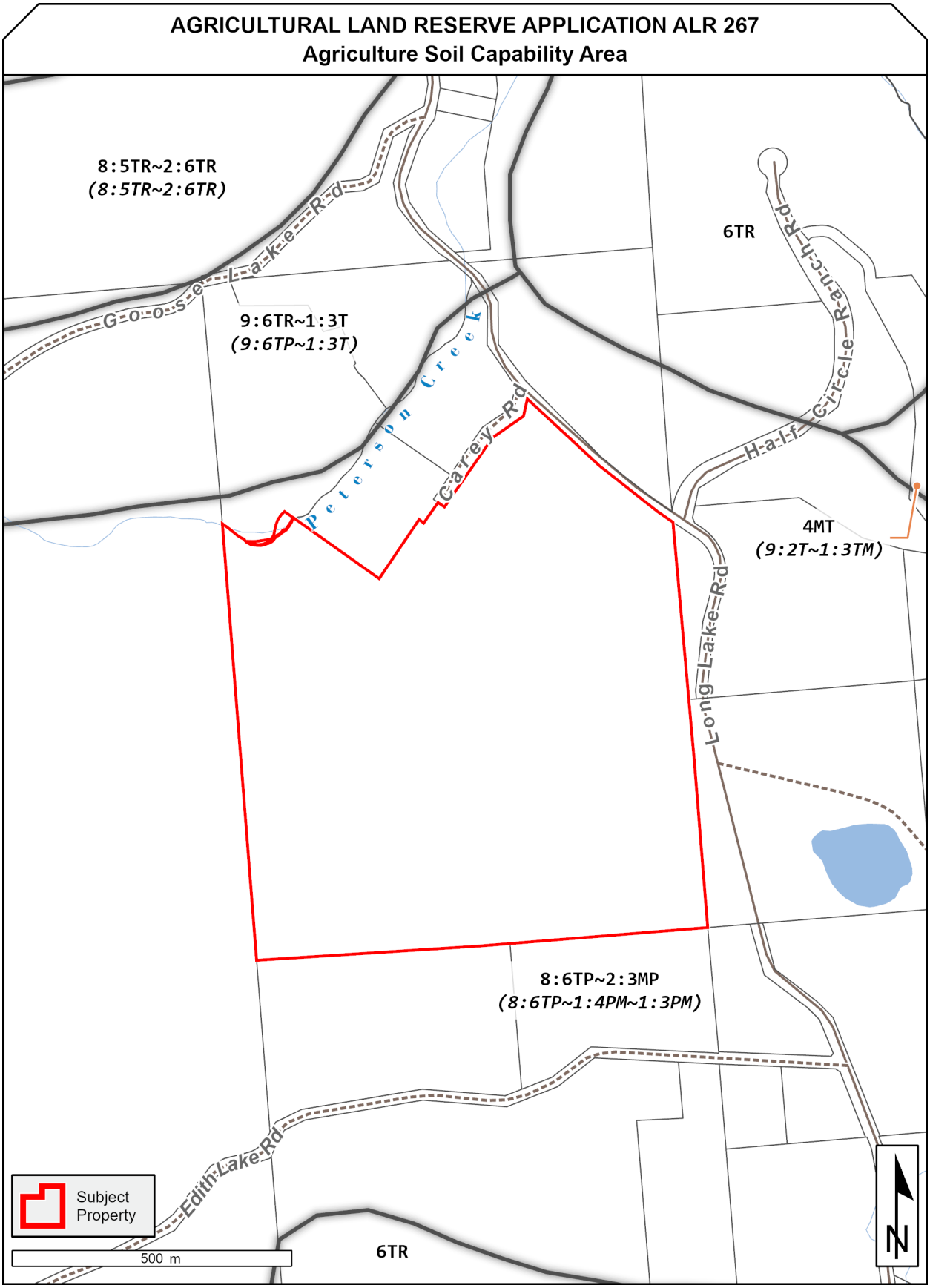
AGRICULTURAL LAND RESERVE APPLICATION ALR 267

Location Map



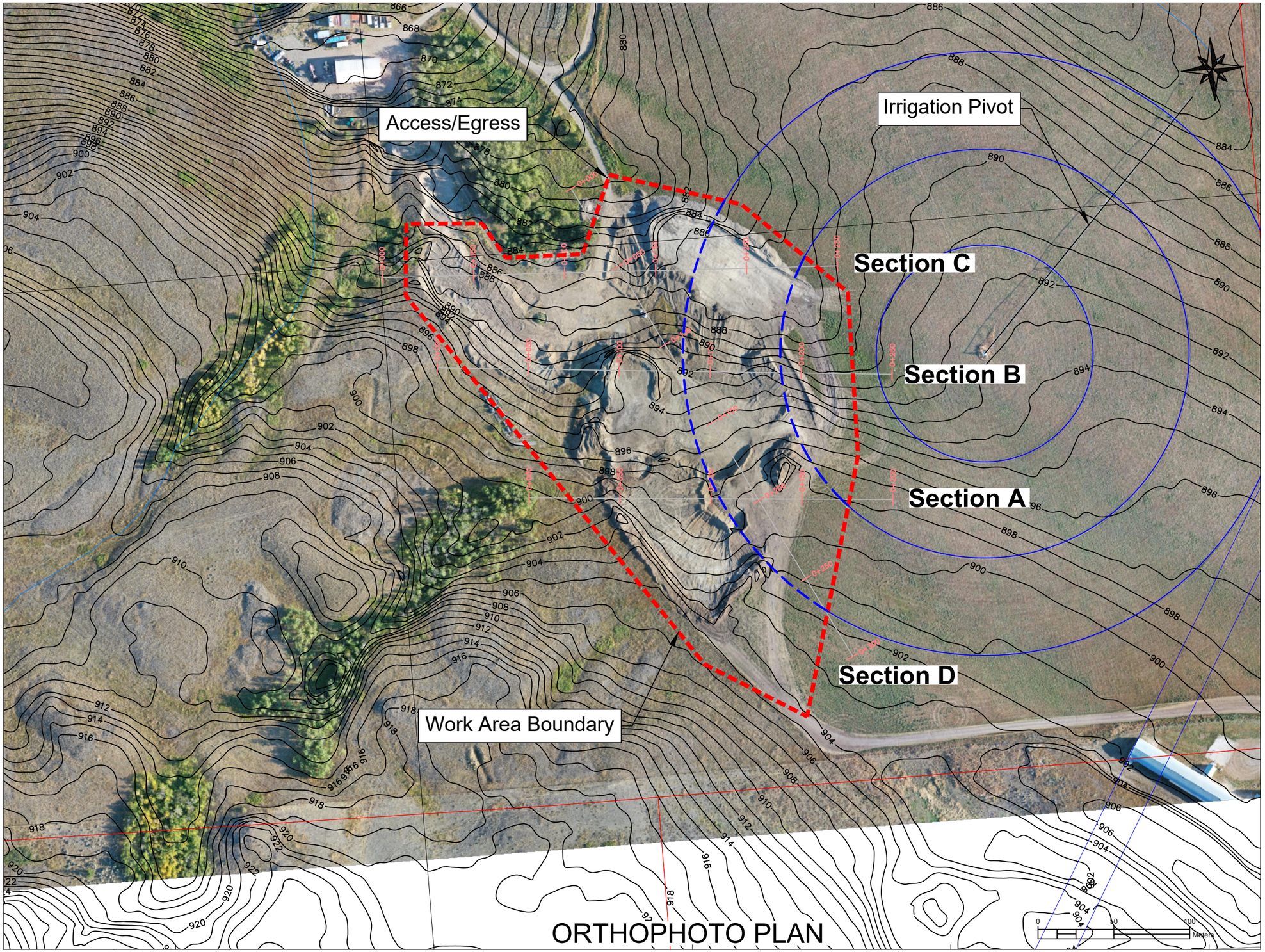
AGRICULTURAL LAND RESERVE APPLICATION ALR 267
Ortho Map




AGRICULTURAL LAND RESERVE APPLICATION ALR 267
Agriculture Soil Capability Area
8:5TR~2:6TR
(8:5TR~2:6TR)
6TR
9:6TR~1:3T
(9:6TP~1:3T)
Goose Lake Rd
Peterson Creek
Garey Rd
Church Rd
Graffiti Rd
Hall Rd
4MT
(9:2T~1:3TM)
Long Lake Rd
8:6TP~2:3MP
(8:6TP~1:4PM~1:3PM)
Edith Lake Rd
6TR
Subject Property
500 m
N

120° 19' 48" W

50° 36' 0" N



120° 19' 48" W

50° 36' 0" N

Irrigation Pivot

Section A

Section B

Section C

Section D

1% Slope

7% Slope

Work Area Boundary

FINAL RECLAMATION PLAN

0 50 100 Meters

N

General Notes

LEGEND

Work Area Boundary - 4.24ha

Property Line

Circular Track

2025 Contours (1m)

Final Reclamation Contours (1m)

Creek

Final Reclamation Mining Volume:
Cut:138,2000m3

Topsoil 2m
Fill :82,200m3

Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP

HOLMES MINING CONSULTANTS

No.	Revision/Issue	Date

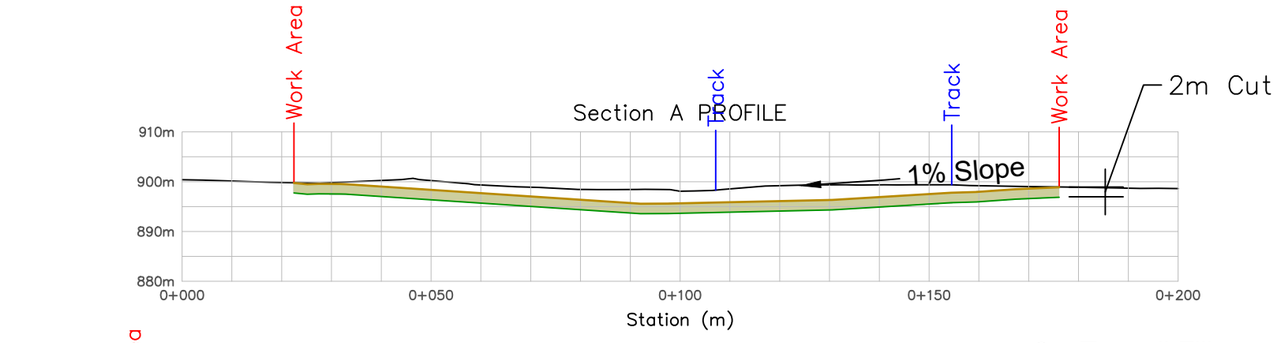
Firm Name and Address

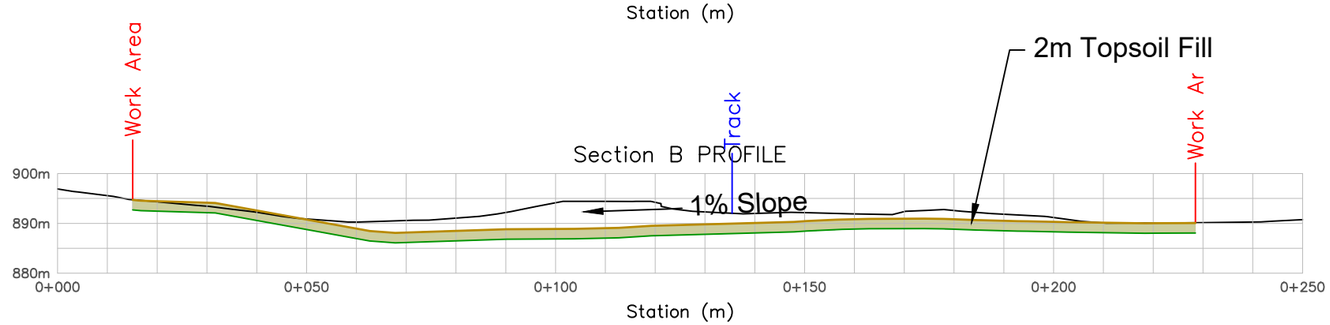
Castle Towers Developments

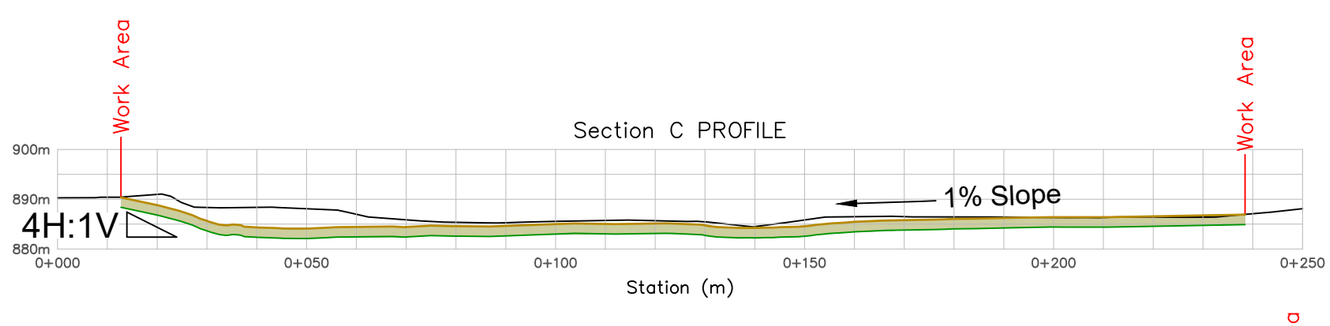
Project Name and Address

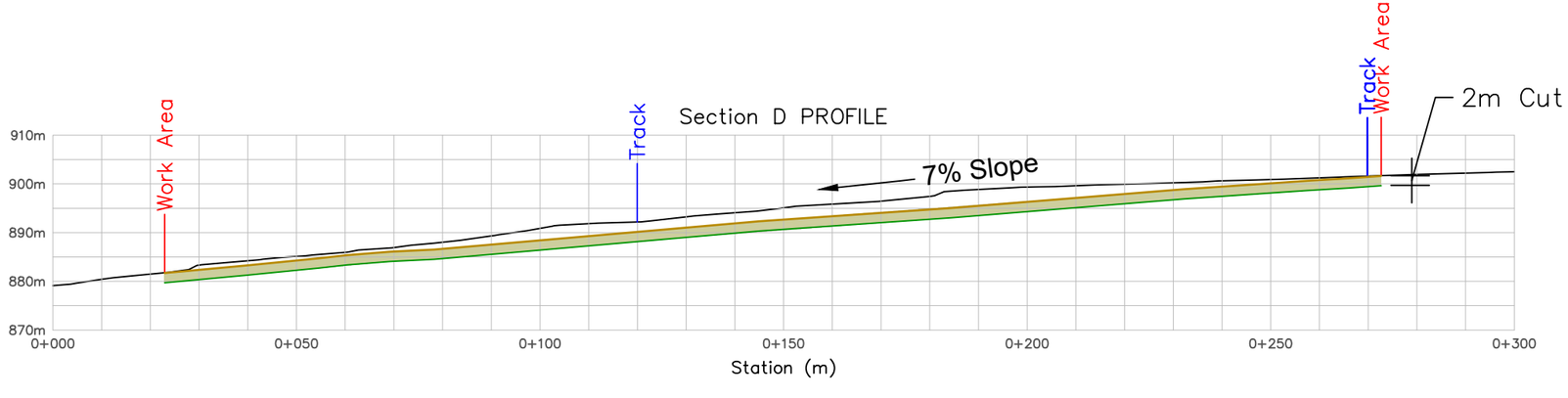
Carey Road Pit
133 Carey Road
Knutsford, B.C.

Project	Sheet
Date: September 5, 2025	
Scale: 1:2100	









CROSS SECTIONS

General Notes

LEGEND

- Existing Ground Profile
- Topsoil Fill Profile
- Final Reclamation Ground Profile

SCALE 1:1200 H
1:1200 V

HOLMES MINING CONSULTANTS

No.	Revision/Issue	Date

Firm Name and Address

Castle Towers Developments

Project Name and Address

Carey Road Pit
133 Carey Road
Knutsford, B.C.

Project

Sheet

Date
September 5, 2025

Scale

TO:	Chair and Board of Directors	**MEETING DATE:**	June 25, 2026
FROM:	Development Services		
SUBJECT:	**Temporary Use Permit Application No. TUP 91** PID: 004-186-524 – (the "**Property**") 3125 Rose Hill Road, Knutsford, BC – Electoral Area "L" Robert and Renee Lacheur – (the "**Owners**")		

RECOMMENDATION:

THAT, "Notice of Temporary Use Permit" be issued to consider Temporary Use Permit Application No. 91 for 3125 Rose Hill Road (PID: 004-186-524) to enable traveller accommodation use (short-term rental) for three years.

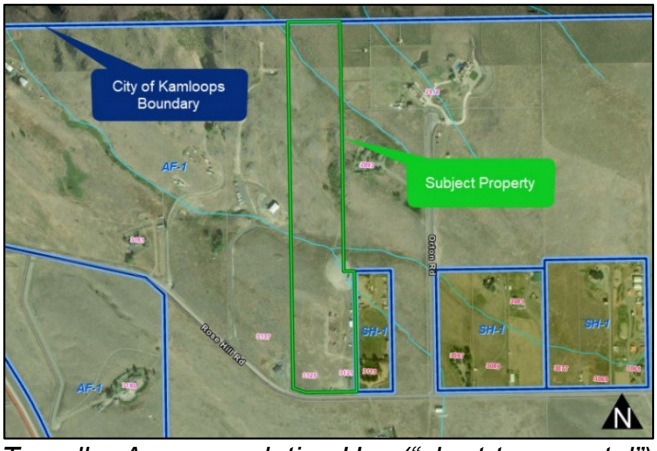
A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Bobby Sanghera, MCP

PURPOSE:

To issue Notice that the Board will consider a Temporary Use Permit (TUP) to enable *traveller Accommodation Use* ("short-term rental") in an existing single-family dwelling for up to three years at 3125 Rose Hill Road, Knutsford.



SUMMARY:

The Owners have applied for a TUP to enable *Traveller Accommodation Use ("short-term rental")* in an existing single-family dwelling ("SFD") at 3125 Rose Hill Road, Knutsford for year-round accommodation. The TUP term has a maximum of 3 years, with the option to renew upon expiration. The Property is zoned AF-1: *Agricultural/Forestry*, which does not permit short-term rentals. However, the zoning does permit a *Bed-and-Breakfast* use, which is defined as an

ancillary use where the proprietor resides on-site and hosts guests during their stay. The Owners propose that one of the proprietors will reside in the principal dwelling for the full duration of each guest's stay, consistent with this definition. Nevertheless, a TUP is required for this proposal because TNRD's Zoning Bylaw No. 2400 does not permit bed-and-breakfast use in the secondary suite and requires the proprietors to host the guests during their entire stay, which the Owners are not proposing.

BACKGROUND

Land Title Survey Plan, Zoning, and Surrounding Uses

In February 1979, Lot C, Section 16, Township 19, Range 17, W6M, K.D.Y.D District Plan 29748 (– the Property) was established by legal survey and registered with the Land Title and Survey Authority. In November 1981, Lot A, Section 16, Township 19, Range 17, W6M, K.D.Y.D District Plan 32610 and Plan KAP47309, was established by legal survey and approximately 1.2 hectares of land was transferred to the neighbouring parcels to the east, which has result in the irregular shape of the Property.

The approximately 10-hectare (24-acre) Property is within the Kamloops South Official Community Plan (OCP) and is designated as *Agriculture* and is entirely within the Agricultural Land Reserve (ALR). It is zoned AF-1, which permits *Bed-and-Breakfast* use, and is surrounded by private-residential parcels to the east and west, Rose Hill Road to the south, which the Property has access from, and City of Kamloops' boundary to the north.

Traveller Accommodation Use & Bed-and-Breakfast Use

The Owners propose to operate a short-term rental within a one-bedroom secondary suite while remaining on the Property during each guest's stay. This arrangement does not align with the typical bed-and-breakfast format contemplated in the zoning bylaw as the secondary suite contains a kitchen and is a separate residential dwelling unit, thus prompting this TUP application. The ALR allows bed and breakfast use with certain conditions and limits which the Owners will have to adhere to.

DISCUSSION:

Kamloops South OCP

The Kamloops South OCP is a long-term policy document adopted by TNRD that guides land use, growth and development within the various communities, which also outlines the rationale, objectives, and policies to be considered before granting temporary use permits. TUPs are temporary approvals to accommodate a short-term use or provide a 'trial' for a proposed use before considering a permanent zoning change. TUPs can have conditions specific to the use they enable and are valid for up to 3 years. The following are the primary OCP policies when considering a TUP in the plan area (*Planning Comments in red italics*):

a) is compatible with surrounding land and resource use values; *Surrounding land use is residential.*

b) has access to an internal, frontage or collector road rather than having direct access to a main highway; *Access is from Rose Hill Road*.

c) is adequately serviced with a supply of water and means of sewage disposal; *The Property has a private well and septic tank.*

House Rules and Proposed TUP Conditions

After submitting the TUP application, Planning Services Staff inquired whether additional house rules could be included in the TUP conditions. Some of the house rules are listed as follows:

1. **Maximum number of guests:**
   2 people
2. **Events:**
   Not permitted
3. **Pets:**
   Not permitted
4. **Smoking:**
   Permitted in a designated area only
5. **Parking:**
   Off-street parking next to the entrance of the suite
6. **Waste and Sewage Management Plan:**
   Guests will be asked to keep water usage to a minimum to conserve.
7. **Hours of operation for outside amenities:**
   No outside amenities
8. **Property Manager:**
   Renee Lacheur
   Rob Lacheur

The TUP will stipulate the following conditions, which have been considered and agreed to by the Owners (others may be added by the Board):

a) A local manager must be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from short term rental use.
b) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.
c) All renters must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.
d) All vehicles must be parked on the Property.
e) Compliance with TNRD Noise Bylaw No. 2480.
f) The Permittee must ensure that short-term rental liability insurance remains active for the duration of the TUP.
g) Upon TUP expiry, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

Board Policy

Rural and residential zones in the TNRD prohibit short-term vacation rentals, which involve using a residential dwelling for temporary commercial or traveller accommodation for guests for 30 days or less. Board Policy 9.1.3 states, “the TNRD supports the local economy and entrepreneurship but recognizes that it has a regulatory role and duty to protect residents from being negatively impacted by vacation rentals within their neighbourhood. Accordingly, the TNRD shall consider short-term vacation rental approvals through issuance of a TUP.” Staff have not received a bylaw complaint about this property. When property owners wish to enable Traveller Accommodation Use (short-term rental), they may submit a TUP application in accordance with Board policy.

REFERRALS AND LIASON:

- **TNRD Building Department:** Staff indicated that the building permit was finalized in early 2026. Plans indicated that the SFD had four bedrooms in total and one room for an office, which cannot be utilized as a bedroom as per the Interior Health septic certification. The secondary suite consists of one-bedroom.
- **Agricultural Land Commission (ALC):** Staff indicated that they have no comments on the use.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Area and Priority set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development

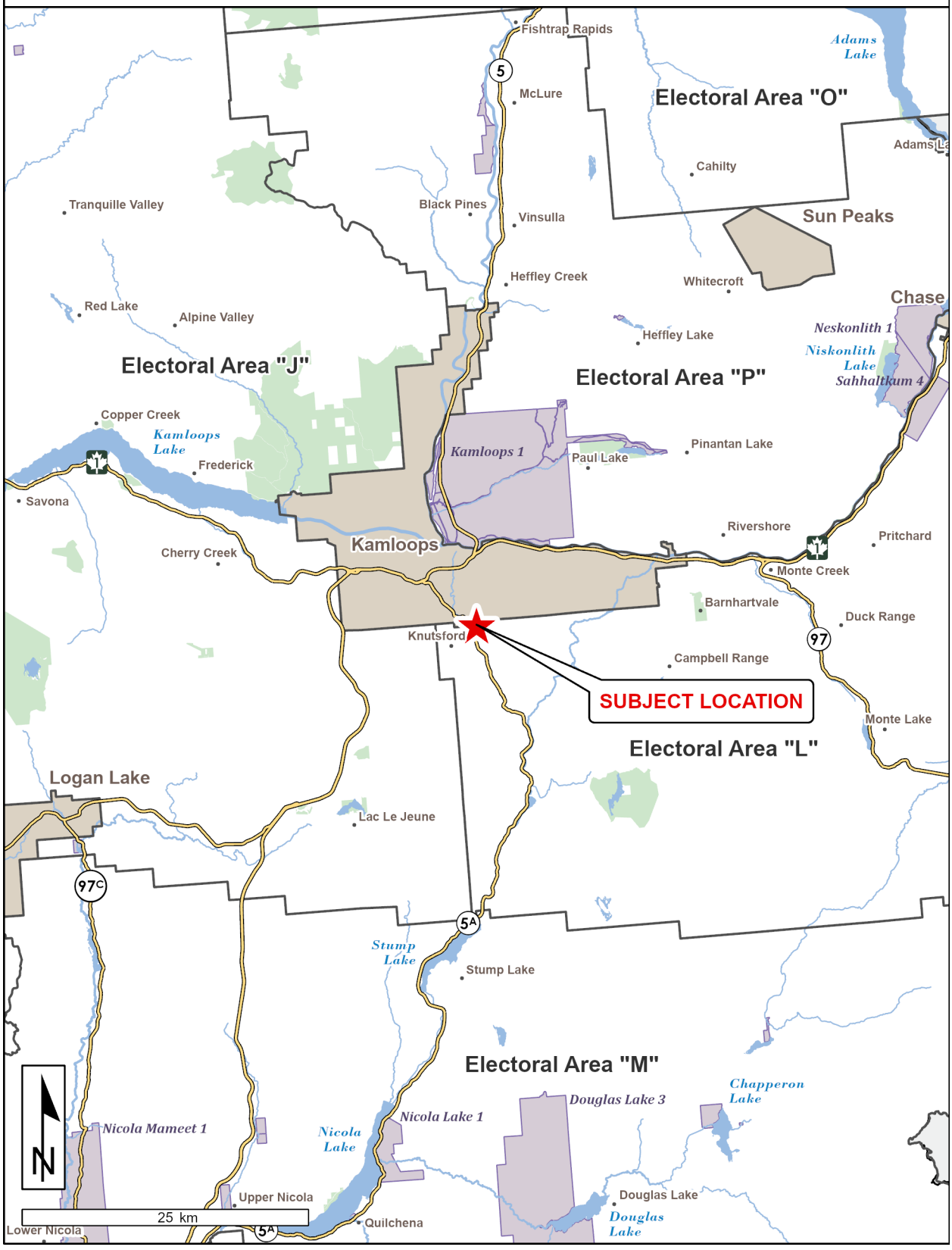
COMMUNICATIONS OR PUBLIC CONSULTATION:

The decision of the Board of Directors regarding this item will be communicated to the public in the meeting minutes. In accordance with Development Procedures Bylaw No. 2385, a development notice sign was posted on the property on June 5, 2026, informing the community of the proposed temporary use. Should the Board of Directors authorize a Notice of Temporary Use Permit, a mail-out will be sent to owners within a 500-metre radius of the Property, and notice will be provided electronically on the TNRD's website and distribution through the TNRD's email subscription service.

Attachments

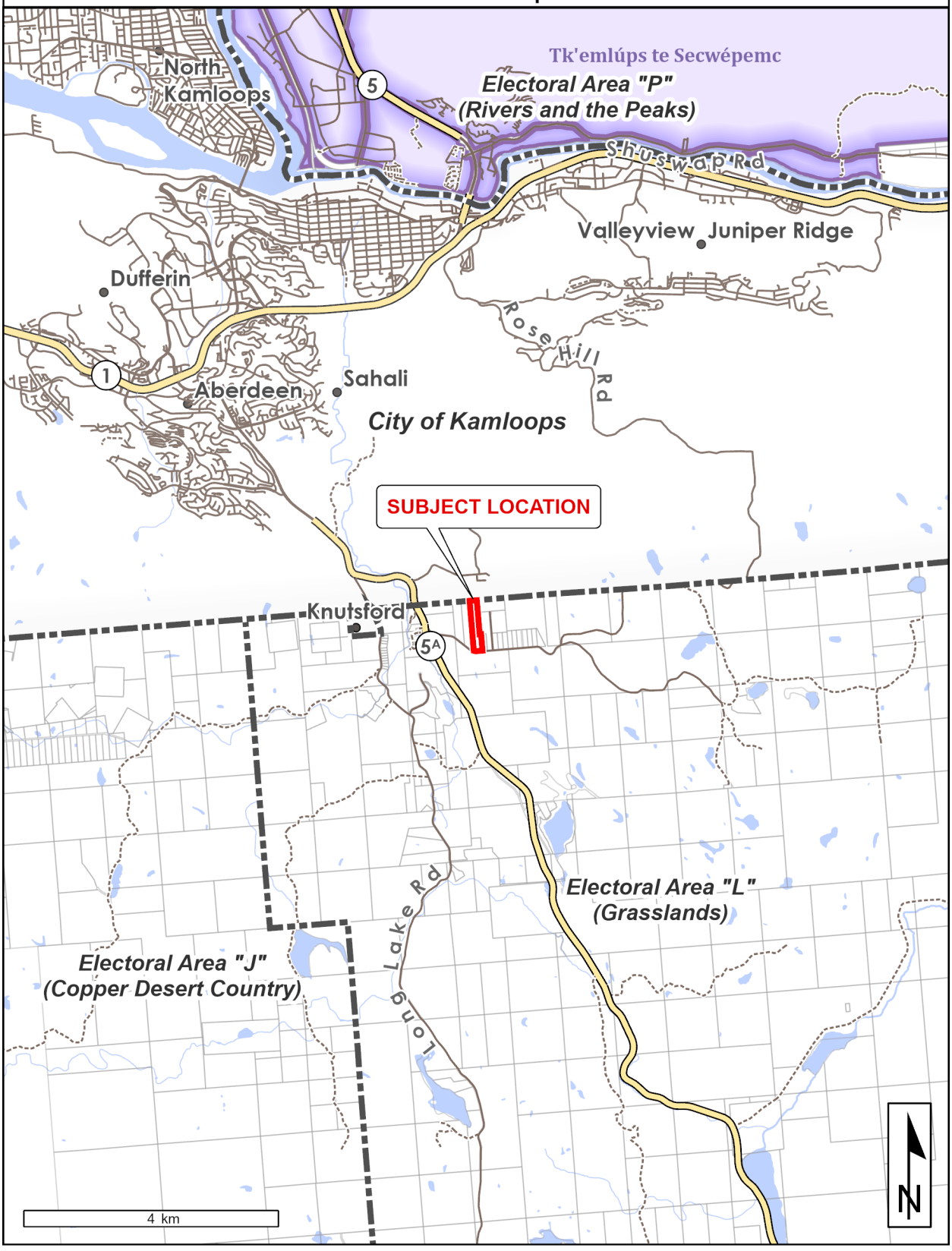
- Overview Map
- Location Map
- Ortho Map
- Temporary Use Permit No. TUP 91

TEMPORARY USE PERMIT APPLICATION TUP 91
Overview



TEMPORARY USE PERMIT APPLICATION TUP 91

Location Map



TEMPORARY USE PERMIT APPLICATION TUP 91
Ortho Map

THOMPSON-NICOLA REGIONAL DISTRICT
TEMPORARY USE PERMIT APPLICATION NO. TUP 91

Permittee(s): **Robert Lacheur and Renee Lacheur**

Address: **3125 Rose Hill Rd, Knutsford, BC**

1. This Temporary Use Permit ("TUP") is issued subject to compliance with all applicable bylaws of the Thompson-Nicola Regional District ("TNRD"), except as specifically varied or supplemented by this TUP.

2. This TUP is limited to the land, premises, and structures at 3125 Rose Hill Road, legally described as:

   Legal Description: **Lot C, Section 16, Township 19, Range 17, W6M, KDYD, Plan 29748, Except Plan 32610**
   PID: **004-186-524**

   (the "**Land**")

3. In addition to those uses of the Land permitted by TNRD Zoning Bylaw 2400, (the "**Zoning Bylaw**"), the following additional use(s) are permitted upon the Land in accordance with the terms and conditions of this TUP:

   Traveller Accommodation Use of the secondary suite on the Land

4. This TUP, and the uses of the Land permitted under this TUP, are subject to the following conditions:

   a) A local manager must be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from short-term rental use.

   b) The Permittee must comply with the *Short-Term Rental Building Safety Declaration,* ensuring that the dwelling meets life safety requirements.

   c) All renters must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.

   d) All vehicles shall be parked on the Land.

   e) The Owner and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.

   f) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.

   g) Compliance with Agricultural Land Reserve use regulations must be maintained.

   h) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

5. Should the Permittee fail to abide by the terms and conditions set out in this TUP, upon written notice to the Permittee this TUP can be cancelled by the TNRD Board; and thereafter, the permitted uses of the Land shall be limited to those of the Zoning Bylaw, if and as amended.

6. The Land shall be used strictly in accordance with the Bylaws of the TNRD and with the terms, conditions, and provisions of this TUP.

7. This TUP shall expire three years from the date of authorizing resolution by the Board of Directors of the TNRD, as noted below.

8. Any application to amend this TUP shall be considered as a new application.

9. This TUP is not a Building Permit.

Authorizing resolution passed by the Board of Directors this _____day of _____, 2026.

Certified Correct:

_____
Corporate Officer

We, Robert Lacheur and Renee Lacheur, agree to the terms and conditions of TUP 91.

_____ _____
Robert Lacheur Signature
Owner

_____ _____
Renee Lacheur Signature
Owner

TO: Chair and Board of Directors **MEETING DATE:** June 25, 2026

FROM: Development Services

SUBJECT: **Temporary Use Permit Application No. TUP 92**
PID: 013-117-661 – (the "**Property**")
9100 Highway 5, Little Fort, BC – Electoral Area "O"
Western Canada Timber Products Ltd., Inc. No. BC 1398673– (the "**Owner**")
Rebecca Woodman, Wild Wing Adventures Ltd. – (the "**Applicant**")

RECOMMENDATION:

THAT, Temporary Use Permit No. TUP 92 to enable Traveller Accommodation Use (short-term rental) from a single-family dwelling at 9100 Highway 5 (PID 013-117-661) for three years be issued.

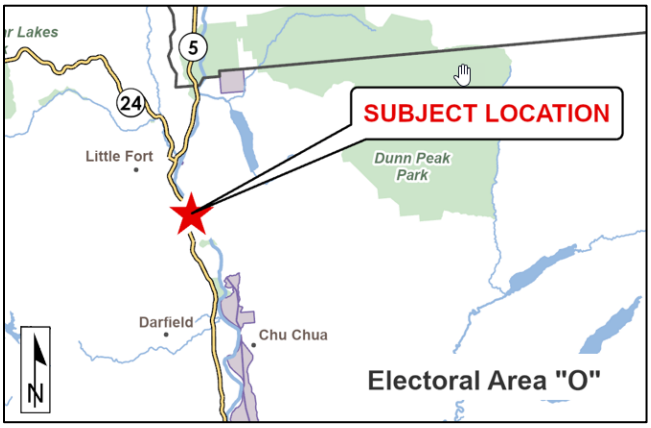
A. Krause, MCIP, RPP
General Manager of Development Services

Approved for Board Consideration
CAO

Prepared by: Linda Piroddi, Planner

PURPOSE:

To issue Temporary Use Permit No. 92 to allow Traveller Accommodation use (short-term rental) within an existing single-family dwelling for three years at 9100 Highway 5 in Little Fort, BC.



SUMMARY:

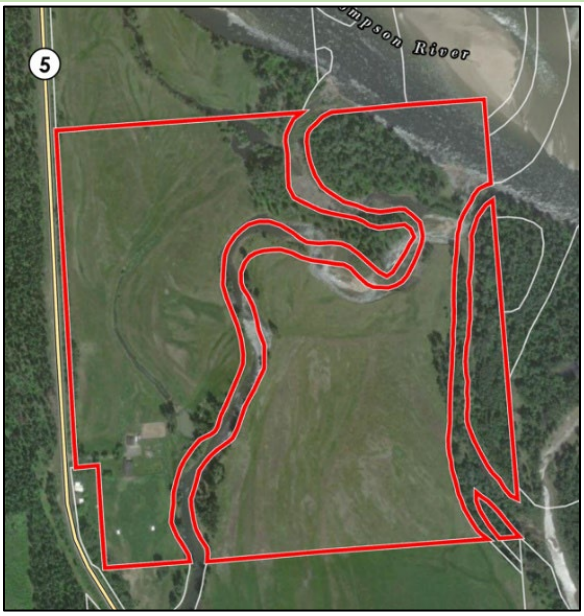
The Applicant has requested a TUP to rent a single-family dwelling for Traveller Accommodation use or short-term rental accommodation in conjunction with a pheasant hunting retreat during pheasant hunting season, and general tourist accommodations the remainder of the year. The Property is zoned RL-1: Rural which does not permit short-term rentals, but pheasant hunting is permitted as Open Land Recreation use.

The TUP will enable the short-term rental for three years with the potential for a three-year extension. As the Property is within the North Thompson Official Community Plan (OCP) area, it can be considered via resolution.

At the time of report writing, no public submissions were received in response to the Notice of Intent.

BACKGROUND:

Site Characteristics and Surrounding Land Uses



The Property is located south of Little Fort, zoned RL-1, and is approximately 56 ha (138.5 acres) in area. The Property is used for single family-residential, agriculture (cattle breeding and grazing), and a seasonal pheasant capturing and releasing hunting retreat. BC Assessment classifies the Property as Class 9: *Farm* and Class 1: *Residential*. The Property is not impacted by the Agricultural Land Reserve (ALR).

Agriculture and rural-residential uses in large RL-1 zoned tracts of land surround the Property, with North Thompson River bisecting the Property and adjacent to the east. The Property contains a single-family dwelling (to be used as the Traveller Accommodation use), an additional dwelling, and various accessory buildings including a gazebo, garden shed and horse stalls.

This application is not the result of bylaw enforcement; the Applicant is requesting the TUP prior to operating the Traveller Accommodation use. The Applicant has submitted the Short-Term Rental Building Safety Declaration from, indicating life safety standards are met in the short-term rental dwelling. The Building Information Request (BIR) found no records of building permits for any of the buildings on the Property.

DISCUSSION:

Proposed Use and North Thompson OCP

The proposed short-term rental would provide accommodation for the seasonal pheasant hunting retreat, which typically operates from September to October. The retreat is hosted by the Applicant, Wild Wing Adventures, and offers all-inclusive two- to three-day packages that include accommodation in the three-bedroom dwelling, meals, and 30 to 50 pheasants for hunting. Outside the pheasant hunting season, the Applicant proposes to continue operating the short-term rental year-round to serve general tourists, as there are limited accommodation options in this part of the North Thompson Valley. While guests are on-site, the Applicant or a caretaker will stay in the additional dwelling.

Historically, the community of Little Fort was a settlement built for the Hudson Bay Company and was named to differentiate it from the ‘big fort’ in Kamloops. The area remains a significant crossroad between Highway 24, Highway 5, and the Little Fort ferry serving the valley east of the North Thompson River.

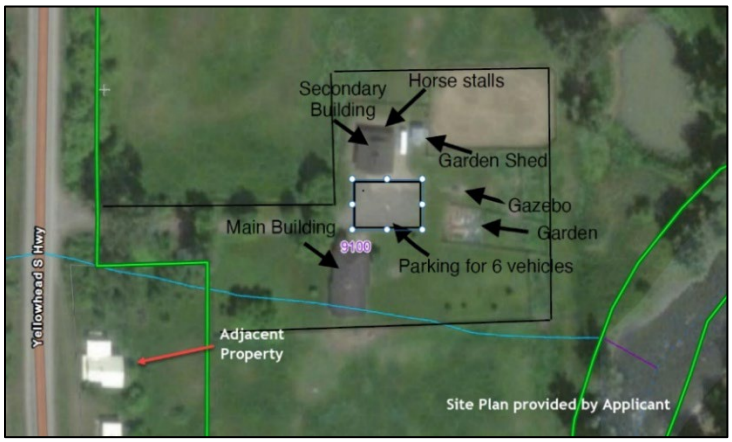
The Property is located south of Little Fort, outside of a Community Node or Rural Settlement Area, and is therefore guided by Electoral Area planning policies in the OCP. These areas outside are generally less populated and subject to uses that are more conducive to larger parcels including agriculture. The proposed TUP will not impact agriculture as the larger parcel area supports both the cattle grazing and the pheasant hunting retreat. Further, cattle grazing occurs in the spring, and the cattle are moved to their summer range in July, before pheasant hunting season begins. The OCP also supports tourism in the North Thompson Valley and the consideration of a Temporary Use Permit for short-term rentals.

Zoning and Temporary Uses Permits

Throughout the TNRD short-term rentals, or Traveller Accommodation use, are permitted in commercial zones, specific zones catering to tourism around lakes, or by a site-specific amendment. TUPs are temporary approvals to accommodate a short-term use or provide a 'trial' for a proposed use before considering a permanent zoning change.

Province-wide, TUPs have been a common mechanism to legalize zoning for short-term rentals in existing dwelling units as they can have conditions to minimize neighborhood impacts and have a three-year time limit. They can be renewed after three years or *not* renewed if there are complaints or issues. Alternatively, a new TUP application is also an option if modifications to the proposed use or different conditions in the TUP are warranted.

The OCP supports the use of TUPs for short-term rentals, and given the size of the Property and surrounding acreages, the proposal is not expected to affect the community. However, as there is a dwelling on the adjacent property to the southwest, the notification process will give that resident, along with others, an opportunity to provide input.



TUP Conditions

The Owner has agreed to the following conditions to minimize their impact on the area:

a) The single-family dwelling is the only dwelling unit permitted to be used as the Traveller Accommodation use (short term rental unit).

b) Additional Traveller Accommodation units, including sleeping units, require separate TNRD approvals.

c) The host or caretaker must be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from the short-term rental unit.

d) A minimum of five parking spaces shall be provided on the Land.

e) All guests must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.

f) The host and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.

g) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.

h) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.

i) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

Conclusion

Planning staff support the application to allow the single-family dwelling to be used as a Traveller Accommodation unit, as it would add a valuable tourism option in the North Thompson Valley and is expected to have minimal impact on the surrounding area. Staff recommend proceeding with issuing TUP No. 92.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development
- **Economic Sustainability & Resiliency**
  - Projects that support local economies

COMMUNICATIONS OR PUBLIC CONSULTATION:

The decision of the Board of Directors regarding this item will be communicated to the public in the meeting minutes. In accordance with Development Procedures Bylaw No. 2385, 2013, a development notice sign was placed on the Property on April 29, 2026, to inform the community of the proposed temporary use. Following Board authorization on May 28, 2026, the Notice of Intent was mailed to owners and occupiers within a 500 m radius of the Property and provided electronically on the TNRD's website, social media channels, and distributed through the TNRD's email subscription service. **At the time of report writing, no public submissions were received.**

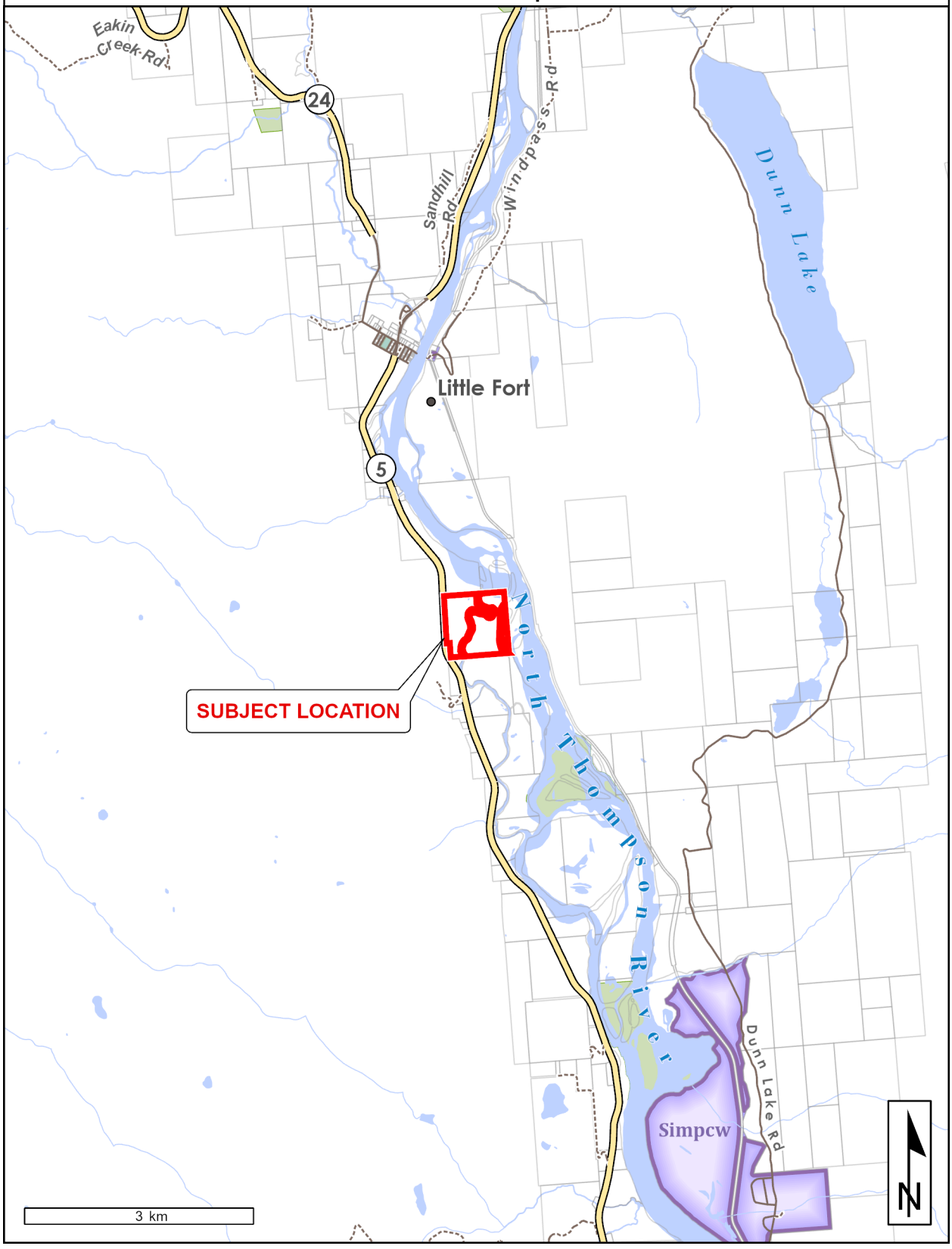
Attachments

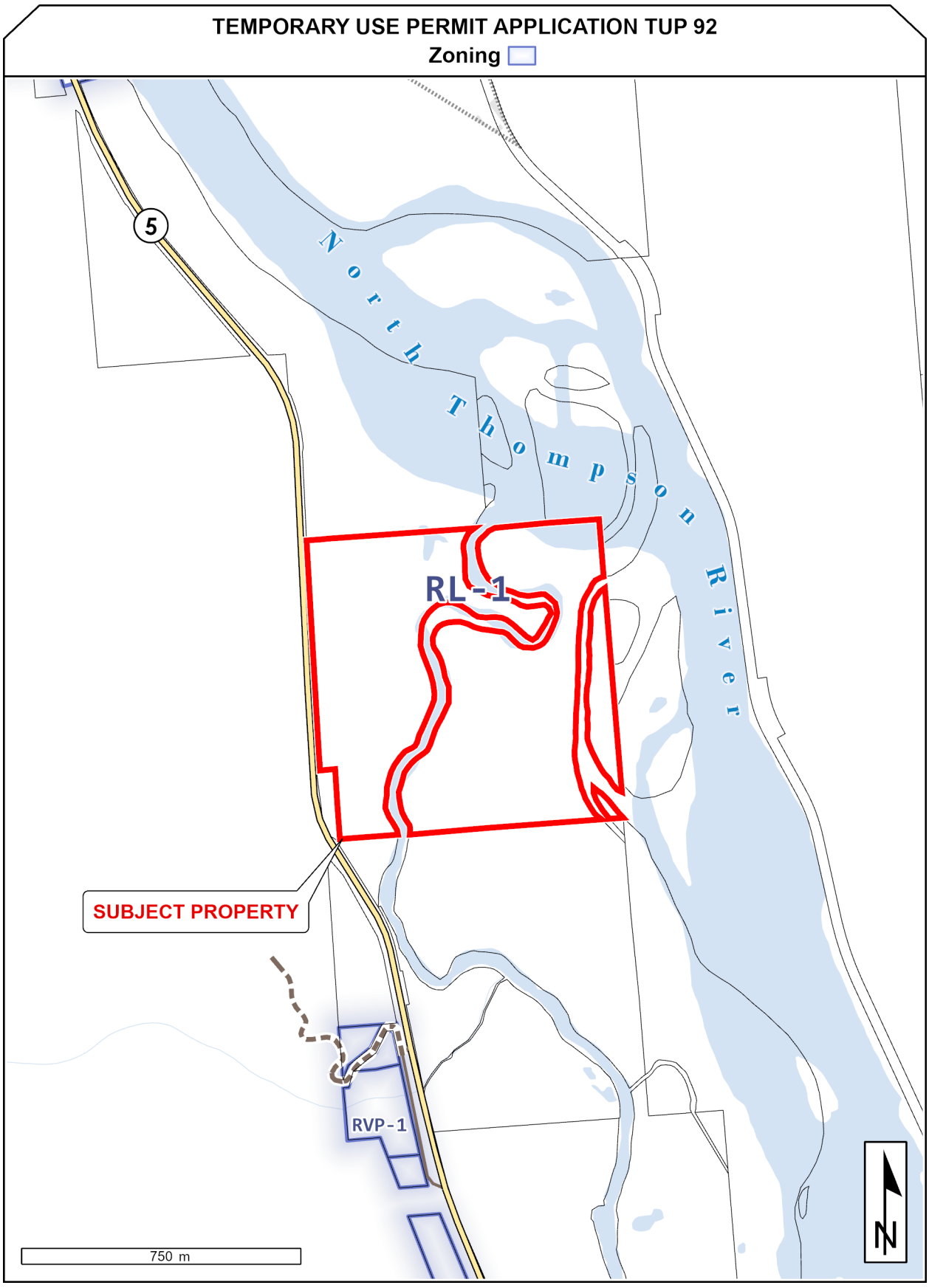
- Overview Map
- Location Map
- Zoning and ALR Map
- Site Map provided by Applicant
- Proposed Temporary Use Application Permit No. TUP 92

TEMPORARY USE PERMIT APPLICATION TUP 92
Overview

TEMPORARY USE PERMIT APPLICATION TUP 92

Location Map




TEMPORARY USE PERMIT APPLICATION TUP 92
Zoning
5
North Thompson River
RL-1
SUBJECT PROPERTY
RVP-1
750 m
N

Secondary Building
Horse stalls
Garden Shed
Gazebo
Garden
Main Building
9100
Parking for 6 vehicles
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, The province of British Columbia - GeoBC, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

THOMPSON-NICOLA REGIONAL DISTRICT
TEMPORARY USE PERMIT NO. TUP 92

Permittee: **Western Canadian Timber Products Ltd., Inc. No. BC1398673**

Address: **9100 Highway 5**

1. This Temporary Use Permit ("TUP") is issued subject to compliance with all applicable bylaws of the Thompson-Nicola Regional District ("TNRD"), except as specifically varied or supplemented by this TUP.

2. This TUP is limited to the land, premises, and structures at 9100 highway 5 Road, as shown shaded on Schedule "1" attached hereto and legally described as:

   District Lot 1820, KDYD, Except: (1) Parcel A (DD 139190F) (2) Plan H810;

   PID: 013-117-661

   (the "**Land**")

3. In addition to those uses of the Land permitted by TNRD Zoning Bylaw 2400 (the "Zoning Bylaw"), the following additional use is permitted upon the Land in accordance with the terms and conditions of this TUP:

   Traveller Accommodation use in the single-family dwelling on the Land.

4. This TUP, and the use of the Land permitted under this TUP, is subject to the following conditions:

   a) The single-family dwelling is the only dwelling unit permitted to be used as the Traveller Accommodation use (short term rental unit).

   b) Additional Traveller Accommodation units, including sleeping units, require separate TNRD approvals.

   c) The host or caretaker must be available at all times of the day or night when the Land is rented to mitigate disturbances, complaints, or issues resulting from the short-term rental unit.

   d) A minimum of five parking spaces shall be provided on the Land.

   e) All guests must be made generally aware of wildfire risks and mitigation practices, and TNRD bylaws applicable to the Land.

   f) The host and all guests must ensure compliance with TNRD Noise Bylaw No. 2480 as amended or superseded.

DRAFT

g) The Permittee must comply with the Short-Term Rental Building Safety Declaration, ensuring that the dwelling meets life safety requirements.

h) The Permittee must ensure that short-term rental liability insurance is in place and active for the duration of this TUP.

i) Upon TUP expiry, the additional use(s) listed in clause 3 shall cease and, thereafter, the permitted uses of the Land shall revert and be limited to those allowed by the Zoning Bylaw.

5. Should the Permittees fail to abide by the terms and conditions set out in this TUP, upon written notice this TUP can be cancelled by the TNRD Board; and thereafter, the permitted uses of the Land shall be limited to those of the Zoning Bylaw, if and as amended.

6. The Land shall be used strictly in accordance with the Bylaws of the TNRD and with the terms, conditions, and provisions of this TUP.

7. **This TUP shall expire three years from the date of authorizing resolution by the Board of Directors of the TNRD, as noted below.**

8. Any application to amend this TUP shall be considered as a new application.

9. This TUP is not a Building Permit.

Authorizing resolution passed by the Board of Directors this __ day of _____, 2026.

Certified Correct:

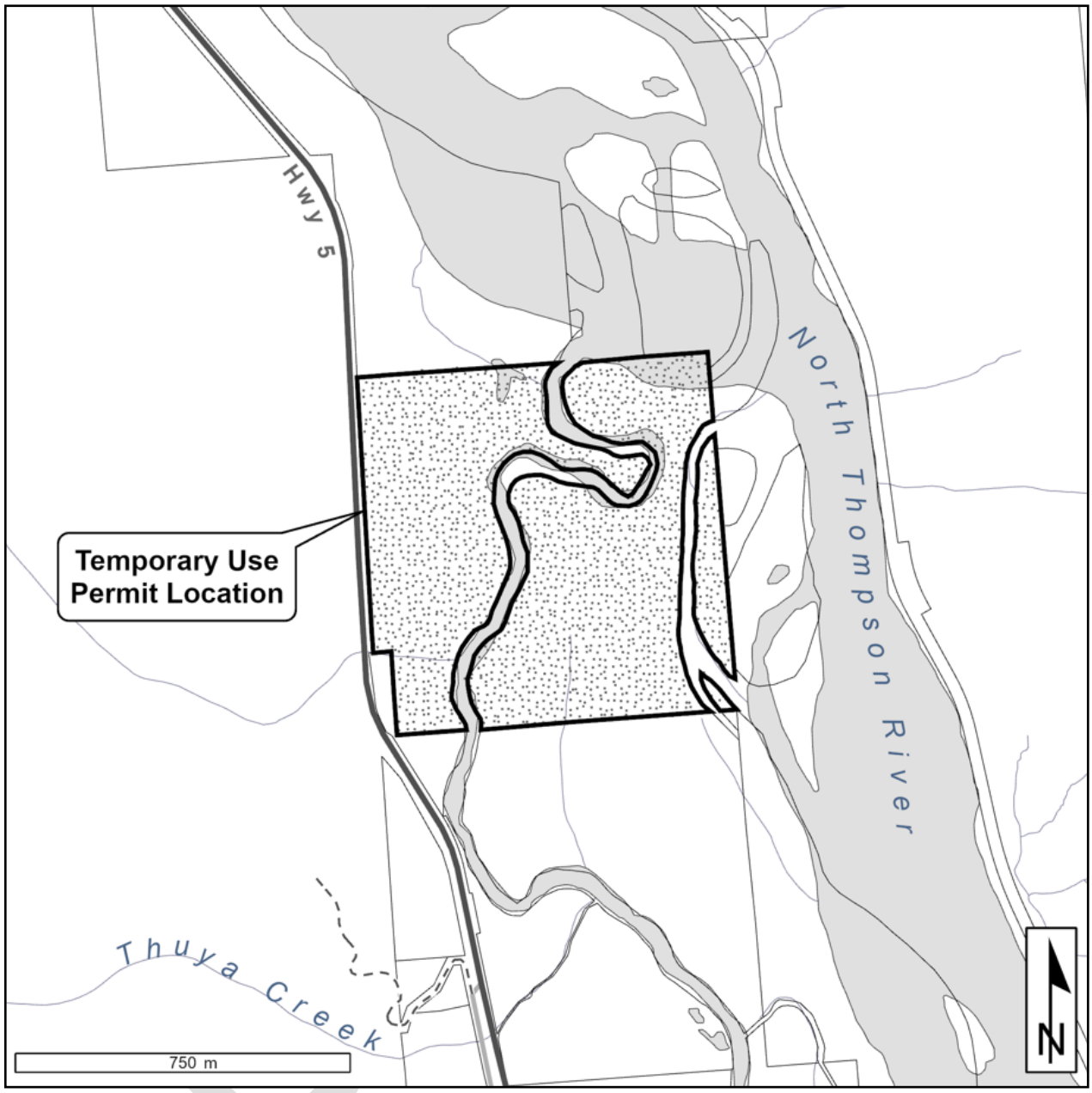
_____
Corporate Officer

I, Western Canadian Timber Products Ltd., Inc. No. BC1398673, agree to the terms and conditions of TUP 92.

_____
Brian Dorman, Owner
Western Canadian Timber Products Ltd., Inc. No. BC1398673

DRAFT

SCHEDULE "1"



This Schedule "1" is incorporated in and forms part of Temporary Use Permit No. TUP 92

Certified Correct:

_____

Corporate Officer

THOMPSON-NICOLA
REGIONAL DISTRICT
CAO REPORT

June 25, 2026

Table of Contents

1. EOC Update
2. SAR AAP deadline of June 26
3. Mosquito Referendum
4. Finance/HRIS system updates
5. Regional Orientation and Board Orientation
6. UBCM Staff Meeting Requests (Corbin)
7. Crown Land miss-use (Corbin)
8. MOU Updates (Corbin)

Thompson-Nicola Regional District
CAO Report

Purpose of CAO Report

The purpose of this report and future reports is to provide information to the Board of Directors that may not come up during a regular meetings or Committee of the Whole. Topics will include operational updates, strategic plan updates or other areas of interest to the regional district. In the past, these reports have been verbal updates on the day of the Board meeting, but after receiving feedback during the CAO performance review the request was to provide a written report. This allows the Directors to see the topics being presented in the agenda report and allow for questions and dialogue during the meeting.

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: Chief Financial Officer

SUBJECT: 2025 Statement of Financial Information (SOFI)

RECOMMENDATION:

THAT, the Thompson-Nicola Regional District Statement of Financial Information for the year ended December 31, 2025 be approved and made available for public inspection.

Scott Hildebrand
Interim Chief Financial Officer

Approved for Board Consideration
Corporate Officer

Prepared by: Janene Felker, Manager of Finance

PURPOSE:

To present the Board with the TNRD 2025 Statements of Financial Information (SOFI) for approval.

SUMMARY:

Pursuant to section 376(1)(b) of the *Local Government Act*, "By June 30 in each year, a regional district must hold a board meeting or other public meeting for the purpose of presenting (a) the audited financial statements of the preceding year, and (b) the report under section 168 *[remuneration, expenses and contracts]* of the *Community Charter"*.

Further, section 2 of the *Financial Information Act* states that "A corporation must prepare statements of financial information in accordance with this section in a form and containing information prescribed by the Lieutenant Governor in Council" and "must (a) keep in its office copies of the financial information statements prepared under this section, and (b) make a copy available at its head office during usual business hours for inspection by any person".

The audited financial statements were presented to the Board in March 2026. Presentation of the audited statements and SOFI reports follow legislative requirements and assist the TNRD in continuing its practice of transparency and public accountability.

Remuneration of elected officials in 2025 totals $773,132 and expenses of $201,826, compared to $754,605 and $179,686 in 2024 respectively. Remuneration of staff in 2025 totals $13,422,682 and expenses of $343,550, compared to $12,583,084 and $339,718 in 2024 respectively.

Upon Board approval, these reports will be filed with the Ministry of Housing and Municipal Affairs and made available for public inspection as required.

One update for the 2025 reporting period is the combining of all the reporting requirements into one document. The Board is being asked to approve the Statement of Financial Information and not also a separate report for Director Remuneration and Expenses. For simplicity, all of this information is now being combined into one report for Board and public consumption.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Area and Priorities set out in the Board's Strategic Plan:

- **Responsible Governance & Service Excellence**
  - Transparency and accountability
  - Financial sustainability and fiscal responsibility
  - Community engagement or consultation
  - Public reporting and access to information

COMMUNICATIONS OR PUBLIC CONSULTATION:

The 2025 SOFI Report will be posted for public viewing on the Financial Reports page of the TNRD website, tnrd.ca/services/budget-finance/financial-reports.

Attachment

- Statement of Financial Information ("SOFI") Report for 2025, including the 2025 Audited Financial Statements

Thompson-Nicola Regional District

Statements of Financial Information

Filed in accordance with *Financial Information Act*

Fiscal Year Ended December 31, 2025

Table of Contents

Schedules:

A. Statement of Financial Information Approval

B. Management Report

C. Audited Financial Statements December 31, 2025

D. Schedule of Debts December 31, 2025

E. Schedule of Guarantee and Indemnity Agreements December 31, 2025

F. Schedule of Remuneration and Expenses December 31, 2025

G. Statement of Severance Agreements December 31, 2025

H. Schedule of Payments to Suppliers of Goods and Services December 31, 2025

I. Schedule of Grants and Contributions December 31, 2025

J. Reconciliation of Remuneration and Payments to the Consolidated Audited Financial Statements

SCHEDULE A
Statement of Financial Information Approval

December 31, 2025

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*.

Scott Hildebrand
Chief Financial Officer

Barbara Roden
Chair, Board of Directors

June 25, 2026

SCHEDULE B
Management Report

The information contained in this Statement of Financial Information under the *Financial Information Act* and Section 376(1)(b) of the *Local Government Act* and Section 168 of the *Community Charter* have been prepared by management in accordance with Canadian public sector account standards or stated accounting principles, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all the statements and schedules, and for ensuring that this information is consistent, where appropriate, with the information contained in the financial statements.

Management is also responsible for implementing and maintaining a system of internal controls designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is produced.

The Board of Directors is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and exercises responsibility through the Audit Committee of the Board. The Audit Committee meets with management and the external auditors three times a year.

The external auditors, BDO Canada LLP, conduct an independent examination, in accordance with Canadian generally accepted auditing standards, and express their opinion on the annual consolidated financial statements. Their examination does not relate to the other schedules and statements required by the Act. Their examination includes a review and evaluation of the Thompson-Nicola Regional District's system of internal controls and appropriate tests and procedures to provide reasonable assurance that the consolidated financial statements are presented fairly. The external auditors have full and free access to the Board.

Scott Hildebrand
Chief Financial Officer / Chief Administrative Officer

Kamloops, British Columbia, Canada

June 25, 2026

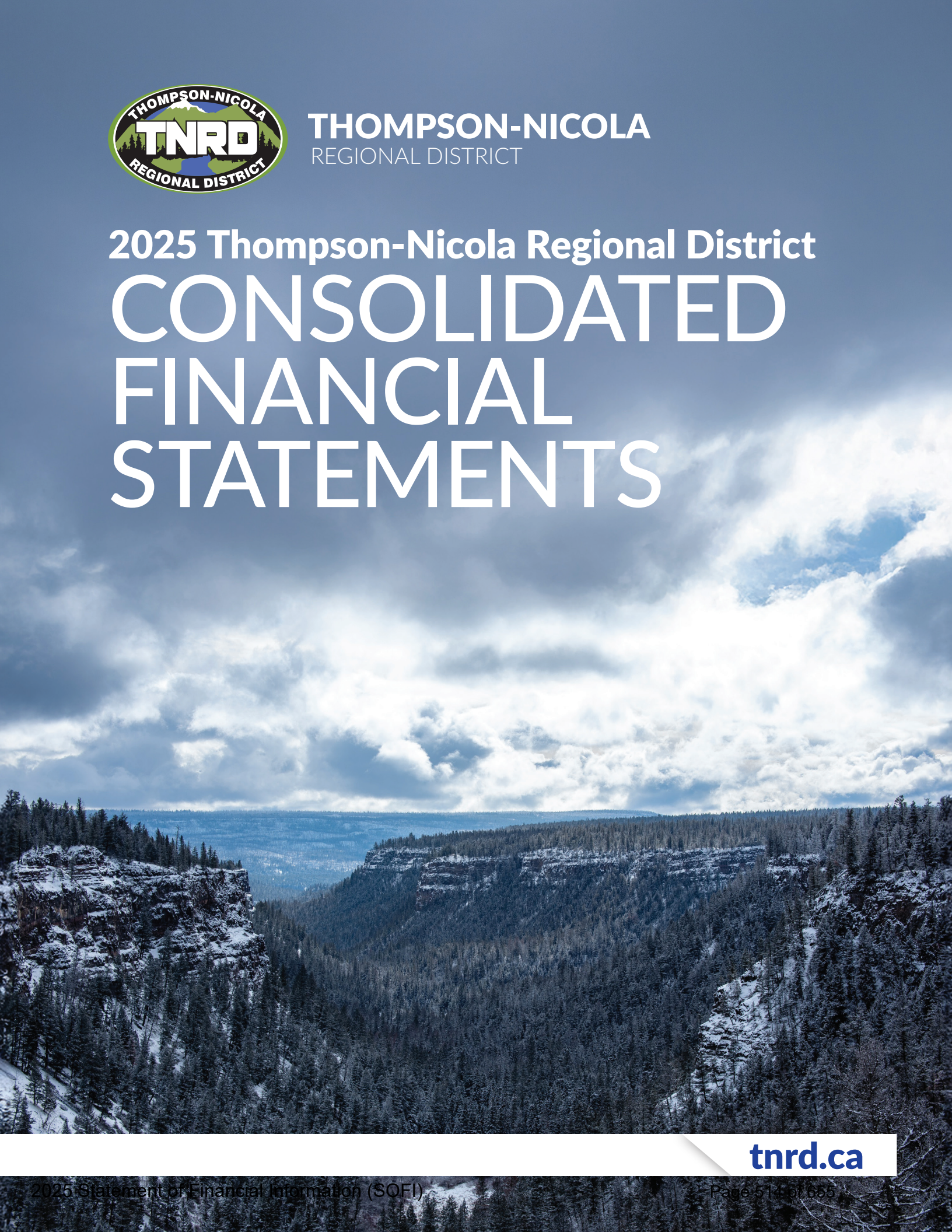
SCHEDULE C
Audited Consolidated Financial Statements

For the Fiscal Year Ended December 31, 2025

THOMPSON-NICOLA
REGIONAL DISTRICT

2025 Thompson-Nicola Regional District

CONSOLIDATED FINANCIAL STATEMENTS



tnrd.ca

Thompson-Nicola Regional District
Consolidated Financial Statements
For the year ended December 31, 2025

Contents

Management's Responsibility for Financial Reporting	**2**
Independent Auditor's Report	**3 - 4**
Consolidated Financial Statements	
Consolidated Statement of Financial Position	**5**
Consolidated Statement of Operations	**6**
Consolidated Statement of Change in Net Financial Assets	**7**
Consolidated Statement of Cash Flows	**8**
Notes to the Consolidated Financial Statements	**9 - 31**
Schedule 1: COVID-19 Safe Restart Grant (unaudited)	**32**
Schedule 2: Growing Communities Fund (unaudited)	**33**

Management's Responsibility for Financial Reporting

This statement is provided to clarify and outline the roles and responsibilities of management, the elected Board of Directors and the independent auditors in relation to the preparation and review of the annual financial statements of the Thompson-Nicola Regional District ("TNRD").

Management is responsible for the preparation and presentation of the accompanying financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian public sector accounting standards. This responsibility includes selecting appropriate accounting principles and methods and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded and financial records are properly maintained to provide reliable information for the preparation of financial statements.

The TNRD's Board of Directors is composed entirely of Directors who are neither management nor employees of the TNRD. The Board is responsible for overseeing management in the performance of its financial reporting responsibilities, and for delegating authority for the approval of the financial statements. The Board fulfills these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management. The Board is also responsible for the appointment of the TNRD's external auditors. The external auditors have full and free access to the Board and management to discuss their audit findings.

BDO Canada LLP, an independent firm of Chartered Professional Accountants, has been appointed by the TNRD's Board of Directors to audit the financial statements. Their accompanying report outlines their responsibilities, the scope of their examination and their opinion on the financial statements.

On behalf of the Thompson-Nicola Regional District:

Chief Financial Officer

Tel: 250-372-9505
Fax: 250-374-6323
www.bdo.ca

BDO Canada LLP
300 – 275 Lansdowne Street
Kamloops, BC V2C 6J3

Independent Auditor's Report

To the Members of the Board of the Thompson-Nicola Regional District

Opinion

We have audited the financial statements of the Thompson-Nicola Regional District (the "Regional District"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statement of change in net financial assets, consolidated statement of operations, and consolidated statement of 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 Regional District as at December 31, 2025, and its results of operations, its changes in its net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Other Matters

We have not audited, reviewed or otherwise attempted to verify the accuracy or completeness of Schedule 1 and 2 on pages 32 and 33 of these consolidated financial statements.

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 Financial Statements section of our report. We are independent of the Regional District in accordance with the ethical requirements that are relevant to our audit of the 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.

Responsibilities of Management and Those Charged with Governance for the 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 Regional District’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 Regional District or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Regional District’s financial reporting process.

Auditor's Responsibilities for the Audit of the 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 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 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 Regional District'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 Regional District'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 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 Regional District to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities with the Regional District to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performed 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

Kamloops, British Columbia
March 26, 2026

Thompson-Nicola Regional District
Consolidated Statement of Financial Position

As at December 31	2025	2024
Financial assets		
Cash and cash equivalents (Note 2)	**$ 58,104,620**	$ 59,317,700
Accounts receivable (Note 4)	**3,893,498**	3,119,017
Due from member municipalities (Note 16)	**59,319,096**	66,013,967
Deposit - Municipal Finance Authority (Note 16)	**2,019,152**	2,413,273
	123,336,366	130,863,957
Liabilities		
Accounts payable and accrued liabilities	**6,206,925**	4,698,010
Due from member municipalities (Note 16)	**59,319,096**	66,013,967
Asset retirement obligation liability (Note 7)	**23,452,594**	23,150,852
Debenture debt MFA (Note 5)	**2,593,212**	1,825,282
Deposit - Municipal Finance Authority (Note 16)	**1,983,802**	2,413,273
Deferred revenue (Note 8)	**1,317,511**	2,705,307
	94,873,140	100,806,691
Net financial assets	**28,463,226**	30,057,266
Non-financial assets		
Tangible capital assets (Note 9)	**68,403,598**	63,917,531
Prepaid expenses	**115,968**	207,913
	68,519,566	64,125,444
Accumulated surplus (Note 11)	**$96,982,792**	$ 94,182,710

Chief Financial Officer

Chair of the Board

The accompanying notes are an integral part of these consolidated financial statements.

Thompson-Nicola Regional District
Consolidated Statement of Operations

For the year ended December 31	Financial Plan	2025	2024
	(Note 15)		
Revenue			
Tax requisition	**$ 29,872,957**	**$ 29,476,012**	$ 27,843,258
Grants in lieu of taxes	**129,000**	**216,083**	235,483
Government transfers and other grants (Note 13)	**7,126,425**	**6,730,042**	5,163,754
User charges:			
Sale of services	**5,181,296**	**5,387,647**	5,052,974
Water and sewer tolls	**1,349,239**	**1,339,914**	1,293,998
Interest income	**253,525**	**1,757,637**	2,833,349
Debt payments from member municipalities	**-**	**11,589,449**	11,418,023
Actuarial adjustment of municipality debt	**-**	**2,959,309**	2,676,226
Actuarial adjustment of long-term debt (Note 5)	**-**	**28,952**	26,576
Gain (loss) on disposal of equipment	**70,500**	**190,104**	(28,671)
Other revenue	**793,835**	**1,847,817**	2,721,667
	44,776,777	**61,522,966**	59,236,637
Expenses			
General government services	**7,975,482**	**8,342,986**	8,341,681
Fire Protective services	**5,331,521**	**4,445,009**	4,295,411
Community & Emergency services	**6,567,340**	**3,654,117**	4,083,571
Solid Waste & Recycling services	**14,041,522**	**13,943,135**	13,822,738
Development Services	**2,805,652**	**2,721,110**	2,520,114
Film Commission	**408,400**	**389,555**	372,977
Library Services	**9,334,145**	**8,455,335**	8,469,115
Waterworks	**2,831,932**	**1,979,419**	1,910,345
Sewerage	**401,946**	**243,460**	267,991
Debt payments attributable to member municipalities	**-**	**11,589,449**	11,418,023
Actuarial adjustment of municipality debt	**-**	**2,959,309**	2,676,226
	49,697,940	**58,722,884**	58,178,192
Annual surplus (deficit)	**(4,921,163)**	**2,800,082**	1,058,445
Accumulated surplus, beginning of year	**94,182,710**	**94,182,710**	93,124,265
Accumulated surplus, end of year	**$89,261,547**	**$96,982,792**	$ 94,182,710

The accompanying notes are an integral part of these consolidated financial statements.

Thompson-Nicola Regional District
Consolidated Statement of Change in Net Financial Assets

For the year ended December 31	Financial Plan	2025	2024
Annual surplus (deficit)	**$ (4,921,163)**	**$ 2,800,082**	$ 1,058,445
Acquisition of tangible capital assets including works-in-progress	**(24,436,708)**	**(9,316,734)**	(5,247,130)
Amortization of tangible capital assets	**-**	**4,425,101**	4,136,456
Loss (gain) on sale of tangible capital assets	**(70,500)**	**(190,104)**	28,671
Proceeds on sale of tangible capital assets	**-**	**245,411**	131,503
Changes due to asset retirement obligations	**-**	**350,259**	251,834
	(29,428,371)	**(1,685,985)**	359,779
Acquisition of prepaid expenses	**-**	**(115,968)**	(207,913)
Use of prepaid expenses	**-**	**207,913**	80,052
Net change in net financial assets	**(29,428,371)**	**(1,594,040)**	231,918
Net financial assets, beginning of year	**30,057,266**	**30,057,266**	29,825,348
Net financial assets, end of year	**$ 628,895**	**$ 28,463,226**	$ 30,057,266

The accompanying notes are an integral part of these consolidated financial statements.

Thompson-Nicola Regional District
Consolidated Statement of Cash Flows

For the year ended December 31	2025	2024
Operating transactions		
Annual surplus	**$ 2,800,082**	$ 1,058,445
Items not involving cash		
Amortization	**4,425,101**	4,136,456
Loss (gain) on disposal of tangible capital assets	**(190,104)**	28,671
Actuarial adjustment on debt	**(28,952)**	(26,576)
Changes in non-cash operating balances		
Accounts receivable	**(774,483)**	2,206,603
Changes due to asset retirement obligations	**350,259**	251,834
Accounts payable and accrued liabilities	**1,508,916**	514,265
Asset retirement obligation liability	**301,742**	321,590
Deferred revenue	**(1,221,048)**	591,411
Prepaid expenses	**91,945**	(127,861)
Debt payments from member municipalities	**11,589,449**	11,418,023
	18,852,907	20,372,861
Capital transactions		
Acquisition of tangible capital assets	**(9,316,734)**	(5,247,130)
Proceeds on sale of tangible capital assets	**245,411**	131,503
	(9,071,323)	(5,115,627)
Financing transactions		
Proceeds from MFA borrowing	**692,484**	272,839
Repayment of debt attributable to member municipalities	**(11,589,449)**	(11,418,023)
Repayment of long-term debt	**(97,699)**	(88,052)
	(10,994,664)	(11,233,236)
Net increase (decrease) in cash and cash equivalents	**(1,213,080)**	4,023,998
Cash and cash equivalents, beginning of year	**59,317,700**	55,293,702
Cash and cash equivalents, end of year	**$ 58,104,620**	$ 59,317,700

The accompanying notes are an integral part of these consolidated financial statements.

1. Significant accounting policies

Government Reporting Entity

The Thompson-Nicola Regional District (the "TNRD") was incorporated November 24, 1967 under provisions of the British Columbia Municipal Act and operates under provisions of the Local Government Act and the Community Charter of British Columbia. Its principal activities are the provision of regional and local government services to residents of the eleven municipalities and ten electoral areas within its boundaries. These include general government, protective (including Emergency Operations Centre program under the direction of Emergency Management BC), transportation, environmental health, public health and welfare, environmental development, recreational and cultural, water, sewer and wastewater utilities services.

Basis of Presentation

The consolidated financial statements of the TNRD are prepared by management in accordance with Canadian generally accepted accounting principles for the public sector established by the Public Sector Accounting Board ("PSAB").

Basis of Accounting

The TNRD follows the accrual method of accounting for revenue and expenses. Revenues are recognized in the year when they are earned, can be measured and there is a reasonable assurance that they will be collected. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

Basis of Consolidation

The consolidated financial statements reflect assets, liabilities, revenues, expenses and accumulated surplus of the reporting entity. The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the TNRD and which are owned or controlled by the TNRD. This includes several volunteer fire departments.

The consolidated entity includes, on a proportionate consolidation basis, the TNRD's share (75%) of the assets, liabilities, revenues, expenses and net equity of Strata Corporation KAS2093, a corporation controlled by the TNRD. Strata Corporation KAS2093 is owned by the TNRD and the City of Kamloops and manages the activities of the Civic Building located at 465 Victoria Street, Kamloops, British Columbia.

Inter-departmental and inter-organizational transactions and balances between these entities 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.

1. Significant accounting policies (continued)

Revenue Recognition

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period for which the tax is levied. As taxes recorded are initially based on management's best estimate of the taxes that will be received, it is possible that changes in future conditions, such as reassessments due to audits, appeals and court decisions, could result in a change in the amount of tax revenue recognized. Taxes receivable are recognized net of an allowance for anticipated uncollectables amounts.

Revenues from transactions with performance obligations are recognized when (at a point in time) or as (over a period of time) the TNRD satisfies the performance obligations, which occurs when control of the benefits associated with the promised goods or services has passed to the payor.

The TNRD recognizes revenue from users of the water, sewer, solid waste disposal, and rentals of TNRD property services on a straight-line basis over the period of time that the relevant performance obligations are satisfied by the TNRD.

The TNRD recognizes revenue from administrative services, building permits, development permits, sales of goods and other licenses and permits at the point in time that the TNRD has performed the related performance obligations and control of the related benefits has passed to the payors.

Revenue from transactions without performance obligation is recognized at realizable value when the TNRD has the authority to claim or retain an inflow of economic resources received or receivable and there is a past transaction or event that gives rise to the economic resources.

The TNRD recognizes revenue from tax penalties and interest, parking ticket fines, and other revenue without associated performance obligations at the realizable value at the point in time when the TNRD is authorized to collect these revenues.

Government Transfers

Government transfers (other than grants in lieu of taxes) are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled. Grants in lieu of taxes are recognized at the earlier of when received or when money is determined to be more likely than not to be collected.

1. Significant accounting policies (continued)

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 statement of financial position. The revenue is recognized in the statement of operations in the year in which it is used for the specified purpose.

Contaminated Sites The TNRD recognizes a liability for remediation of a contaminated site when the site is no longer in productive use or an unexpected event resulting in contamination has occurred and the following criteria are satisfied: contamination exceeds an environmental standard, the TNRD is either directly responsible or has accepted responsibility for remediation, it is expected future economic benefits will be given up and a reasonable estimate of the amount can be made. Future economic benefits are expected to be given up if the TNRD has an external obligation to remediate a site or has commenced remediation on its own accord. The TNRD currently has no recognized contaminated site liabilities.

Use of Estimates The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Significant areas requiring estimates include the useful life of tangible capital assets for amortization, landfill closure liabilities and the provision for any contingencies. Actual results could differ from management's best estimates as additional information becomes available in the future.

Tangible Capital Asset Tangible capital assets, comprised of capital assets and capital works in progress, are recorded at cost less accumulated amortization and are classified according to their functional use. Cost includes all costs directly attributed to acquisition or construction of the tangible capital asset including transportation costs, installation costs, design and engineering fees, legal fees, and site and preparation costs. Interest is capitalized whenever external debt is issued to finance the construction of tangible capital assets. Amortization is recorded on a straight line basis over the estimated useful life of the asset. Estimated useful lives are as follows:

Building and building improvements	20 to 70 years
Land improvements and roads	10 to 50 years
Furniture, fixtures and equipment	5 to 60 years
Vehicles, machinery and equipment	6 to 20 years
Water and sewer infrastructure	25 to 80 years

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Regional District's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

1. Significant accounting policies (continued)

Tangible Capital Assets - continued

Contributed tangible capital assets are recorded at their fair value on the date of contribution, except in unusual circumstances where fair value cannot be reasonably determined, in which case they are recognized at nominal value.

Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as leased tangible capital assets. All other leases are accounted for as operating leases and the related payments are charged to expenses as incurred

Works of art and cultural and historical assets are not recorded as assets in these consolidated financial statements.

Asset Retirement Obligation

A liability for an asset retirement obligation is recognized when 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. The liability is recorded at an amount that is the best estimate of the expenditure required to retire a tangible capital asset at the financial statement date. This liability is subsequently reviewed at each financial reporting date and adjusted for the passage of time and for any revisions to the timing, amount required to settle the obligation or the discount rate. Upon the initial measurement of an asset retirement obligation, a corresponding asset retirement cost is added to the carrying value of the related tangible capital asset if it is still in productive use. This cost is amortized over the useful life of the tangible capital asset. If the related tangible capital asset is unrecognized or no longer in productive use, the asset retirement costs are expensed.

Long-term Debt

Long-term debt is recorded net of any related sinking fund balances. Debt service charges, including principal and interest, are charged against current revenue in the period in which they occur.

Retirement Benefits and Other Employee Benefit Plans

The TNRD's contributions due during the period to its multi-employer defined benefit plan are expensed as incurred. The costs of other pensions and other retirement benefits that accumulate over the period of service provided by employees are actuarially determined using the projected benefit method prorated on services based on management’s best estimate of retirement age, inflation rates, investment returns, wage and salary escalation, insurance and health care costs trends, employee turnover and discount rates. Actuarial gains and losses are amortized on a straight-line basis over the expected average remaining service life of the employee group.

1. Significant accounting policies (continued)

Collection of Taxes on Behalf of Other Taxation Authorities

The TNRD 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 financial statements.

Reserve Funds

Reserves represent amounts set aside for specific or future expenditures. Statutory reserves require the passing of a by-law to be established.

Financial Instruments

Cash and equity instruments quoted in an active market are measured at fair value (hierarchy level one – quoted market prices). All other financial instruments, are measured at cost or amortized cost. The carrying amount of each of these financial instruments is presented on the statement of financial position

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses. Upon settlement, the cumulative gain or loss is reclassified from the statement of remeasurement gains and losses and recognized in the statement of operations. Interest and dividends attributable to financial instruments are reported in the statement of operations.

When investment income and realized and unrealized gains and losses from changes in the fair value of financial instruments are externally restricted, the investment income and fair value changes are recognized as revenue in the period in which the resources are used for the purpose specified.

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

For portfolio measurements measured at cost, the cost method records the initial investment at cost and earnings from such investments are recognized only to the extent received or receivable. When an investment is written down to recognize an impairment loss, the new carrying value is deemed to be the new cost basis for subsequent accounting purposes.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Transaction costs are added to the carrying value for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value.

2. Cash and cash equivalents

	2025	2024
Cash	$ 44,821,020	$ 46,405,234
Short-term investments	13,283,600	12,912,466
	$ 58,104,620	$ 59,317,700

Cash and cash equivalents reported on the consolidated statement of financial position have a cost that approximates market value. Short-term investments are held in Municipal Finance Authority ("MFA") pooled money market funds with an annual rate of return of approximately 2.98% (2024 - 4.82%).

3. Comparative figures

Certain comparative amounts presented in the consolidated financial statements have been reclassified to conform to current year's presentation.

4. Accounts receivable

	2025	2024
Province of British Columbia	$ 2,574,595	$ 1,877,567
Government of Canada	186,534	178,000
Due from Member Municipalities	583,121	584,867
Trade and other receivables, net of valuation allowance	571,392	491,312
Subtotal	4,499,239	3,648,794
Less: Allowance for doubtful account	22,144	12,729
	$ 3,893,498	$ 3,119,017

5. Municipal Finance Authority Financing

The TNRD issues debt instruments through the MFA to finance certain capital expenditures. Under the terms of the debt, the TNRD is required to make principal payments once annually while interest is calculated and paid semi-annually. Associated with these principal payments, the MFA provides an actuarial adjustment, which is a non-cash reduction in the loan balance representing the investment earnings the MFA expects to realize on related sinking fund investments.

Debt interest charges are recorded as an expense in the period incurred. Principal payments and actuarial adjustments are applied to reduce recorded liabilities.

MFA issue no.	Bylaw no.	Term in years	Maturity date	Interest rate	Balance outstanding December 31, 2024	Principal repayment	Actuarial adjustment	Balance outstanding December 31, 2025
95	2054	20	2025	0.910%	2,747	1,630	1,117	-
95	2054	20	2025	0.910%	3,230	1,913	1,317	-
102	2180	20	2027	3.790%	4,403	814	603	2,986
103	2205	20	2028	3.790%	33,727	4,240	3,704	25,783
103	2205	20	2028	3.790%	15,093	1,897	1,659	11,537
103	2205	20	2028	3.790%	18,829	2,368	2,065	14,396
131	2498	20	2035	2.200%	164,672	9,194	3,335	152,143
137	2088	20	2036	2.600%	271,971	14,144	4,484	253,343
137	2227	20	2036	2.600%	166,649	8,667	2,745	155,237
137	2350	20	2036	2.600%	161,546	8,402	2,658	150,486
146	2084	20	2036	3.200%	709,574	34,780	6,747	668,048
162	2652	20	2044	3.830%	272,839	9,648	-	263,191
166	2726	20	2045	4.130%	-	-	-	203,578
Short-term borrowing								
	2885		2030	2.800%	-	-	-	692,484
	Total MFA debenture debt				1,825,280	97,697	30,434	2,593,212

Interest paid during the year was $87,065 (2024 - $69,942).

Total principal payments required of the TNRD for the next five years are as follows:

2026	$ 104,861
2027	104,861
2028	104,861
2029	104,861
2030	104,861
Thereafter and actuarial adjustments	2,068,907
Total	$ 2,593,212

Scheduled debt repayments may be suspended by the MFA if the MFA reasonably anticipates that it has sufficient investment assets to cover all remaining principal and interest requirements of the MFA funding debentures. The above scheduled payments are net of future actuarial adjustments.

6. Unused Credit Facility

The TNRD has an unused credit facility agreement with the Bank of Nova Scotia which establishes an operating line with a credit limit of $750,000. Interest is payable at the bank's prime rate less 0.25%.

7. Asset Retirement Obligation

The TNRD's asset retirement obligation consists of the following obligations:

	Asbestos remediation	Landfill closure and monitoring	Well decommissioning	2025 Total	2024 Total
Opening balance	$ 905,130	$ 22,115,500	$ 130,222	$ 23,150,852	$ 22,829,262
Additions	-	-	-	-	12,694
Removals	(4,350)	-	-	(4,350)	(13,808)
Retirement expense	-	(202,123)	-	(202,123)	(195,606)
Accretion expense	33,419	820,224	4,831	858,474	768,384
Change in estimates	(7,744)	(338,925)	(3,590)	(350,259)	(250,074)
Closing balance	$ 926,455	$ 22,394,676	$ 131,463	$ 23,452,594	$ 23,150,852

a) Asbestos abatement obligation
The TNRD owns and operates several buildings that are known to contain asbestos, which represents a health hazard and which various regulations require specific considerations upon asset retirement. The TNRD recognized an obligation relating to the removal and post-removal care of the asbestos in these buildings as estimated at January 1, 2022. The buildings all have an estimated useful life of 70 years from the date of completion of construction, of which various numbers of years remain. Estimated costs of $1,032,523 (2024 - $1,032,523) have been discounted to the present value using a discount rate of 3.71% per annum (2024 - 3.54%).

7. Asset Retirement Obligation (continued)

b) Landfill closure and post-closure costs
The TNRD eco-depots has contracts for operation and management of landfills, transfer stations and the amount is recorded based on the presently known obligations that will exist over multiple closure dates and monitoring periods as various phases of the landfills are completed. The final closure of the landfills is currently expected to be in 2138. Monitoring of the landfill will be required for an additional 100 years after final closure. Estimated costs of $40,570,484 (2024 - $40,570,484) have been discounted to the present value using a discount rate of 3.71% per annum (2024 - 3.54%).

c) Wells decommissioning obligation
The TNRD has water wells which require decommissioning at the end of their useful lives to comply with provincial legislation. The TNRD recognized an obligation relating to the decommissioning of well as estimated at January 1, 2022. The wells have an estimated useful life of 70 years, of which various numbers of years remain. Estimated costs of $175,524 (2024 - $175,524) have been discounted to the present value using a discount rate of 3.71% per annum (2024 - 3.54%).

The asset retirement liability has been estimated using a net present value technique using the assumptions as described above. The related asset retirement costs are being amortized on a straight-line basis over the remaining useful lives of the assets. Significant estimates and assumptions are made in determining the asset retirement costs as there are numerous factors that will affect the amount ultimately payable. Those uncertainties may result in future actual expenditures that are different than the amounts currently recorded. At each reporting date, as more information and experience is obtained as it relates to these asset retirement obligations, the estimates of the timing, the undiscounted cash flows and the discount rates may change. Adjustments to these factors are accounted for as an adjustment to the asset retirement obligation and the related tangible capital asset in the current period on a prospective basis.

8. Deferred revenue

Included in deferred revenue are amounts relating to grant funding for the coming year:

	Balance at December 31, 2024	Contributed and interest	Recognized	**Balance at December 31, 2025**
Destination Development Grant for Area B Parks	$ 11,360	$ -	$ 7,083	**$ 4,277**
Province of BC - Pritchard Water System Grant	1,440,251	3,296	1,443,547	**-**
Trans Mountain Pipeline-Community Benefits grant	158,120	-	6,188	**151,932**
Community to Community Forum Grant	-	-	-	**-**
Friends of the Library donations	134,117	10,388	-	**144,505**
FireSmart 2024 Grant	163,914	-	163,914	**-**
FireSmart 2024 Additional Grant	49,982	-	-	**49,982**
Disaster Risk Reduction (CEPF-UBCM) Water Grant	11,568	-	11,568	**-**
ETSI-BC Grant	7,500	-	7,500	**-**
GIS Service Agreement	30,000	30,000	30,000	**30,000**
Indigenous Engagement Grant for Emergency Services - IER	50,946	65,000	29,496	**86,450**
Building Permit Revenue	150,240	212,230	150,240	**212,230**
Housing Needs Capacity Project	100,863	-	82,292	**18,571**
Reloaded Eco Card	120,387	22,417	-	**142,804**
UBCM E911 Grant grant	22,500	-	-	**22,500**
Ministry of Finance Deferred Taxation Payment	-	-	16,069	**16,069**
Cooperative Community Wildfire Response Organization	-	-	19,594	**19,594**
Noxious Weeds - FortisBC Grant	-	-	10,000	**10,000**
NG911 Grant	-	24,724	50,000	**25,276**
Parkland Dedication - Area E	18,803	579	-	**19,382**
Parkland Dedication - Area M	135,051	4,159	-	**139,210**
Parkland Dedication - Area P	63,335	1,950	-	**65,285**
Parkland Dedication - Area O	-	-	115,955	**115,955**
Other	36,370	43,489	36,370	**43,489**
	2,705,307	418,232	2,179,816	**1,317,511**

December 31, 2025

9. Tangible capital assets

	Land	Land improvement and roads	Landfills	Building and building improvements	Vehicles, machinery and equipment	Water infrastructure	Sewer infrastructure	Leased assets and improvements	Assets under construction	2025 Total	2024 Total
Cost, beginning of year	$ 4,959,292	$ 4,029,199	$3,528,128	$ 41,702,871	$ 28,030,036	$ 22,060,660	$ 4,620,623	38,321	$ 3,900,767	$ 112,869,897	$108,138,713
Changes in ARO	-	-	(338,922)	(9,542)	-	(1,795)	-	-	-	(350,259)	(251,834)
Additions	-	-	-	1,157,546	4,642,057	9,462	12,840	-	3,494,829	9,316,734	5,247,130
Disposals	-	-	-	(59,699)	(1,016,433)	-	-	-	-	(1,076,132)	(101,944)
Write-downs	-	-	-	-	-	-	-	-	-	-	(162,168)
Transfers	-	-	-	2,123,848	760,740	5,445	-	-	(2,890,033)	-	-
Cost, end of year	4,959,292	4,029,199	3,189,206	44,915,024	32,416,400	22,073,772	4,633,463	38,321	4,505,563	120,760,240	112,869,897
Accumulated amortization, beginning of year	-	1,935,546	1,327,293	18,393,190	16,233,927	8,232,498	2,821,610	8,302	-	48,952,366	44,919,848
Amortization	-	156,081	25,962	1,229,385	2,376,557	493,249	136,203	7,664	-	4,425,101	4,136,456
Disposals	-	-	-	(21,630)	(999,195)	-	-	-	-	(1,020,825)	(101,944)
Change in ARO	-	-	-	-	-	-	-	-	-	-	(1,994)
Accumulated amortization, end of year	-	2,091,627	1,353,255	19,600,945	17,611,289	8,725,747	2,957,813	15,966	-	52,356,642	48,952,366
Net carrying amount, end of year	$ 4,959,292	$ 1,937,572	$1,835,951	$ 25,314,079	$ 14,805,111	$ 13,348,025	$ 1,675,650	22,355	$ 4,505,563	$ 68,403,598	$ 63,917,531

Asset under construction having a value of $4,505,563 (2024 - $4,405,059) have not been amortized. Amortization of these assets will commence when the asset is put into service upon completion of the project.

10. Municipal Pension Plan

The TNRD and its employees contribute to the Municipal Pension Plan (the Plan), a jointly trusteed pension plan. The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of 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, 2025, 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 the 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 valuation for the Municipal Pension Plan as at December 31, 2024, indicated a $2,675 million funding surplus for basic pension benefits on a going concern basis.

The TNRD paid $999,384 (2024 - $900,968) for employer contributions to the plan in fiscal year 2024.

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

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 with the result that there is no consistent and reliable basis for allocating the obligation, assets, and cost to the individual employers participating in the plan.

11. Accumulated surplus

Accumulated surplus is comprised of unrestricted surplus, operating reserves, and capital reserves. Unrestricted surplus includes amounts invested in tangible capital assets, net of related debt, amortization and other unrestricted surplus carried forward. Operating reserves are surpluses set aside to fund future operating requirements of the specific service areas listed. Capital reserves are set aside by the Board for future capital requirements and use of these reserves must be approved by bylaw. Parkland dedication reserves are statutory reserves that may only be used to acquire future parkland. Cemetery perpetual care reserves are also statutory which must be held into perpetuity for the future care and maintenance of the related cemeteries.

	2025	2024
Unrestricted surplus	$ 55,191,462	$ 51,895,889
Operating reserves	15,385,484	15,401,775
Capital reserves	26,405,846	26,885,046
	$ 96,982,792	$ 94,182,710

Accumulated surplus consists of individual fund surpluses and reserves as follows:

	2025	2024
Unrestricted surplus:		
Investment in tangible capital assets	$ 42,357,792	$ 38,941,397
Investment in Strata Corporation KAS2093	715,685	488,899
Other	12,117,985	12,465,593
	$ 55,191,462	$ 51,895,889

11. Accumulated Surplus (continued)

	2025	2024
Operating reserves:		
Area A Cemetery	$ 5,078	$ 3,471
Ashcroft Fire Protection	12,904	$ 68,786
Alternative Waste Collection	2,000	-
Barriere Fire Protection	2,062	2,000
Blackpool Fire Protection	35,914	29,990
Chase Fire Protection	2,531	1,000
Clinton Fire Protection	3,031	1,000
Community Works Fund reserve	6,790,396	6,977,104
Contingency Reserve - Strata KAS2093	532,589	516,678
COVID-19 restart funds	94,417	91,596
Dangerous Dogs	128,264	153,536
E911	89,362	17,926
Insurance deductible reserve	14,056	13,636
Proposed function reserve	-	(16,734)
Film Commission	26,173	4,211
General administration	2,167,803	1,332,489
Building department	2,277,678	2,757,753
Library system	533,078	496,258
Little Fort Community Hall	32,375	28,497
Little Fort Fire Protection	5,154	5,000
Loon Lake Fire Protection	20,659	20,042
Economic Development Funds	106,803	97,055
Emergency Preparedness	38,764	32,352
Parks - Area A	3,730	3,618
Parks - Area O&P	3,252	3,155
Planning	129,256	17,104
Pritchard Fire Protection	-	38,103
Regional Parks	4,455	2,662
Recreation Areas M&N	5,000	-
Thompson River Watershed	22,777	22,097
North Thompson Sportsplex	31,149	20,517
Noxious Weed	603	-
Solid Waste Management	1,414,737	2,402,617
South Green Lake Fire Protection	20,729	15,529
McLure Fire Protection	15,308	10,000
Monte Creek Fire Protection	421	5,259
Mosquito Control Funds	341,485	120,268
Tobiano Fire Protection	28,591	21,171
Vavenby Fire Protection	15,729	15,529
Whitecroft Fire Protection	1,015	500
Technology Services	422,156	70,000
TV Area B	4,000	-
Total operating reserves	$ 15,385,484	$ 15,401,775

11. Accumulated surplus (continued)

The TNRD received $947,000 in government transfers for the COVID-19 restart program in 2020 and another $429,000 in 2021 for a total grant of $1,376,000. These funds have been 100% allocated to programs but not fully expended as at December 31, 2025. All unexpended funds remain in this reserve fund with plan for them to be fully expended in 2026.

Interest income and contributions to operation reserves for 2025 total $8,122,562 (2024 - $20,428,885) and transfers out of reserves total $8,694,627 (2024 - $19,804,017).

Capital reserves:	2025	2024
General fund:		
E911	$ 1,857,708	$ 1,962,141
Parkland Dedication Area O	115,955	-
Barriere Fire Protection	15,472	15,010
BC Growing Communities Fund	5,745,439	5,573,795
Blackpool Fire Protection	230,783	235,366
Climate Action Fund	380,715	512,715
Community Assistance Funds	669,053	989,407
Economic Development Funds	145,640	141,289
Emergency Preparedness	30,924	30,000
Little Fort Fire Protection	235,475	197,603
Loon Lake Fire Protection	6,797	2,984
McLure Fire Protection	281,960	261,878
Monte Creek Fire Protection	(91,811)	(398,486)
Pritchard Fire Protection	114,626	201,495
Solid Waste Management	6,384,629	7,267,684
South Green Lake Fire Protection	213,542	194,082
Tobiano Fire Protection	174,602	166,529
Vavenby Fire Protection	28,266	53,991
Noxious Weed Service	124,476	122,736
Alternate Waste Collection - Area B	188,606	182,972
Alternate Waste Collection - Area J	318,090	311,955
Street Lighting	18,400	-
Environment Planning & Zoning	53,000	-
Cemetery - Area B	105,136	87,443
Cemetery - Area O&P	35,643	34,578
Landfill Closure Reserve	745,546	728,515
Community Halls - Area B	115,208	108,856
Vavenby Community Hall	71,224	75,213
Utilities Admin	102,990	92,259
Nicola Valley Aquatic Centre	486,025	442,401
Parks - Area A	325,549	286,720
Parks - Area B	39,651	38,467
Recreation M&N	33,785	32,776
Regional Parks	139,852	65,557
TNRD Library Service	3,886,337	4,176,551
TV - Area B	25,423	24,664
GIS	51,513	-
Total General Fund	$ 23,406,229	$ 24,219,146

11. Accumulated surplus (continued)

Capital reserves (continued):	2025	2024
Sewer Fund:		
Paul Lake	$ 219,715	$ 219,364
Pritchard	313,161	348,571
Total Sewer Fund	$ 532,876	$ 567,935
Water Fund:		
Black Pines	$ 186,441	$ 184,870
Blue River	417,632	360,441
Del Oro	114,501	90,551
Evergreen	3,708	3,947
Loon Lake	51,455	39,270
Maple Mission	125,516	117,104
Pritchard	807,309	697,261
Savona	489,870	454,012
Spences Bridge	112,477	82,512
Vavenby	145,386	136,190
Walhachin	8,793	(71,846)
Total Water Fund	$ 2,463,088	$ 2,094,312
Perpetual Care Fund:		
Blue River Cemetery	$ 2,917	$ 2,917
Avola Cemetery	433	433
Little Fort Cemetery	303	303
Total Perpetual Care Fund	$ 3,653	$ 3,653
Total capital reserves	$ 26,405,846	$ 26,885,046

12. **Contractual Rights**

The District has entered into various revenue contracts with Member Municipalities for the provision of shared services within the normal course of operations. The estimated contractual rights at December 31, 2025 are as follows:

Year(s)	Amounts
2026	$ 120,000
2027	120,000
2028	120,000
2029	120,000
2030	30,000
	$ 510,000

13. Government transfers and other grants

	2025 Revenue	2025 Received	2024 Revenue	2024 Received
Government transfers:				
Federal	$ 25,000	$ 25,000	$ 47,882	$ 37,882
Provincial	120,000	150,000	5,025,872	6,737,242
Local	6,585,042	3,741,264	90,000	120,000
	$ 6,730,042	$ 3,916,264	$ 5,163,754	$ 6,895,124

14. Commitments

In the normal course of business, the TNRD enters into commitments for both capital and operational expenses, for periods ranging from one to five years. These commitments have been budgeted for within the appropriate annual budgets approved by the Board of Directors.

The total minimum future payments are as follows:

2026	$ 5,557,277
2027	3,995,382
2028	2,215,062
2029	1,033,090
2030	97,318
	$ 12,898,129

15. Financial plan

The budgeted figures are based on the adopted Five-Year Financial Plan for the year 2025 approved under bylaw 2870 on March 27, 2025. The legislative requirements for the Financial Plan are that the cash inflows for the period must equal cash outflows.

Cash inflows and outflows may include such items as debt proceeds or debt principal repayment, asset sale proceeds and transfers to and from reserves and surplus. These items are not recognized as revenues and expenses in the Statement of Operations as they do not meet the public sector accounting standards definition. PSAB requires that budget figures be presented on the same basis of accounting as actual figures.

The legislation does not require the Financial Plan to include non-cash items such as the actuarial adjustments on debt or funding liability accruals to provide for future cash requirements. However, these items are recognized as revenues or expenses in the Statement of Operations under public sector accounting standards.

15. Financial plan - continued

The chart below demonstrates how the legislative requirement for a balanced Financial Plan has been met.

	2025
Financial Plan (Budget) Bylaw surplus for the year	$ -
Add:	
Capital expenditures	24,436,708
Principal payments on borrowing	88,049
Less:	
Transfers to/from reserves and own funds	(29,445,920)
Financial Plan Bylaw surplus per statement of operations	$ (4,921,163)

16. Contingent liabilities

(a) Legal:

In the normal course of the year, the TNRD is faced with lawsuits for damages of diverse natures. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and is estimable. At December 31, 2025, the TNRD's estimated exposure to each such liability is either not determinable or is not considered to be significant.

(b) Municipal insurance:

The Regional District is a participant in the Municipal Insurance Association of British Columbia. Should the Association pay out claims in excess of premiums received, it is possible the Regional District, along with other participants, would be required to contribute towards the deficit.

(c) Debt reserve funds:

The TNRD issues debt instruments through the MFA. Under borrowing arrangements with the MFA, the TNRD is required to lodge security by means of demand notes and interest-bearing cash deposits based on the amount of the borrowing. As the debt principal is retired, demand notes are released and the cash deposits are refunded and recorded as operating income in the period received. As a condition of these borrowings, a portion of the proceeds is withheld by the MFA as a debt reserve fund. These demand notes are contingent in nature and are not recorded in the financial statements. Details of the cash deposits and contingent demand notes as at December 31, 2024 are as follows:

	TNRD	Member Municipalities	Total 2025	Total 2024
Cash deposits	$ 35,349	$ 1,983,803	$ 2,019,152	$ 2,413,273
Contingent demand notes	67,561	3,565,610	3,633,171	4,761,735
Debt reserve fund	$ 102,910	$ 5,549,413	$ 5,652,323	$ 7,175,008

(d) Member municipality debt:

The TNRD is contingently liable for long term liabilities with respect to MFA debt for which the responsibility for payment of principal and interest has been assumed by member municipalities.

In the event that a member municipality defaults on scheduled repayments, the TNRD would be required to make payment. Until such default occurs, the TNRD has not recorded this debt as a liability.

16. Contingent liabilities (continued)

The debt per member municipality, along with the principal and interest collected from member municipalities and forwarded to the MFA during the year, are as follows:

	MFA debt 2025	MFA debt 2024	Payments 2025	Payments 2024
Chase	$ 1,439,575	$ 1,538,961	$ 137,534	$ 132,494
Clearwater	107,304	141,008	38,420	38,420
Clinton	1,085,883	1,119,687	61,843	61,843
Kamloops	35,030,740	44,126,081	9,329,642	9,199,255
Logan Lake	-	295,161	244,516	272,463
Merritt	9,144,717	5,601,331	843,260	779,313
Sun Peaks	12,512,472	13,191,738	934,234	934,234
Total	$ 59,320,691	$ 66,013,967	$ 11,589,449	$ 11,418,022

17. Financial instruments

The Regional District is potentially exposed to credit risk, market and interest rate risk, and liquidity risk from the Regional District's financial instruments. Qualitative and quantitative analysis of the significant risks from the Regional District's financial instruments is provided below by type of risk.

Credit risk

Credit risk primarily arises from the Regional District’s cash and cash equivalents, accounts receivable and portfolio investments. The risk exposure is limited to their carrying amounts at the date of the consolidated statement of financial position.

Accounts receivable primarily consist of amounts receivable from government organizations, residents and financial institutions. To reduce the risk, the Regional District regularly reviews the collectability of its accounts receivable and if needed, will establish an allowance based on its best estimate of potentially uncollectible amounts.

Liquidity risk

Liquidity risk is the risk that the Regional District will not be able to meet its financial obligations as they become due. The Regional District manages this risk by continually monitoring actual and forecasted cash flows from operations, anticipated investing, and financial activities to ensure that its financial obligations are met.

There has been no change to the liquidity risk exposure from 2024.

17. Financial instruments (continued)

Currency risk

Currency risk arises from fluctuations in foreign exchange rates, which can affect the district's financial position and cash flow. The Regional District is exposed to currency risk through its financial instruments denominated in foreign currencies. The currency risk exposure for paying in foreign currency can be influenced by several factors, including fluctuations in exchange rates, economic conditions and geopolitical events.

Market and Interest rate risk

Market risk is the risk that changes in market prices and inputs, such as interest rates, will affect the Regional District's income. The objective of market risk management is to control market risk exposures within acceptable parameters while optimising the return on risk.

The Regional District manages market risk by holding cash balances with a top-rated Canadian Schedule I financial institution and the Municipal Finance Authority (MFA). To mitigate interest rate risk and market risk on its portfolio investments, the Regional District holds its MFA long term pooled investment funds for 10 years or longer.

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in the market interest rates. The Regional District is exposed to interest rate risk through its long-term debt and the value of portfolio investments. It is management's opinion that the Regional District is not exposed to significant interest rate risk as it manages interest rate risk on its long-term debt by holding all debt through MFA at a fixed rate, with refinancing typically being completed at the ten- or fifteen-year mark. Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to long-term debt. See Note 5 for interest rates and maturity dates for long term debt.

Investments that are subject to interest rate risk are MFA pooled investment funds (see Note 2). The risk is caused by changes in interest rates. As interest rates rise, the fair value of the MFA pooled investment funds notes decrease and, as interest rates fall, the fair value of these investments increase.

As a result of diversification by security type, only a portion of the overall investment portfolio is exposed to interest rate risk. As at December 31, 2025 the amount of the investment portfolio exposed was $13,283,600 (2024 - $12,912,466) per Note 2.

There has been no change to the interest rate risk exposure from 2024.

18. Segmented information

Segmented information has been identified based on the functional areas reported on in the body of the consolidated financial statements. The functional areas, along with the services that they provide or assist by way of grant in aid or cost sharing, are as follows:

General government services
Administrative services include corporate administration, finance, human resources, payroll, communications, business support, information technology and legislative functions.

Community & emergency services
Community & emergency services include cemeteries, community halls, community parks, dangerous dogs, economic development, emergency preparedness, invasive plant management, nuisance mosquito reduction, recreation, search & rescue, street lighting, transit services, TV, watershed management and critical street lighting.

Fire protection services
Fire protective services include fire protection, E911 and FireSmart.

Solid waste & recycling
Solid waste & recycling includes solid waste (regional), alternate waste collection and solid waste management plan.

Development services
Development services include building and planning services and geographic information services (GIS).

Film Commission
Film Commission ("TNFC") is a full-time, full-service film commission that markets the Thompson-Nicola region worldwide and facilitates all types of motion picture productions.

18. Segmented information (continued)

Library services
The Thompson-Nicola Regional Library ("TNRL") provides library services through multiple branches, the award-winning Mobile Library, a digital library, and Library Home Service.

Waterworks
Waterworks consist of community water systems in the following areas: Black Pines, Blue River, Del Oro, Evergreen, Loon Lake, Maple Mission, Pritchard, Savona, Spences Bridge, Vavenby, and Walhachin.

Sewerage
Sewerage includes Paul Lake and Pritchard sewer systems.

Certain allocation methodologies are employed in the preparation of segmented financial information. Taxation and payments-in-lieu of taxes are allocated to the segments based on the segment's budget net expenditure. The various user charges and other revenues have been allocated to the segments based upon the segment that generated the revenue. Government transfers have been allocated to the segment based upon the purpose for which the transfer is made. Development charges earned and developer contributions received are allocated to the segment for which the charge was collected.

The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in Note 1.

Not all areas within the TNRD pay towards nor receive all listed services.

18. Segmented information (continued)

For the year ended December 31,	General Government Services	Fire Protection Services	Community & Emergency Services	Solid Waste & Recycling	Development Services	Film Commission	TNRD Public Library System	Waterworks	Sewerage	2025 Total	2024 Total
Revenue											
Taxation	$ 6,016,577	$ 3,129,965	$ 2,524,346	$ 7,873,130	$ 1,498,256	$ 265,845	$ 7,544,178	$ 471,665	$ 152,050	$ 29,476,012	$ 27,843,258
User charges	-	274,144	-	4,251,701	861,802	-	-	1,084,959	254,955	6,727,561	6,346,972
Government transfers and other grants	1,509,838	1,285,429	613,699	-	-	100,287	445,948	2,774,841	-	6,730,042	5,163,754
Grant in lieu of taxes	75,419	-	-	-	22,076	1,575	110,380	6,633	-	216,083	235,483
Gain (Loss) on disposal of tangible capital assets	-	-	-	140,104	-	-	50,000	-	-	190,104	(28,671)
Actuarial adjustment of long-term debt	-	-	-	-	-	-	-	28,952	-	28,952	26,576
Interest	837,148	104,466	119,506	352,437	97,434	-	165,436	67,576	13,634	1,757,637	2,833,349
Other revenue	(284,969)	686,866	19,304	120,952	235,485	355	74,829	983,881	11,114	1,847,817	2,721,667
	8,154,013	5,480,870	3,276,855	12,738,324	2,715,053	368,062	8,390,771	5,418,507	431,753	46,974,208	45,142,388
Wages, salaries, indemnities and benefits	6,129,850	996,645	562,164	1,348,640	2,202,996	256,306	4,832,191	586,066	-	16,914,858	16,030,262
Operating costs	1,911,360	2,145,482	2,170,657	11,588,644	483,071	128,160	2,366,607	777,954	107,257	21,679,192	22,606,407
External transfers to others	-	455,231	608,275	-	-	-	-	-	-	1,063,506	1,240,877
Debt services charges	-	23,358	-	-	-	-	-	68,111	-	91,469	69,941
Amortization	301,776	824,293	313,021	1,005,851	35,043	5,089	1,256,537	547,288	136,203	4,425,101	4,136,456
	8,342,986	4,445,009	3,654,117	13,943,135	2,721,110	389,555	8,455,335	1,979,419	243,460	44,174,126	44,083,943
Surplus (deficit)	$ (188,973)	$ 1,035,861	$ (377,262)	$ (1,204,811)	$ (6,057)	$ (21,493)	$ (64,564)	$ 3,439,088	$ 188,293	$ 2,800,082	$ 1,058,445

Thompson-Nicola Regional District
Schedule 1: COVID-19 Safe Restart Grant
(Unaudited)

For the year ended December 31		2025
Balance, beginning of year	**$**	**91,596**
Revenue		
Interest earned on reserve		**2,821**
Balance, end of year	**$**	**94,417**

Thompson-Nicola Regional District
Schedule 2: Growing Communities Fund
(Unaudited)

For the year ended December 31	2025	2024
Balance, beginning of the year	**$ 5,573,795**	$ 5,299,627
Province of BC Growing Communities Fund Contribution	**-**	-
Interest earned on reserve	**171,644**	274,168
Balance, end of year	**$ 5,745,439**	$ 5,573,795

The TNRD is utilizing $1.05 million from the GCF to significantly improve the Pritchard Community Water System with the construction of a new water treatment plant.

The TNRD is utilizing $1.05 million from the GCF to significantly improve the Pritchard Community Wastewater System with the construction of a new treatment plant.

The TNRD is utilizing $0.675 million from the GCF to improve the Walhachin Water System with the construction of a new water reservoir.

The TNRD is utilizing $0.175 million from the GCF to improve access to the Loon Lake Water System with the construction of a bottle water fill station.

SCHEDULE D
Schedule of Debts

For the Fiscal Year Ended December 31, 2025

Lender	Issue Number	Member	Amount	Interest Rate	Maturity Date
Regional District Debts					
MFABC	102	TNRD	2,986	3.90%	2027
MFABC	103	TNRD	51,717	3.79%	2028
MFABC	131	TNRD	152,143	2.20%	2035
MFABC	137	TNRD	559,067	2.60%	2036
MFABC	146	TNRD	668,046	3.20%	2038
MFABC	162	TNRD	263,191	3.83%	2044
MFABC	166	TNRD	203,578	4.13%	2045
MFABC	STD	TNRD	692,484	2.80%	2030
Subtotal			$ 2,593,212		
Member Municipality Debts					
MFABC	97	Kamloops	1,273,530	3.90%	2026
MFABC	99	Clinton	3,537	1.53%	2027
MFABC	99	Kamloops	2,483,140	1.50%	2032
MFABC	102	Kamloops	4,657,016	3.90%	2027
MFABC	102	Kamloops	130,934	3.90%	2032
MFABC	102	Merritt	230,168	3.90%	2027
MFABC	103	Merritt	239,930	3.79%	2028
MFABC	105	Merritt	160,256	4.10%	2029
MFABC	106	Merritt	480,769	4.10%	2029
MFABC	110	Chase	246,681	3.38%	2035
MFABC	117	Chase	556,244	1.47%	2036
MFABC	117	Kamloops	574,074	1.95%	2026
MFABC	118	Merritt	730,986	3.39%	2032
MFABC	121	Kamloops	1,432,999	3.01%	2027
MFABC	124	Chase	636,650	4.52%	2038
MFABC	127	Merritt	735,928	4.52%	2034

Lender	Issue Number	Member	Amount	Interest Rate	Maturity Date
MFABC	130	Kamloops	4,304,606	4.10%	2029
MFABC	130	Merritt	546,526	4.10%	2034
MFABC	133	Kamloops	1,440,774	2.75%	2030
MFABC	139	Kamloops	7,864,631	2.10%	2031
MFABC	139	Kamloops	10,869,036	2.10%	2046
MFABC	145	Clearwater	107,304	3.15%	2028
MFABC	145	Sun Peaks	679,094	3.15%	2038
MFABC	149	Sun Peaks	2,596,715	2.24%	2039
MFABC	152	Sun Peaks	6,299,133	0.91%	2040
MFABC	153	Merritt	1,842,154	2.41%	2041
MFABC	156	Clinton	1,082,346	2.58%	2051
MFABC	158	Sun Peaks	2,937,530	4.09%	2042
MFABC	167	Merritt	4,178,000	3.73%	2055
Subtotal			$ 59,320,691		
Total			$61,913,903		

Note 1: The Municipal Finance Authority of BC (MFABC) maintains a sinking fund for all debenture debt. However, monies within the sinking fund have not been allocated to specific issues.

Note 2: Member municipality debts held with the MFA through the Regional District are secured by guarantees of payment by those member municipalities. Should the municipality fail to pay, then the Regional District would be required to do so.

SCHEDULE E
Schedule of Guarantee and Indemnity Agreements

For the Fiscal Year Ended December 31, 2025

The Thompson-Nicola Regional District has no financial guarantees or indemnities under the Guarantees and Indemnities Regulation.

SCHEDULE F
Schedule of Remuneration and Expenses

For the Fiscal Year Ended December 31, 2025

"Total Remuneration" reported for employees and the Board of Directors reflect calendar year 2025 T4 salaries paid. T4 salaries include anything reported in Box 14 of the T4 including salaries, wages, vacation payouts and other taxable benefits. It does not include any amounts paid under a severance agreement.

"Operational Remuneration" reported for employees reflects salaries, wages, vacation payouts and other taxable benefits paid under normal employment conditions. It does not include any amounts paid under a severance agreement.

"Emergency Response Remuneration" reported for employees reflects overtime paid in relation to the TNRD's Emergency Operations Centre. The TNRD is reimbursed by the Province of BC for these amounts.

"Expenses" include (but are not limited to) costs required for the employee to do their job (i.e., memberships, registration fees, travel expenses etc.). Reported expenses may include payments which have also been included on the Schedule of Payments to Suppliers of Goods and Services where such payments were made on behalf of employees and Board members to suppliers of services such as travel and educational agencies.

Schedule of the remuneration and expenses paid to or on behalf of each Member of the Board of Directors

For the Fiscal Year Ended December 31, 2025

Elected Official	Position	Remuneration	Expenses
Bass, Marsha	Board of Directors	$ 19,129	$ 430
Bepple, Nancy	Alternate Board Director	1,020	-
Blackwell, Merlin	Board of Directors	19,900	5,096
Ekering, Joris	Alternate Board Director	350	-
Elliott, Ronaye	Alternate Board Director	380	82
Frizzle, Lynne	Alternate Board Director	670	494
Goetz, Michael	Board of Directors	19,343	4,580
Graham, Herb	Board of Directors	40,299	16,876
Grenier, Michael	Board of Directors	38,283	9,845
Hall, Kelton	Board of Directors	19,809	430
Hart, Lawrence	Alternate Board Director	210	86
Haughton, Doug	Board of Directors	38,016	6,088
Hayward, Gillian	Board of Directors	38,999	10,134
Hrycan, Lenard W.	Alternate Board Director	3,588	464
Inwards, Andrea	Alternate Board Director	237	153
Karpuk, Stephen	Board of Directors	18,919	3,419
Kerslake, Robert	Board of Directors	15,837	2,565
Kershaw, Scott	Alternate Board Director	4,350	-

Elected Official	Position	Remuneration	Expenses
Laird, David	Board of Directors	$ 40,460	$ 13,263
Lepsoe, David	Board of Directors	19,419	1,790
McCann, Winona	Alternate Board Director	1,105	1,180
Morris, Lee	Board of Directors	38,390	7,099
Neustaeter, Keturah	Board of Directors	18,327	4,405
O'Connor, Denise	Board of Directors	19,073	3,553
Onslow, Laura Lee	Board of Directors	42,420	19,745
O'Reilly, Michael	Board of Directors	18,919	3,224
O'Toole, Robert	Board of Directors	15,373	657
Ranta, Peter	Board of Directors	19,578	5,087
Roden, Barbara	Board of Directors	50,852	15,649
Sarai, Bill	Board of Directors	18,449	745
Smith, James	Board of Directors	40,926	17,348
Smith, Robin	Board of Directors	27,102	2,414
Stanke, Roland	Board of Directors	20,269	5,316
Thorpe, Patricia	Board of Directors	43,691	25,676
Tsao, Usoff	Board of Directors	39,974	13,505
Waithe (Middleton), Margot	Board of Directors	19,469	430

Consolidated total, elected officals	$ 773,132	$ 201,826

There were no contracts awarded to Directors of the Thompson Nicola Regional District.

Schedule of the remuneration and expenses paid to or on behalf of each employee

For the Fiscal Year Ended December 31, 2025

Employee	Operational Remuneration	Emergency Response Remuneration	Total Remuneration	Expenses
Abraham, Darren	$ 89,717		89,717	$ 1,404
Abramzik, Jenny	121,481		121,481	3,515
Ambrus, Audrey	81,720		81,720	242
Backmeyer, Travis	93,550		93,550	2,245
Barclay, David	104,490		104,490	707
Barker, Geoffrey	86,331		86,331	-
Bennett Arrieta, Amanda	171,408		171,408	6,250
Bittante, Tyler	84,615		84,615	2,761
Bolton, Michael	129,679		129,679	2,401
Branch, Emily	87,789		87,789	1,141
Castle, Randall	142,489		142,489	1,210
Chendwankar, Sanat	81,377		81,377	1,322
Chrunik, Curran	125,325		125,325	1,330
Coray, Nicholas	93,549		93,549	2,426
Costantino, Livia	100,123		100,123	933
Coulter, Michael	83,846		83,846	-
Crawford, J.S.	89,098		89,098	2,431
Dalgleish, Robert	140,793		140,793	-
Davies, Colton	117,884	3,447	121,330	837
Dyck, Ashley	85,680	108	85,788	360
Fadden, Shauna	87,581		87,581	1,874
Forte, Jason	114,060	210	114,270	1,738
Fox, Carla	179,861		179,861	6,698
Gervais, Lori-Ann	107,512		107,512	399
Hadwin, Terri-Lynn	115,125		115,125	10,695
Hallworth, Heather	96,569		96,569	1,052
Harper, Shannon	96,855		96,855	2,426
Hildebrand, Scott	270,107	3,936	274,043	15,440
Hougen, Coleen	105,823		105,823	2,685
Jefferies, Shane	92,028		92,028	5,087
Jeremiah, Marnie	120,477	837	121,314	4,255
Jones, Darryl	92,161		92,161	2,618
Jung, Nicole	104,642	552	105,194	2,760
Kang, Jodhbir	96,576	1,604	98,180	629
Kehler, David	94,442	306	94,748	198
Kelley, Corbin	106,738		106,738	9,007

Employee	Operational Remuneration	Emergency Response Remuneration	Total Remuneration	Expenses
Knauff, Michael	99,184	8,594	107,779	5,469
Kozuchar, Michelle	78,605	4,510	83,115	5,389
Krause, Alexander	171,630		171,630	1,228
Lowenberg, Melissa	126,732		126,732	2,927
MacKenzie, Erin	142,029		142,029	5,701
Madden, Sherri-Lynne	106,574		106,574	13,279
Mailloux, Adriana	132,643		132,643	2,120
McCabe, Tyrone	140,712	1,779	142,491	1,290
Moore, Judy	93,166		93,166	7,487
Mori, Anita	84,327		84,327	766
Nelmes, M.D. (Dave)	88,152		88,152	1,399
Nystoruk, Kenneth	91,145		91,145	622
Olsen, Emily	81,988		81,988	3,381
Peach, Cory	94,342		94,342	-
Phillips, Jesse	96,321	562	96,884	3,445
Potts, Austin	104,261		104,261	5,728
Robinson, Darren	89,446		89,446	328
Roebbelen, Andrew	89,423		89,423	30
Sabiston, A.C. (Claire)	81,700		81,700	871
Sanghera, Bhupinder	88,446		88,446	1,720
Scarff, Micheal	97,523	855	98,378	1,021
Schiller, Margo	119,867		119,867	4,369
Skrepnek, Kevin	131,590	21,254	152,844	8,436
Smith, Quinn	107,843		107,843	7,220
Stachoski, Dale	96,371		96,371	929
Stevens, Gabriela	103,915		103,915	2,989
Sund, Shannon	75,899		75,899	-
To, Nga	122,005		122,005	5,764
Tomlin, Jason	133,602		133,602	2,993
Turner, Brandon	84,420	284	84,704	3,495
Vieira, James	178,245	9,669	187,915	6,948
Wallace, Daniel	100,137		100,137	916
Winger, Janice	95,669	562	96,231	2,492
Winiski, Michael	83,895		83,895	296
Wolf, Dennis	98,643		98,643	2,245
Wright, Kara	95,874		95,874	2,538
Total, employees earning $75,000 or more	7,797,827	59,070	7,856,897	214,908
Consolidated total, employees earning $75,000 or less	5,564,589	1,197	5,565,785	128,642
Total	13,362,416	60,266	13,422,682	343,550
Employer portion of CPP & EI				833,358
Total paid to or on behalf of employees	$ 13,362,416	$ 60,266	13,422,682	$ 1,176,908

SCHEDULE G
Statement of Severance Agreements

For the Fiscal Year Ended December 31, 2025

There were no severance agreements between the Thompson-Nicola Regional District and its non-unionized employees during the fiscal year.

SCHEDULE H
Schedule of Payment to Suppliers of Goods and Services

For the Fiscal Year Ended December 31, 2025

"Operational Payments" reflects payments made in the normal course of operations during the year.

"Emergency Response Payments" reflects payments in relation to the TNRD's Emergency Operations Centre. The TNRD is reimbursed by the Province of BC for these amounts.

Supplier Name	Operational Payments	Emergency Response Payments	Total Payments
A&T Project Developments Inc.	$ 434,861		$ 434,861
A.P.I. Alarm Inc.	27,216		27,216
A+L Septic (2014) Ltd.	31,804		31,804
Abboud Research Consulting	39,341		39,341
Aberdeen Kamloops Mall Limited	41,681		41,681
Advantage Roofing Ltd.	61,136		61,136
AIG Insurance Company Of Canada	32,509		32,509
Amazon.Com.Ca Inc.	125,454		125,454
Aspen Electric Ltd.	100,610		100,610
Aspen Service Centre	32,862		32,862
Assa Abloy Entrance Systems Canada Inc.	29,465		29,465
Associated Fire Safety Equipment	111,319		111,319
Baker & Taylor	73,597		73,597
BC Hydro	520,911		520,911
BC Libraries Cooperative 2009	116,619		116,619
BDO Canada LLP	40,497		40,497
Behr Welding Service	35,104		35,104
Bibliotheca Canada Inc.	73,498		73,498
Bluestem Multi-Utility Services Ulc	132,240		132,240
Borrow Enterprises Ltd.	4,285,779		4,285,779
Brogan Fire & Safety	203,682		203,682
BWP Consulting Inc.	69,134		69,134
Cangas Propane Inc.	31,462		31,462
Catapult ERP Services Inc.	41,196		41,196
CDW Canada Corp.	32,874		32,874
Central Interior Pumps Ltd.	70,745		70,745
Central Interior Rebuilders Hydraulic Division Ltd.	48,278		48,278
Centralsquare Canada Software Inc.	152,793		152,793
City Of Kamloops	1,657,099	3,788	1,660,887
Cleartech Industries Inc.	41,408		41,408

Supplier Name	Operational Payments	Emergency Response Payments	Total Payments
Coast Range Concrete Ltd.	49,221		49,221
Cobra Heavy Iron Ltd	53,081		53,081
Custom Air Conditioning Ltd.	126,620		126,620
Custom Tank Services Ltd.	69,754		69,754
CVS Midwest Tape	102,047		102,047
Dearborn Ford Limited	125,030		125,030
Delta Hotel Kamloops	47,978		47,978
Delta Irrigation Products Ltd.	157,861		157,861
Duka Environmental Services Ltd.	61,440		61,440
E. Lees & Associates Consulting Ltd.	46,880		46,880
EBSCO Canada Ltd	40,729		40,729
Environmental 360 Solutions	377,881		377,881
ESRI Canada Limited	77,101		77,101
Federation Of Canadian Municipalities	38,191		38,191
FortisBC	68,198		68,198
Frazer Excavation Ltd.	220,726		220,726
Fulton & Company LLP	50,527		50,527
Funk Signs Inc.	38,615		38,615
G3 Consulting Ltd.	56,361		56,361
Gentle Janitorial Services Ltd.	33,259		33,259
Grassland Organics Strawberry Hill Gp Ltd.	173,384		173,384
Groupsource	586,940		586,940
Hall Excavating Ltd.	30,660		30,660
Hi-Cube Storage Products	57,097		57,097
Houle Electric Limited	169,301		169,301
Hub International Canada West Co.	116,498		116,498
Iconix Waterworks Lp	29,578		29,578
Innomergence Solutions	48,353		48,353
Innovative Interfaces Inc.	85,799		85,799
Intra-Plains Transport Ltd.	215,090		215,090
IX Solutions Ltd.	232,010		232,010
K.G. Installations	28,248		28,248
Kamloops Communications	269,830		269,830
Kamloops Computer Centre	109,808		109,808
Kamloops Office Systems Ltd.	27,162		27,162
Kamloops Septic Service	65,040		65,040
L & J Diamond Maintenance	36,272		36,272
Liberty Tire Recycling Canada Ltd.	26,072		26,072
Library Bound Inc.	103,199		103,199
Load Warrior Logistics Ltd.	82,554		82,554
Long View Systems Corporation	25,177		25,177
Lower Nicola Waterworks District	36,055		36,055

Supplier Name	Operational Payments	Emergency Response Payments	Total Payments
McCooeye, Eric	41,211		41,211
Metro Motors Ltd.	181,116		181,116
Mettler-Toledo Inc.	49,705		49,705
Michener Allen Auctioneering Ltd.	50,085		50,085
Minister Of Finance	343,651		343,651
Municipal Insurance Association Of BC	473,636		473,636
Municipal Pension Plan	999,385		999,385
N & H Contracting Ltd.	34,841		34,841
Nicol, Matthew A	37,359		37,359
North-Wood Environmental Services Ltd.	4,499,949		4,499,949
Ollek Landscaping	30,455		30,455
Onslow, Tom	44,512		44,512
Overdrive Inc.	121,320		121,320
Overlander Ski Club	26,990		26,990
Pacific Mattress Recycling Inc.	170,293		170,293
Penguin Random House Canada Limited	87,088		87,088
Planetworks Consulting Corporation	130,597		130,597
Purity Feed Co. (2003) Ltd.	87,893		87,893
Putnam, Mary	32,481		32,481
Raincoast Distribution Group	85,757		85,757
Reaction Distributing Inc.	196,659		196,659
Regional District Of Central Okanagan	363,384		363,384
River City Nissan	52,830		52,830
Rocky Mountain Phoenix	496,005		496,005
Sagebrush Environmental Systems Inc.	53,895		53,895
Score Construction Ltd.	53,477		53,477
Scotia Visa Business	450,667		450,667
SCV Waste Solutions	35,714		35,714
Sekura Auctions Ltd.	30,397		30,397
Setetkwe Environmental Inc.	215,926		215,926
Spectrum Resource Group Inc.	264,942		264,942
Spotless & Sorted Holdings Inc.	149,787		149,787
Starlink	74,519		74,519
Strata Corporation (Kas2093)	825,664		825,664
Strong Data Inc.	59,752		59,752
Suncor Energy Products Partnership	107,067	152	107,219
Sunny Green Environmental (1265813 Bc Ltd)	37,280		37,280
Tapher Rescue Systems Inc.	39,293		39,293
Telus Communications	126,619		126,619
Telus Mobility Cellular	67,021		67,021
Tetra Tech Canada Inc.	26,250		26,250
Thompson Valley Sandblasting Ltd.	34,787		34,787

Supplier Name	Operational Payments	Emergency Response Payments	Total Payments
Tomko Sports Systems Inc.	79,672		79,672
Trace Associates	56,384		56,384
True Construction Ltd.	1,630,445		1,630,445
True Consulting Ltd.	772,800		772,800
Uline Canada Corporation	35,264		35,264
Union Of B.C. Municipalities	32,557		32,557
United Library Services Inc	107,973		107,973
Upper Nicola Band	26,384		26,384
Urbanics Consultants Ltd.	57,594		57,594
Valent Canada Inc.	60,816		60,816
Vernon Mountain Side Construction Services	69,488		69,488
Wastech Services Inc.	290,333		290,333
West Alliance Construction Ltd.	765,172		765,172
Westkey Graphics Ltd.	32,926		32,926
WorkSafeBC	218,350		218,350
WSP E&I Canada Limited	46,256		46,256
X10 Technologies Inc.	97,772		97,772
Xerox Canada Ltd.	36,521		36,521
Total of aggregate payments exceeding $25,000 paid to suppliers	28,797,767	3,940	28,801,708
Consolidated total of payment of $25,000 or less paid to suppliers	3,772,995	49,303	3,822,297
Subtotal Goods and Services Payments	32,570,762	53,243	32,624,005
Consolidated total of grants and contributions exceeding $25,000			1,328,010
Consolidated total of grants and contributions less than $25,000			373,182
Subtotal Grants and Contributions			1,701,192
Total Goods and Services Payments, Grants and Contributions	$32,570,762	$ 53,243	$34,325,196

SCHEDULE I
Schedule of Grants and Contributions

For the Fiscal Year Ended December 31, 2025

Supplier	Grants	Contributions	Total Grants and Contributions
Blue River Community Association	$ 7,800	$ 25,000	$ 32,800
City of Merritt		551,723	551,723
District of Barriere	500	54,642	55,142
District of Clearwater		262,447	262,447
Fraser Basin Council Society		53,600	53,600
Kamloops Search And Rescue		61,031	61,031
Lower Nicola Indian Band		28,535	28,535
Pritchard Community Association	3,500	25,000	28,500
Savona Community Association		40,000	40,000
Sun Peaks Mountain Resort Municipality		30,000	30,000
Village of Ashcroft		91,000	91,000
Village of Clinton		42,000	42,000
Wells Gray Search & Rescue Society		51,232	51,232
Total of Grants and Contributions exceeding $25,000	$ 11,800	$ 1,316,210	$ 1,328,010
Total of Grants and Contributions less than $25,000	227,474	145,708	373,182
Total of Grants and Contributions	$ 239,274	$ 1,461,917	$ 1,701,192

SCHEDULE J

Reconciliation to the Audited Consolidated Financial Statements

For the Fiscal Year Ended December 31, 2025

The Thompson-Nicola Regional District prepares its Financial Statements on an accrual basis while the amounts reported in the Financial Information Act Report are based on cash payments during the year. This will result in timing differences between amounts recorded as expenses in the Financial Statements and amounts paid during the year.

Board Members:			
	Board remuneration	$	773,132
	Board expense		201,826
Employees:			
	Employee remuneration		13,422,682
	Employee expense		343,550
	Employer costs of CPP &EI		833,358
Suppliers:	Payment to suppliers for the provision of goods and services		32,624,005
	Consolidated total of grants		1,701,192
Reconciling items:			
	Capital acquisitions, amortization, asset retirement obligations, debt interest, GST paid and timing differences between cash basis and accrual accounting		(5,725,619)
Total operating expenses per 2025 Audited Financial Statements		$	44,174,126

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: Chief Financial Officer

SUBJECT: Regional Grants & Sponsorship Fall 2026 Cancellation and Reallocation to 2027 Intakes

RECOMMENDATION:

THAT, the Board cancel the Fall 2026 intake of the Regional Grants and Sponsorships program and reallocate the approved $25,000 budget, equally between the Spring 2027 and Fall 2027 intakes, increasing the total available funding for each intake to $37,500.

Scott Hildebrand
Interim Chief Financial Officer

Approved for Board Consideration
Corporate Officer

Prepared by: Ainsley Tymchyna, Grants Coordinator

PURPOSE:

To obtain Board approval to cancel the Fall 2026 intake of the Regional Grants and Sponsorships program and reallocate the approved $25,000 budget equally between the Spring 2027 and Fall 2027 intakes.

SUMMARY:

The Regional Grants and Sponsorships Fall 2026 intake deadline of September 30 does not align with the upcoming General Local Election scheduled for October 17, 2026 and the last meeting of the current Board scheduled for October 1, 2026. Staff propose the Board cancel the Fall 2026 intake due to the upcoming election, and reallocate the approved $25,000 budget equally between the Spring 2027 and Fall 2027 intakes, increasing the total available funding for intake to $37,500.

BACKGROUND:

The TNRD Regional Grants and Sponsorships Policy 5.1.1 calls for two intakes of applications to be carried out each year: one each Spring with a March 31st deadline and

one each Fall with a September 30th deadline. Each year, an annual budget is set up to fund such applications and is included in the five-year financial plan approved by the Board.

DISCUSSION:

The September 30th deadline set for Fall intakes of the Regional Grants and Sponsorships does not align with the upcoming General Local Election scheduled for October 17, 2026. The last regular Board meeting of the 2022-2026 term of TNRD Directors is October 1, 2026, which does not leave adequate time for applications to be reviewed by the Regional Grant Committee and provide a funding recommendation to the Board for consideration.

Eligibility requirements for the Regional Grants and Sponsorships aligns with the 4-year term of TNRD Directors and applications should be approved by the Board under which they were received, which is not possible given the election. Staff are therefore recommending the Board cancel the Fall 2026 intake and re-allocate the approved budget equally between the Spring 2027 and Fall 2027 intakes, increasing the total available funding for each of those intakes to $37,500.

FINANCIAL IMPLICATIONS:

As funding for the September 2026 intake was already collected via taxation, the recommended redistribution of funds would not impact taxation. The oversubscribed nature of this program leads staff to believe that the additional budget would be fully utilized by applicants. Alternatively, the Board could choose to maintain the current spring and fall 2027 intake budgets of $25,000 and use the $25,000 from the cancelled spring 2026 intake to offset taxation in 2027.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Relationships & Reconciliation**
  - Service delivery or projects with broad regional impacts
  - Growing regional or cultural awareness
- **Economic Sustainability & Resiliency**
  - Projects that support local economies
  - Grant programs or joint funding opportunities
  - Regional partnerships

TO: Chair and Board of Directors **DATE:** June 25, 2025

FROM: General Manager, Library Services

SUBJECT: North Kamloops Library Partnership with Literacy in Kamloops (LINK)

RECOMMENDATIONS:

1. **THAT, the Board direct staff to post Notice of Disposition of a community room in the North Kamloops Library to Literacy in Kamloops for $0 per month for a five-year term for a mutually beneficial partnership.**

2. **THAT, the Board direct staff to enter into a Memorandum of Understanding with Literacy in Kamloops for a collaborative partnership for a five-year term;**

   AND THAT, the Board authorize the General Manager of Library Services to execute the Memorandum of Understanding after the notice period has expired.

Julie Creaser
General Manager, Library Services

Approved for Board Consideration
CAO

Prepared by: Margo Schiller, Manager of Kamloops Libraries & Engagement

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PURPOSE:

This report seeks Board authorization to provide a room in the North Kamloops Library to Literacy in Kamloops (LINK) for a five-year term at $0 a month for the purposes of providing literacy support to adults in Kamloops and surrounding areas.

SUMMARY:

The Library has been in a formalized partnership with Literacy in Kamloops (LINK) since July of 2025. The Library provides a community room for LINK's adult literacy programs at no cost and

LINK promotes and incorporates Library services and supports for patrons into their programs. The Library and LINK seek to continue this mutually beneficial partnership for a 5-year term.

BACKGROUND:

Literacy in Kamloops (LINK) is a nonprofit group with a limited budget from grants and fundraising. The Library has partnered with LINK for more than a decade on initiatives such as Parent-Child Mother Goose, Raise-a-Reader, and Unplug & Play. Kamloops Partner Assisted Learning (KPAL), one of LINK's programs, provides free literacy services and support for adult learners in Kamloops and surrounding areas, including digital literacy and English language learning support.

In October 2023, with the goal of expanding its programs and services, LINK reached out to the literacy community inquiring about available space to lease. The North Kamloops Library entered into discussions with LINK about leasing space in the Library for the KPAL program. On May 15, 2025, the Board approved a recommendation to enter into a one-year Memorandum of Understanding with LINK to provide tangible benefits for TNRD residents in exchange for the use of North Kamloops Library space at no cost. The MOU, signed in July of 2025, is attached to this report (Attachment 2).

Key outcomes reported by KPAL, highlighting the reciprocal benefits of the 2025-26 MOU is also attached to this report (Attachment 1), including activities that directly affect library usage and augment the library's mission including:

Promoting Library Programs and Services

All KPAL learners are encouraged to register for a library card. KPAL tutors and staff aid in the registration process for learners facing any language or literacy barriers. KPAL informs participants of Library programs and services, and supports learners' use of the Library's online resources.

Collaborative Programming

KPAL and the Library jointly host Tech Help Cafes, a program where teen tech volunteers help seniors and adults with their technology needs. In the past year, there were 40 participants and 13 teen volunteers. Library staff refer patrons to KPAL for one-on-one technology support, as demand for these sessions far exceeds staff capacity. This ensures patrons can receive timely help for their technological needs.

DISCUSSION:

LINK and the North Kamloops Library would like to continue this collaborative partnership by entering into a five-year Memorandum of Understanding. A longer-term MOU will provide stability for the collaborative partnership. The MOU will be reviewed annually by both parties and can be terminated for any reason by any party with 30 days' written notice.

As the partnership involves a temporary disposal of TNRD interest in land, the *Community Charter* requires that the Board post public notice, prior to the MOU being signed. Staff are requesting to post Notice, in accordance with section 26(3) of the *Community Charter*, to inform the public that the room will be provided to LINK for five years at the rate of $0 per month.

The initial outcomes of the partnership indicate that continuing the use of library space to facilitate literacy, programming, and technology supports provides tangible benefits to both KPAL and LINK and the TNRL and TNRD residents in the service area.

FINANCIAL IMPLICATIONS:

No monies will be collected from LINK and their use of Library space is not increasing the overall operating costs for TNRL.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Community service delivery
- **Relationships & Reconciliation**
  - External partnerships and collaboration
- **Responsible Governance & Service Excellence**
  - Efficient service delivery

Attachments:

- Attachment 1: 2025-2026 KPAL and North Kamloops Library Collaboration Summary
- Attachment 2: 2025 LINK and TNRL Memorandum of Understanding

Outcomes Report - KPAL and North Kamloops Library Collaboration

Monique Reiswig
Kamloops Partner Assisted Learning (KPAL) Literacy Facilitator & Coordinator
May 11, 2026

Kamloops Partner Assisted Learning (KPAL) has worked to expand equitable and accessible adult literacy services in Kamloops, with a focus on supporting seniors and marginalized populations. Through this collaboration, KPAL actively works toward increasing community awareness of library resources while also supporting the library by offering time-intensive, one-on-one services that library staff may not have the capacity to provide.

These include individual digital technology tutoring, drop-in literacy support for finding and accessing resources, guidance on using library materials, and assistance with computer, printing, and printing — primarily applications and forms. By providing these services in a flexible, personalized format, KPAL helps ensure that patrons who need extra time and support can develop literacy skills, navigate digital spaces, and confidently use both library and community resources. This partnership strengthens the library's ability to serve adults with diverse literacy and technology needs while enhancing overall accessibility and inclusion in the community.

Collaboration Statistics (August 2025 – April 2026)

Program Participation and Library Engagement

- Total office appointments: 277
- Library referrals to KPAL: 15% (based on September and October 2025 Tech Help Appointments)
- Adult literacy tutor-learner pairs: 16 *(almost all meet regularly or occasionally at a Kamloops Library location, utilizing meeting rooms and accessing library services)*
- Tech Help Café Teen Volunteers: 13
- Tech Help Café Participants: 40
- Tech Help Cafes Hosted off Site at Seniors Homes attended by library staff: 3
- Bridging Generations Intergenerational Storytelling hosted at the library: 6

- Book Club Participants (December 2025-January 2026): 3

Library Access and Resource Promotion

- Encouraging Library Card Registration and Borrowing
    - Every new KPAL learner and tutor is encouraged to register for a library card if they do not already have one.
    - KPAL provides assistance with library card registration for those facing language or literacy barriers, ensuring equitable access to library resources.

    - Many tutors and learners regularly borrow books, e-books, audiobooks, and digital resources to support their literacy and learning.
- Technology and Digital Literacy Support for Seniors
    - Tech Help Cafés, hosted in collaboration with TNRL, take place monthly on non-school days to allow teen tech volunteers to assist adults and seniors with technology-related questions.
    - Libby is one of the most popular resources among seniors in KPAL's Tech Tutoring Appointments, with many learning how to borrow e-books and audiobooks and search for books online.
    - KPAL ensures learners know how to use the library website for online book searches, borrowing, and managing accounts.
- Promoting Library Programming and Services
    - KPAL actively works to promote library programming with tutors and learners.
    - KPAL keeps TNRL program materials in its office and shares library programs and events through social media and email with program participants.
    - KPAL informs participants about TNRL services they may not be aware of, such as book club kits, digital resources (Hoopla, Kanopy, Libby), and the Library of Things.

Success Stories

1. A learner who has attended many digital literacy sessions was interested in being able to access audiobooks through Libby in order to be able to keep reading after losing their quality of vision. This person has expressed a great amount of freedom in learning how to use Libby to browse the wide varieties of audiobooks available.

2. KPAL was asked to give a workshop on technology at a local seniors' home. Library staff also attended, and have also hosted Tech Help Cafes on site at the senior's home, which allows for more accessibility for patrons who would not otherwise be able to access these services. KPAL and Library staff are also in conversations about discussing bringing information about the Summer Reading Club to the next time attending Tech Help at the seniors' facility.

MEMORANDUM OF UNDERSTANDING
Between
Thompson-Nicola Regional Library (TNRL)
And
Literacy in Kamloops Society (LINK)

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1. Purpose and Scope

The purpose of this Memorandum of Understanding (MOU) is to formalize the relationship between TNRL and LINK, outlining the terms under which LINK will use designated office space at the North Kamloops Library. This agreement supports the shared mission of promoting literacy, lifelong learning, and community engagement in the Kamloops region.

This MOU also establishes a collaborative partnership to share resources, expertise, and community connections for the mutual benefit of both organizations and the residents they serve.

LINK and TNRL both see the added value each can bring by working together in this partnership to provide physical space for LINKs Kamloops Partner Assisted Learning (KPAL) program. LINK desires to have a physical space for its KPAL literacy services and the TNRL desires to ensure maximum community benefit of its physical spaces to support literacy initiatives.

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2. Office Space Description

The designated office space is located within the North Kamloops Library. The space is furnished and maintained by LINK and used exclusively for KPAL literacy-related activities.

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3. Benefits to Each Party

Benefits to LINK

1. **Strategic Location:** Utilizes the library's central and accessible space to deliver programs, making literacy services easier to reach for the community.
2. **Community Integration:** Increases awareness of KPAL's work among library patrons, creating new opportunities to engage with those who can benefit most.

3. **Collaborative Programming:** Gains opportunities to partner with TNRL on innovative initiatives like technology support or adult education workshops, enhancing program offerings.
4. **Strengthened Outreach:** Connects KPAL participants and volunteers with TNRL resources, including library memberships and lifelong learning opportunities.

Benefits to TNRL

1. **Enhanced Services:** Adds value to the library's offerings by incorporating KPAL's literacy and digital learning expertise, broadening the support available to patrons.
2. **Collaborative Programming:** Partners with KPAL to co-host programs like a Tech Help Café or literacy workshops, attracting new audiences to the library.
3. **Capacity Building:** Receives specialized training for library staff in digital and adult literacy from KPAL, improving their ability to assist diverse patron needs.
4. **Community Engagement:** Welcomes new patrons as KPAL introduces volunteers and program participants to library services, including assistance with library card registration and promoting lifelong learning opportunities.

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4. Use of Office Space

LINK will use the office space for KPAL programs and services including:

- Planning and coordinating literacy programs and services.
- Providing a workspace for staff and volunteers.
- Conducting administrative tasks and program development.

---

5. Responsibilities of LINK

LINK agrees to:

1. Keep the office space clean, organized, and suitable for its intended use.
2. Provide and maintain its own furniture, equipment, and supplies and supply its own Internet connection.
3. Ensure all activities align with TNRL's policies and do not disrupt regular library operations.
4. Respect the library environment and foster positive interactions with library patrons and staff.

5. Promote and encourage the use of library resources, programs and new library memberships in KPAL programs and services.

6. Responsibilities of TNRL

TNRL agrees to:

1. Provide KPAL staff with access to the office space and access to staffroom facilities and washrooms during library operating hours.
2. Ensure the library's overall maintenance, including utilities, janitorial, and building infrastructure.
3. Support KPAL's activities by accommodating collaborative programming and aligning shared goals where possible.

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7. Financial Considerations

There is no exchange of funds between TNRL and LINK for the use of the office space. Each party will cover its own expenses related to its operations.

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8. Liability and Insurance

Each organization is responsible for its own liabilities and operations. LINK will provide liability insurance, adding the Thompson-Nicola Regional District as an additional insured for $2,000,000. This MOU does not establish a legal partnership or agency relationship between the parties.

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9. Term, Amendment and Termination

This MOU will remain in effect from the date of signing until terminated or amended by mutual agreement. This MOU will be reviewed annually and can be amended at any time by mutual written agreement. Either party may terminate the MOU by providing 30 days' written notice.

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10. Partner Organization Contact

Literacy in Kamloops Society
Nakita Gideon-Syme (KPAL Coordinator)
nakita@literacyinkamloops.ca
778-257-9223

TNRL
Jenny Abramzik (Interim Chief Librarian)
jabramzik@tnrd.ca
250-377-6303

Signed

Jenny Abramzik _____ on behalf of TNRL

Nakita Gideon-Syme _____ on behalf of KPAL

July 11, 2025 _____ DATE

Kamloops, British Columbia _____ PLACE

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Finance

BOARD REPORT

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: Chief Financial Officer

SUBJECT: Request For Exemption to Electoral Area Grant-in-Aid Funding Policy 5.1.4 for Electoral Area "B" (Thompson Headwaters)

RECOMMENDATION:

THAT, the Board approve an exemption to the Electoral Area Grant-in-Aid Policy to increase the maximum allowable grant for the Blue River Community Association to $6,200 for 2026.

Scott Hildebrand
Interim Chief Financial Officer

Approved for Board Consideration
Corporate Officer

Prepared by: Ainsley Tymchyna, Grants Coordinator

PURPOSE:

To consider an exemption to Electoral Area Grant-in-Aid Funding Policy 5.1.4 to increase the maximum allowable grant for the Blue River Community Association to $6,200 for 2026.

BACKGROUND:

TNRD Electoral Area Grant-in-Aid Funding Policy 5.1.4 governs the consideration and evaluation of requests for financial assistance within the TNRD's Electoral Areas. Each year, an annual budget is set up to fund such applications and is included in the five-year financial plan approved by the Board. Each Electoral Area is allocated $13,500 to distribute to non-profits, providing support within their area. Policy 5.1.4 establishes that no organization will receive grants exceeding $5,000 per annum.

DISCUSSION:

Within Electoral Area “B” (Thompson Headwaters) there are very few non-profit organizations supporting the region, with the Blue River Community Association responsible for multiple community events, programming, and infrastructure in the area. The Association has submitted three (3) applications for financial assistance under this program that all meet the criteria of the funding policy and would provide benefit to the community.

Staff are recommending that an exemption to the policy be approved by the Board to allow for a maximum total grant of $6,200 to be disbursed to the Blue River Community Association in 2026.

FINANCIAL IMPLICATIONS:

There are no financial implications for the Board.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Area and Priorities set out in the Board’s Strategic Plan:

- **Relationships & Reconciliation**
  - External partnerships and collaboration
- **Economic Sustainability & Resiliency**
  - Projects that support local economies
  - Grant programs or joint funding opportunities
  - Systems to aid emergency communications
- **Responsible Governance & Service Excellence**
  - Transparency and accountability
  - Effective policies and best practices

Attachment

- Blue River Community Association Electoral Area Grant-in-Aid Applications for Financial Assistance from an Electoral Area

ELECTORAL AREA GRANT-IN-AID APPLICATION FOR FINANCIAL ASSISTANCE FROM AN ELECTORAL AREA

NON-PROFIT organizations requesting financial assistance from the Director for a Thompson-Nicola Regional District Electoral Area must read the attached policy and provide the following information:

Organization Information

Organization's Name	Blue River Community Association		
Mailing Address	PO Box 7, Blue river, BC, V0e 1J0		
Contact Person	C.Schenstead	Telephone No.	[redacted]
Position	Secretary	E-Mail	blueriverca@gmail.com
State what the funds will be used for:	Annual Community Harvest Dinner and Welcome to Winter kickoff		
Date of Event:	Nov. 28.2026		
Please provide the project or event objectives:	The event brings together the permanent residents in town with the many seasonal employees that arrive for the ski and sledding season. The goal is to provide a social forum where they can meet each other and find common interests. It also is a forum to publicize winter activities and recreation opportunities that all can take advantage of. It also features prize donations from multiple businesses within the clearwater to Valemount corridor, and employs Gateway Grill out of Clearwater as the caterer to the event.		
Please provide the intended project or event outcomes:	The desired outcomes include highlighting the goods and services vendors that Blue River relies on, bringing awareness to local and seasonal residents of the many opportunities there are to enjoy Blue River during their stay, be it a season or a lifetime, and to familiarize permanent and seasonal residents with each other. It is a celebration of what Blue River is about.		
Please provide your group's mission and or mandate:	The Blue River Community Association is mandated to maintain the Community Hall for the benefit of the residents and their guests. It is there as a venue for life event celebrations, to meetings and activities for small or larger groups. The BRCA is also tasked with providing activities and events, be it social, recreational or educational in nature, for the benefit of the residents of Blue River and their guests.		
Please provide details on what your group does in the community:	The Blue River Community Association sponsors events that include The Harvest Dinner, The Town Spring Cleanup, The BeachHouse at Eleanor Lake concession, The Community Garden, Bingo, Gym night at the School, Weekly playgroup at the School, A town BQ, (this has been in the spring or fall) the Canada Day celebrations at Eleanor Lake, The Avola Seniors Group meeting space, and focussed activities brought forward as asked by invested residents, ie a painting class or yoga.		

Please provide any additional information to support your funding request:

TNRD Area "B" Representatives have had a long history of supporting the BRCA and the Harvest Dinner in particular. From Stephen Quinn, through Willow MacDonald, and now Lee Onslow, all three Directors have been staunch supporters of this event and firm believers in the value it brings to the community.

Financial Assistance Request

A	Amount Requested	3400.00
B	Other Funding Secured	4900.00
A + B	Total Project/Program Cost	8300.00

** Please provide other funding source details **

Tickets sales, Beer and Wine Sales, 50/50 draw, donations. BRCA will make up the difference if we do not achieve targetted [redacted]

Notice to Applicant

IMPORTANT:

PLEASE PROVIDE 2 YEARS FINANCIAL STATEMENTS WITH APPLICATION SUBMISSION

COMPLETED APPLICATION PACKAGE TO BE SUBMITTED TO grants@tnrd.ca FUNDING WILL BE PROVIDED VIA ELECTORONIC FUNDS TRANSFER (EFT). PLEASE INCLUDE THE ATTACHED EFT APPLICATION FORM AND ATTACH A VOID CHEQUE WITH YOUR SUBMISSION TO grants@tnrd.ca.

The TNRD is collecting your personal information for the purpose of determining the applicant's eligibility for financial assistance under section 26(c) and (e) of BC's Freedom of Information and Protection of Privacy Act. It will form part of the public record and will be published in a meeting agenda when this matter is before the Board of Directors. If you have questions about the collection of your information, please contact grants@tnrd.ca or by mail at 300-465 Victoria Street, Kamloops BC V2C 2A9. It will form part of the public record and will be published in a meeting agenda when this matter is before the Board of Directors.

By submitting this application, you are stating you have permission to represent the organization and as the organization's representative consent to the use of the information provided for the above-mentioned purpose. You are also declaring that all the information provided is correct and acknowledge it may be shared with applicable Regional District departments and agencies. Submitting this application does not guarantee that the requested funding will be approved.

* Please note Finance requires 2 weeks for payment processing *

APPL[redacted] C. SCHENSTEAD.

FOR OFFICE USE ONLY:

Electoral Area: _____ Electoral Area Director: _____

Director's Signature: _____ Date: _____

CAO Signature: _____ Date: _____

Comments: _____

Version 2024-1

Harvest Dinner Costs Projected: 2025

Date : Saturday, Nov. 28

Food Cost $40.00/person, plus 5% GST , plus 18% gratuity

Travel Costs $200
Accommodation for one night for 3 people. $300

With advertising could get to 100 -125 persons.
Wine and Beer Cost $400

140 $40 $5,600.00
5% $280.00
18% $1,000.00
$6,880.00

[redacted]

Costs				Revenue		
Food	$ 6,880.00			130	Tickets	$ 3,250.00
Travel	$ 200.00			10	children	$ 150.00
Accommodation	$ 300.00					
beer/Wine	$ 600.00				Beer/Wine	$ 1,000.00
Licence	$ 160.00				BRCA	$ 500.00
Décor	$ 100.00					$ -
Cost Total	$ 8,240.00					$ 4,900.00
contingency	60					
	$ 8,300.00					-$3,400.00
					Discretionary Grant Request	$3,400.00

Door Prizes: By Donation
50/50 draw $200

ELECTORAL AREA GRANT-IN-AID APPLICATION FOR FINANCIAL ASSISTANCE FROM AN ELECTORAL AREA

NON-PROFIT organizations requesting financial assistance from the Director for a Thompson-Nicola Regional District Electoral Area must read the attached policy and provide the following information:

Organization Information

Organization's Name	Blue River Community Association		
Mailing Address	Box 7, Blue River, BC V0E 1J0		
Contact Person	Charmaine Schenstead	Telephone No.	[redacted]
Position	secretary	E-Mail	blueriverca@gmail.com

State what the funds will be used for:	The funds will be used to help defray costs of the 2026 Garden upkeep and projects.
Date of Event:	June through September, 2026
Please provide the project or event objectives:	We are seeking $800 to help offset the costs of the following 2026 Community Garden Projects: Rain water capture, storage and water line for vines along the fence Garden Box repair/ replacement Purchasing landscape fabric for weed control in the flower garden Purchase seasonal flowers for entry garden boxes Purchase of a few garden tools and fertilizers
Please provide the intended project or event outcomes:	We would like to reduce water usage by capturing rain water off the gazebo and using it to water the vines at the garden. Another outcome is to continue to enhance the beauty of the garden space that is used by many members of the community and visiting tourists.
Please provide your group's mission and or mandate:	The Blue River Community Association is tasked with maintaining the Community Hall, and organizing, hosting and funding events and activities for Blue River residents, seasonal workers and visitors.
Please provide details on what your group does in the community:	The Community Association Sponsors the Community Garden, the Spring town Clean up, The Fall Harvest Dinner, Canada Day celebrations, and the Beach House concession at Eleanor Lake. We have sponsored and staged Bingos and craft fairs over many years and will do so again as interest in those activities returns.. The BRCA also hosts meetings, makes the Hall available for life events for

Please provide any additional information to support your funding request:

The Community Garden has been a focal point for Blue River residents and seasonal sataff for a number of years now. IT continues to grow and flourish, with many individuals committing time and effort to make it the success that it is. They have made a conscious effort to welcome non- gardeners, including them in the Harvest of Community designated boxes that they can help with as they are able.

Financial Assistance Request

A	Amount Requested	800.00
B	Other Funding Secured	
A + B	Total Project/Program Cost	800.00

** Please provide other funding source details **

[redacted]

Notice to Applicant

IMPORTANT:

PLEASE PROVIDE 2 YEARS FINANCIAL STATEMENTS WITH APPLICATION SUBMISSION

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* Please note Finance requires 2 weeks for payment processing *

APPLICANT(S) SIGNATURE:

_____ _____

FOR OFFICE USE ONLY:

Electoral Area: _____ **Electoral Area Director:** _____

Director's Signature: _____ **Date:** _____

CAO Signature: _____ **Date:** _____

Comments: _____

[redacted]

Rain Barrels x 2 $280.00

Tubing x 30 ft $51.00

landscape fabric $150.00

Garden tools $45.00

fertilizer x 4 $44.00

cedar plank $230.00

Total $800 [redacted]

[redacted]

[redacted]

ELECTORAL AREA GRANT-IN-AID APPLICATION FOR FINANCIAL ASSISTANCE FROM AN ELECTORAL AREA

NON-PROFIT organizations requesting financial assistance from the Director for a Thompson-Nicola Regional District Electoral Area must read the attached policy and provide the following information:

Organization Information

Organization's Name	Blue River Community Association		
Mailing Address	Box 7, Blue River, BC V0E 1J0		
Contact Person	Charmaine Schenstead	Telephone No.	[redacted]
Position	Secretary	E-Mail	blueriverca@gmail.com
State what the funds will be used for:	Annual Canada Day Celebration		
Date of Event:	July 01, 2026		
Please provide the project or event objectives:	This is the local kickoff to the summer event for Blue River permanent and seasonal residents. It also attracts people from the Valley with ties to Blue River, an people travelling through the valley. The objective is to celebrate Canada's birthday in a positive, happy way that people look forward to attending and participating in. It also helps to bring together local residents and seasonal staff that will spend the next 3 months together showcasing Blue River and what it has to offer to the many visitors that come this way.		
Please provide the intended project or event outcomes:			
Please provide your group's mission and or mandate:	The Community Association is tasked to 1. Maintain the Community Hall for use varying from life event celebrations to meetings. 2. To plan and stage events and activities, be them social, recreational or educational, for local residents and seasonal staff.		
Please provide details on what your group does in the community:	The Community Association supports and helps to fund the BeachHouse Concession and The Community Garden. It plans and stages the Annual Town Clean up, The Harvest Dinner, Community BBQ(With MW) Gym nite and playgroup at the school, and wellness activities brought forward as asks by residents. It also keeps the hall ready to host Dinners, meetings and Life events.		

Please provide any additional information to support your funding request:

The Blue River Canada Day Celebration at Eleanor Lake, and now the follow up BBQ at the Hall, has become a traditional event that everyone in town looks forward to. The Area "B" Reps have, over time, been key supporters of the day, and worked both physically and contributed financially to its continued success.

Financial Assistance Request

A	Amount Requested	2000.00
B	Other Funding Secured	5500.00
A + B	Total Project/Program Cost	7500.00

** Please provide other funding source details **

[redacted]

Notice to Applicant

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* Please note Finance requires 2 weeks for payment processing *

APPLICANT(S) SIGNATURE: [redacted] P. Schenstead

FOR OFFICE USE ONLY:

Electoral Area: _____ **Electoral Area Director:** _____

Director's Signature: _____ **Date:** _____

CAO Signature: _____ **Date:** _____

Comments: _____

Version 2024-1

Canada Day Budget 2026

Planning/Organizing and Staging Honeraria	$ 1,000.00
Prizes for parade, activities and all kids	$ 3,000.00
Operating supplies for activities, moving props	$ 500.00
Watermelon	$ 100.00
BBQ at the Hall for 140 pax	$ 1,500.00
Food cost subsidy (cupcakes/ice cream/parade candy,)	$ 300.00
Propane	$ 100.00
Decorations for Beach and Hall	$ 400.00
Contingency (inc Fireworks if allowed)	$ 600.00
	$ 7,500.00

[redacted]

	$ 5,500.00
Discretionary fund request	$ 2,000.00

Actuals:

Honoraria	$ -
	$ -
Prizes for parade, activities and all kids	$ -
Equipment(BBQ and Propane)	$ -
Decorations	$ -
	$ -
	$ -
Food cost subsidy (Burgers/ice cream)	$ -
Misc. operating supplies	$ -
	$ -

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: General Manager of Operations

SUBJECT: Contract Award for Scrap Metal Recycling Services

RECOMMENDATION:

THAT, the Chair and Corporate Officer be authorized to execute a contract with Central Salvage Ltd. for scrap metal recycling services at TNRD waste management facilities, for an amount of $157,000 per year, to a maximum of $785,000 over a five (5) year term.

JAMIE VIEIRA
General Manager of Operations

Approved for Board Consideration
CAO

Prepared by: Curran Chrunik, Operations Supervisor of Solid Waste & Recycling

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PURPOSE:

To seek Board authorization to enter into a new five (5) year agreement for scrap metal recycling services at TNRD solid waste management facilities.

SUMMARY:

The contract for processing scrap metal recycling material received at TNRD solid waste facilities is up for renewal. A Request for Proposals (RFP) was issued on BC Bid in May 2026. Two (2) proposals were received in response to the RFP. The proponent with the highest overall score was Central Salvage and the terms of a contract have been successfully negotiated.

The estimated cost for the scrap metal recycling service provided by the Contractor (labour and equipment for baling and transport of the metal from site) is up to $157,000 per year, bringing the five (5) year contract total to a maximum of $785,000. The unit price paid (per tonne) to the

contractor for processing the metal is fixed, but the total volume (weight) of material handled, varies from year to year.

Revenue from the sale of scrap metal helps offset the cost of the recycling service. However, this revenue is variable and, based on current volumes, is estimated to range from $80,000 to $180,000 annually. The Solid Waste budget includes a conservative annual revenue estimate of $100,000.

BACKGROUND:

Scrap metal recycling has been part of the TNRD waste reduction programs since the early 2000's and has become an accepted diversion practice by industry and residents alike. Various contractors have been used over the years to remove and sell the scrap metal, with varying levels of service (LOS) and financial impact.

A Request for Proposal (RFP) was selected as the procurement mechanism in order to explore if there are any new or emerging alternatives to current diversion/ processing practices, collection methods, and end markets for scrap metal recycling. Ultimately the goal was to select an innovative and experienced contractor to remove and recycle metal from TNRD facilities. An RFP for scrap metal recycling was posted to BC Bid on May 15, 2026 and closed on June 3, 2026.

DISCUSSION:

Two (2) proposals were received in response to the RFP. An evaluation committee made up of TNRD Solid Waste & Recycling department staff evaluated each proposal assigning scores out of a possible 100 points. Evaluation committee members scored each proposal individually and then the scores were averaged into a final evaluation form. The evaluation included assigning scores under each of the following categories:

- Quality of Written Proposal
- Previous Experience & References
- Proposed Frequency and Methodology
- Price

As set out in the RFP document, staff entered negotiations with the highest scoring proponent, Central Salvage and were successful in reaching an agreement in principle. As a note, Central Salvage received the best score in the price category (i.e. had the lowest cost and highest revenue to pay the TNRD).

The agreement is structured such that the TNRD will pay Central Salvage a processing fee for the removal of the scrap metal, and in return Central Salvage will pay the TNRD for the value of the recycled metal as calculated using the American Metal Market pricing index. Historically this has resulted in net revenue to the TNRD.

Central Salvage was also the TNRD's previous scrap metal recycling contractor over the past 15 years. They have consistently provided a high level of service and are able to respond to requests quickly. Central Salvage is based out of the north end of Kamloops.

FINANCIAL IMPLICATIONS:

Based on the five (5) year historical amount of scrap metal recycled at TNRD facilities (2,088 tonnes/ year), the processing fees paid to the contractor are estimated to be $157,000 annually. The revenue the TNRD will receive through the sale of the metal is expected to result in net revenue to the TNRD.

The metal pricing can vary but the TNRD should expect revenue from $0 to $130 per tonne before processing fees are deducted. In other words, the annual revenue from this contract could range from $0 per year to over $200,000 per year. The TNRD 5-year Financial Plan includes a conservative estimate of receiving $100,000 per year in metal recycling revenue.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Community service delivery
  - Core service delivery
- **Economic Sustainability & Resiliency**
- **Responsible Governance & Service Excellence**
  - Financial sustainability and fiscal responsibility

THOMPSON-NICOLA
REGIONAL DISTRICT
The Region of BC's Best

Operations

BOARD REPORT

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: General Manager of Operations

SUBJECT: Brookmere School House Property (SD 58)

RECOMMENDATION:

THAT, the Board direct staff to investigate options for the acquisition and establishment of the Brookmere School House property as a potential community hall and park, including initiating negotiations with School District No. 58 for the purchase of the property, and to provide a report with recommendations at a future Board meeting.

Jamie Vieira,
General Manager of Operations

Approved for Board Consideration
CAO

Prepared by: Jo Kang, Community Services Coordinator

PURPOSE:

To obtain Board direction to investigate acquisition of the former Brookmere School House property from School District No. 58 for a possible TNRD community hall and community park.

SUMMARY:

Staff are seeking Board direction to investigate the potential acquisition of the former Brookmere School House property from School District No. 58 (SD 58) for potential use as a TNRD community hall and park. The property has been identified as surplus by the School District and is currently leased at no cost to the Brookmere Community Association, which uses the building and greenspace for community meetings, events, and other local activities.

If directed by the Board, staff would complete further due diligence on the building and site conditions, engage Brookmere residents to better understand community interest and concerns, and return to the Board with recommendations before any decision is made on acquisition. Further review would also be required to confirm funding options, future operating responsibilities, and whether a formal community hall service should be established to support long-term governance, maintenance, and capital improvements.

BACKGROUND:

School District No. 58 has identified the former Brookmere School House property as surplus and is pursuing disposition of the property. As part of this process, SD 58 first offered the property to local First Nations and determined that they were not interested in the property. Following completion of the First Nation offer process, the Thompson-Nicola Regional District (local government) was approached to determine whether there is interest in acquiring the property. Electoral Area “N” (Beautiful Nicola Valley - South) Director Herb Graham supports further investigation.

The Brookmere School House property consists of a former school building and associated greenspace located within the community of Brookmere. The site has historically served as a gathering place for residents and remains an important community asset.

SD 58 currently leases the property to the Brookmere Community Association at no cost through a short-term lease agreement. The Brookmere Community Association utilizes the building and surrounding property to host community meetings, events, and other activities for residents of Brookmere.

Due to SD 58’s intention to dispose of the property, the current lease arrangement is short-term in nature. Acquisition of the property by the TNRD would provide an

opportunity to retain the site for continued community use and preserve the existing community gathering space for residents of Brookmere.

DISCUSSION:

The Brookmere School House property represents a unique opportunity to preserve an existing community gathering space and associated greenspace for the benefit of Brookmere residents. The property continues to serve as an important community asset.

According to the 2026 BC Assessment information, the property has a total assessed value of $232,000, consisting of $118,000 in land value and $114,000 in building value. Staff are cautious regarding the assessed building value and further investigation will be required to determine the true condition of the structure and any potential liabilities associated with ownership. A more detailed building assessment and appraisal would be required prior to any decision regarding acquisition of the property by the TNRD.

While the assessed value provides a general indication of the property's worth, staff conducted an initial site visit and observed that the building is in very poor condition. Approximately half of the building was damaged during the 2021 atmospheric river event and is not used by the community. The main classroom area is the primary space currently used and maintained by the community.

Should the Board direct staff to proceed, the initial step would be to complete a more detailed review of the schoolhouse building and site conditions. This would assist in identifying any structural, environmental, maintenance, or liability concerns for the

TNRD to consider. The results would also be a factor in any future negotiations with SD 58 regarding the price of the property.

Following this assessment, staff would undertake a community engagement process, including a survey of Brookmere residents, to better understand community interest in the potential acquisition and future use of the property. This step is particularly important given that staff have received a small number of emails and phone calls from local residents expressing concerns regarding the potential acquisition, including concerns related to possible future tax implications associated with a community service or facility.

Upon completion of the technical review and community engagement, staff would return to the Board with updated information and seek further direction regarding whether to enter into negotiations with SD 58 to acquire the property. At this time, no commitment is being sought from the Board regarding acquisition of the property. Rather, staff are seeking direction to investigate acquisition options and enter into preliminary discussions with SD 58 to better understand the opportunities, costs, and risks associated with the property.

While the current arrangement between the School District and the Brookmere Community Association results in no direct operating costs to the TNRD, it is anticipated that if the TNRD were to acquire the property, formalized operational responsibility would be required. It is therefore strongly recommended that, should acquisition proceed, a formal community hall service be established to support long-term governance, operations, maintenance, and potential capital improvements of the facility. This would ensure appropriate funding mechanisms are in place for both current and future use of the property.

FINANCIAL IMPLICATIONS:

Should the Board direct staff to proceed with reviewing next steps regarding of the Brookmere School House property, staff would investigate options for funding the purchase of the property and required upgrades to the facility.

Funding for the land purchase may be available through the TNRD Parkland Dedication Reserve, which is restricted to land acquisition and cannot be used for capital upgrades to existing TNRD infrastructure. Additionally, grant funding through the Building Communities Strong Fund, formerly the Canada Community-Building Fund, allocated to Electoral Area “N” could potentially be used for capital upgrades to the building if the property is acquired by the TNRD.

At present, there is no existing community hall service in Electoral Area “N” or a Brookmere-specific service area to support taxation for community hall operations, maintenance, or capital improvements. As such, any future community hall function would require the establishment of a new service area, which could be structured either as a Brookmere-specific service or as an Electoral Area-wide service, subject to Board direction and public approval processes.

The greenspace component of the property may be eligible for ongoing maintenance under the existing Electoral Area “N” Community Parks service; however, this would need to be confirmed through further review of service boundaries and eligibility.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board’s Strategic Plan:

- **Livability & the Built Environment**
  - Electoral Area specific service enhancements
- **Economic Sustainability & Resiliency**
  - Projects that support local economies
- **Emergency Planning & Response**
  - Strengthening community resilience

TO: Chair and Board of Directors **DATE:** June 25, 2026

FROM: General Manager of Development Services

SUBJECT: Parkland Dedication at Tobiano

RECOMMENDATION:

THAT, staff be directed to continue not requiring parkland dedication pursuant to section 510 of the *Local Government Act* at Tobiano;

AND THAT, a Memorandum of Understanding be signed with the Developer, Kamland Holdings, recognizing that existing parkland is maintained by Tobiano Resort Association (TRA) and ensuring that the Developer meets its obligation to provide five per cent parkland by full build-out.

A. Krause, RPP, MCIP
General Manager of Development Services

Approved for Board Consideration
CAO

PURPOSE:

To obtain Board approval to continue the current practice of not requiring parkland dedication at Tobiano.

SUMMARY:

TNRD has historically not required formal parkland dedication at Tobiano; instead, Kamlands Holdings Ltd. (the "Developer") has established parkland that is managed and maintained by the Tobiano Resort Association (TRA). Staff recommend the Board approve continuing this approach, supported by a Memorandum of Understanding with the Developer to help ensure TRA-managed parkland meets or exceeds the five per cent parkland dedication target at full build-out. Staff believe this is the most practical option, as the TRA is best positioned to deliver the park services desired by Tobiano residents.

BACKGROUND:

Regulatory Requirement

Section 510 of the *Local Government Act* requires owners subdividing land into three or more parcels, where the land is less than 2 hectares, to either provide parkland in an amount and location acceptable to the local government or pay cash-in-lieu equal to the market value of the required parkland. The amount cannot exceed five per cent of the land proposed for subdivision; however, a local government may accept a lesser amount, or no dedication/ cash-in-lieu payment, where it determines that the amount and location are acceptable.

Region-wide, the TNRD has required dedication and accepted cash-in-lieu for various subdivisions throughout the region. The TNRD owns 19 parcels dedicated for parkland, most remaining undeveloped due to the required operational costs to establish and maintain. These parcels of land are in addition to parks owned in fee simple (titled ownership). Our current practice, supported by Official Community Plan policies where applicable, is to now require cash-in-lieu rather than physical land. Any cash-in-lieu payments collected at time of subdivision must be set aside in a parkland reserve fund and can only be used to acquire new parkland, not to improve or maintain existing parks.

At Tobiano specifically, the TNRD has not required parkland dedication or cash-in-lieu at any phase of past development. An area near Six Mile Hill was set aside as a result of the March 21, 2001 *Six Mile Economic Benefits and Settlement Agreement* between the Province, Skeetchestn Indian Band, and Kamlands Holdings. During the early stages of development at Tobiano, it was agreed upon that the area now known as “Six Mile Hill Protected Area” would comprise and “count towards” the full five per cent parkland dedication required for all future subdivisions in the Tobiano project. Staff cannot locate a formal resolution where the Board accepted this approach, but it appears to have arisen implicitly from the overall approval of the master-planned resort community.

Tobiano Resort Association Parkland

Despite not being required to dedicate land to the TNRD, the Developer has established paths, trails, park space, and other recreational amenities which are owned, managed, and maintained by the Tobiano Resort Association (TRA). The TRA is a registered society responsible for the operational management of common lands and services at Tobiano including sidewalks, streetlights, snow removal, community parks and walking paths, weed management, and

irrigation maintenance. The TRA funds the operation and maintenance of parks through annual fees charged to homeowners. Membership in the TRA is mandatory for all property owners in Tobiano. To date, the TRA manages 4.6 hectares (11.476 acres) of parkland established by the Developer since the inception of Tobiano. In 2022, the Board approved ending a previous process of collecting taxation for services provided by the TRA on lands they own and control. At that time, the option of transferring ownership of parks, trails, boulevards, signs, and streetlights to the TNRD was considered and ultimately the Board agreed that the best course of action was to have the TRA maintain control over these assets and services and to collect fees directly from homeowners to fund the services.

In 2024, Planning Services held a community engagement initiative about land use planning in Tobiano (through surveys and community meeting feedback). This process revealed a strong resident desire for additional parks and playgrounds in Tobiano and raised questions about the TNRD's involvement. This prompted further consideration of the current practice of not requiring formal parkland dedication.

DISCUSSION:

The Developer has proposed a Memorandum of Understanding (MoU) to establish a parkland agreement framework. The intent is to provide clarity to both the Developer and Planning staff regarding the expectation for parkland in future phases of subdivision at Tobiano. Planning staff have been questioning the need to provide formal park dedication or cash-in-lieu payment in future phases of subdivision as per Section 510 of the *Local Government Act* as the current arrangement is unusual from the conventional practice in an urban residential community. Despite the unique approach, it is important to note that the parkland developed and maintained by the TRA to date exceeds the level of service the TNRD typically provides for dedicated park land in subdivisions – as mentioned above, the TNRD owns 19 such parcels in other communities that remain undeveloped. Consultation over the years has shown that Tobiano residents value a high level of parks service within the community. Providing that same level of service throughout the TNRD would require additional resources, including staff capacity. The TRA is also better positioned to engage directly with residents on current and future parks within the resort community.

The Developer requests continuing current practice and commits to meeting the five per cent parkland target at full community build-out. The proposed MoU includes a 'Parkland Ledger' with a running total of current TRA-operated parks and open space, along with a tally of remaining parkland. Based on total developed and remaining developable lands, the Developer agrees that an additional 2.6 hectares (6.5 acres) of parkland will be provided in future phases of subdivision before final build-out. The TRA would continue to retain long-term responsibility and maintenance for these lands. Continuing this approach would allow flexibility in the timing and specific location of future parkland development. The Developer is in control of the TRA during the build-out of the development; once the development is complete the TRA would be managed by the owners separately (similar to a strata).

What are possible alternatives?

Despite past practice, the Board can start requiring five per cent parkland dedication or cash-in-lieu payments for the remaining phases of development at Tobiano. Changing the approach at this stage would create a situation where all existing parks/ trails are managed and funded by TRA but any new park land would be managed by TNRD. In this scenario, any newly dedicated lands would likely remain vacant and undeveloped, as land dedication provides bare land only and does not fund park construction, operations, or maintenance. To develop and maintain these lands as parks, the TNRD would need to re-establish taxation for park services within Tobiano. This approach would also create operational inefficiencies and potential confusion by resulting in some community parks being managed by the TRA and others by the TNRD.

If cash-in-lieu payment is accepted instead, those funds must be placed into a reserve fund for acquisition of new parkland. However, these funds from cash-in-lieu payments are not specifically set aside for Tobiano and may not result in acquisition of land at Tobiano in future, thus not achieving the residents' goal of seeing more park and open space within their community. This change will likely reintroduce the challenges faced prior to 2022/2023 when there was misunderstanding about TNRD's role in services at Tobiano.

How will the MoU and continued approach work in practice?

Rural subdivision approval jurisdiction rests with the Ministry of Transportation and Transit's Provincial Approving Officer, with TNRD acting as a referral agency. Planning staff provide comments on applicable bylaws, policies, and other matters within the TNRD's jurisdiction. If the Board approves the recommendation, staff would advise at each future phase of subdivision at Tobiano that formal parkland dedication is not required, while noting the MoU and the expectation that the five per cent parkland equivalent be provided over time. For clarity, this means the Developer may elect to provide additional park space in later phases of subdivision. The Developer would be expected to update its Park Ledger once additional land is set aside for the TRA. Although unconventional, this practical solution improves on past practice by holding the Developer accountable for providing additional TRA parkland.

FINANCIAL IMPLICATIONS:

If the recommendation is approved, there would be no financial impact to maintaining the current method of not requiring parkland dedication for TNRD ownership and management. Should the Board wish to start requiring parkland dedication, costs of establishing and maintaining new parks would have to be funded by the community services department, or lands would remain vacant and undeveloped.

ALIGNMENT TO THE 2023-2026 STRATEGIC PLAN:

This report is consistent with the following Strategic Focus Areas and Priorities set out in the Board's Strategic Plan:

- **Livability & the Built Environment**
  - Long-term planning or development
  - Community service delivery
- **Relationships & Reconciliation**
  - External partnerships and collaboration
- **Responsible Governance & Service Excellence**
  - Transparency and accountability
  - Financial sustainability and fiscal responsibility

Attachment

- Parkland Dedication Memorandum of Understanding

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Kamlands Holdings Ltd.
301 – 32625 South Fraser Way
Abbotsford, BC, V2T 1X8
(604) 854-3343

Thompson Nicola Regional District
300 – 465 Victoria Street
Kamloops, BC
V2C 2A9

RE: MEMORANDUM OF UNDERSTANDING - PARKLAND AGREEMENT FRAMEWORK

This Memorandum of Understanding ("MOU") sets out the intent of the Thompson Nicola Regional District ("TNRD") and Kamlands Holdings Ltd. (the "Developer") to establish a development-wide framework for the provision of parkland, trails, and recreational open space within the Tobiano Resort Community ("Tobiano").

Tobiano is a master-planned community being developed in phases over time, with parks, trails, and recreational amenities delivered as the community develops.

The parties acknowledge that Tobiano is subject to a unified governance and covenant framework that binds all lands within the community. This framework supports coordinated planning, delivery, and ongoing ownership, operation, and maintenance of parks, trails, and recreational amenities by the Tobiano Resort Association (the "TRA").

The parties acknowledge that applying parkland dedication requirements on a subdivision-by-subdivision basis may result in fragmented, inefficient, or poorly located park spaces, and that cash-in-lieu contributions are difficult to deploy in a meaningful way, particularly in Tobiano.

The parties further acknowledge that a coordinated, development-wide approach will result in a more functional, accessible, and cohesive park system, while maintaining the intent of the five percent (5%) park dedication requirement.

This MOU is intended to reflect the intentions of the parties only and does not create any legally binding obligations. Any binding commitments will be established in a separate definitive agreement, intended to formalize the parkland framework and Parkland Ledger as the basis for evaluating and addressing parkland dedication requirements within Tobiano.

TOBIANO RESORT ASSOCIATION

The parties acknowledge that:

- The Tobiano lands are subject to a governance framework established via a Section 219 Covenant, statutory right-of-way, and rent charge, administered by the TRA;
- The TRA provides for the ownership, maintenance, and operation of parks, trails, and recreational amenities within Tobiano;
- The TRA may operate and maintain parkland and recreational amenities on lands it does not own, where such use is secured by statutory right-of-way or other legal instrument. Such lands are functionally equivalent to parkland owned by the TRA for the purpose of this framework.

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PARKLAND FRAMEWORK

The parties agree to work toward a framework based on the following principles:

- At build-out of Tobiano, a minimum of five percent (5%) of the total developable land area will be provided as parkland, as defined and agreed by the parties;
- Parkland may be delivered on a non-uniform basis over time, and may be above or below the five percent (5%) level at any given stage of development;
- Parkland may consist of a combination of parks, trails, trail corridors, natural open space, viewpoints, gathering areas and recreational amenities (facilities, courts, playgrounds, etc.), provided such lands are accessible and serve a recreational function;
- Parkland will be planned and delivered as an integrated system, rather than as a series of isolated dedications tied to individual subdivision applications.
- The TRA shall be responsible for the maintenance and operation of all existing and future parkland, as defined in the Parkland Ledger.

PARKLAND LEDGER

The parties agree that a Parkland Ledger will be the primary mechanism for tracking and evaluating parkland provision across the Tobiano lands. A draft version of the Parkland Ledger is attached as "Schedule A".

The Parkland Ledger will:

- Account for all existing parkland contributions, including those made to date;
- Track parkland provided through ongoing development;
- Identify any surplus or deficiency relative to the five percent (5%) target;
- Inform parkland dedication considerations at the time of subdivision.

The Parkland Ledger will be updated from time to time, including in connection with subdivision approvals, to reflect changes in land that has been developed and the addition of newly created or secured parkland.

FUTURE DEVELOPMENT

The parties intend that parkland dedications arising at the time of subdivision be considered in the context of the parkland framework and that the Parkland Ledger be used as the primary basis for evaluating parkland dedication requirements.

Existing parkland may be removed or reconfigured to accommodate future subdivision and development, provided that total parkland provision following such development is not less than five percent (5%) of the developable lands, as determined following the development and reflected in the Parkland Ledger.

This approach is intended to allow flexibility in the timing and location of parkland delivery, while ensuring that overall parkland provision meets or exceeds the five percent (5%) target at build-out.

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THIRD PARTY LANDS

The parties acknowledge that lands within Tobiano are owned by and may be developed by multiple landowners.

The parties intend that parkland obligations applicable to lands owned by third parties will be addressed through rezoning conditions, covenants, or other mechanisms, and incorporated into the Parkland Ledger.

The TNRD will consult the Parkland Ledger when reviewing subdivision applications within Tobiano to ensure that parkland contributions are evaluated in the context of the overall framework and cumulative parkland provision.

The parties will work collaboratively to ensure that parkland contributions from such lands are addressed in a manner consistent with the overall parkland framework.

EXISTING PARKLAND

The parties acknowledge that Tobiano includes an existing network of parks, trails, and open space areas. The Developer has prepared supporting materials, including mapping (Schedule “C”) and a summary of existing parkland, which will form the basis for ongoing refinement of the Parkland Ledger.

PROPOSED NEXT STEPS

1. Review and confirm the developable land base and corresponding five percent (5%) parkland target;
2. Finalize the methodology and inputs for the Parkland Ledger;
3. Establish the structure and terms of a definitive parkland framework agreement.

We look forward to working collaboratively to advance this framework into a definitive agreement that delivers a cohesive, functional park system for Tobiano, while ensuring that parkland provision meets the intent of the Local Government Act in a practical and effective manner.

Sincerely,

Signed by:
Mark Paxian
8C45ADC4D40D40E...

Mark Paxian
Kamlands Holdings Ltd.

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SCHEDULE "A"

DRAFT PARKLAND LEDGER

Tobiano Parkland Ledger

Developed Lands (A)

Name	Address	PID	Acres	Notes
Ranchlands	Multiple	Multiple	101.942	
Bluffs	Multiple	Multiple	16.003	
Latitude	38 Rue Cheval Noir	Multiple	17.396	18.051 acres gross. Excludes Lot 2 Plan EPP136018 (no-build cov.)
Fairway Homes	260 Rue Cheval Noir	Multiple	4.547	
Total (A)			139.888	

Developed Strata Lands (Excl. Bareland Strata)

Name	Address	PID	Acres	Notes
Summer's Landing	130 Colebrook Road	Multiple	9.373	Townhouse strata (KAS3752). Not included in parkland calculation.
Lake Star	175 Holloway Drive	Multiple	6.240	Townhouse strata (KAS3585). Not included in parkland calculation.
Total			15.613	Not included in 5% calculation

Future Developable Lands (B)

Name	Address	PID	Acres	Notes
Westhills	No Civic	027-300-323	146.637	
Vale	No Civic	027-301-290	7.041	
Vale	No Civic	027-300-307	1.514	
Marina	145 Holloway Drive	030-971-489	24.856	67.594 acres gross. Less steep slope areas of 15.065 and 27.673 acres
Parcel 18	No Civic	027-330-117	7.584	
Parcel 20	No Civic	028-335-261	6.743	
Parcel 21	No Civic	028-797-230	3.099	
Pattison	No Civic	027-301-303	13.128	
Commercial	28 Holloway Drive	028-797-221	1.598	
Bluff Cottages	172 Holloway Drive	027-432-238	1.880	
Bluff Cottages	208 Holloway Drive	027-432-297	1.727	
Bluff Cottages	236 Holloway Drive	027-432-343	1.706	
Bluff Cottages	264 Holloway Drive	027-432-394	1.707	
Bluff Cottages	280 Holloway Drive	027-432-441	0.869	
Total (B)			220.089	

Summary	Acres
Total developed and developable lands (A+B)	359.977
Total parkland required at Tobiano buildout (5% of above)	17.999
Total parkland provided as of March 25, 2026:	11.476
Remaining parkland required at buildout	6.522

Parks & Open Space Provided to Date (C)

Name	Address	PID	Acres	Notes
Ranchlands Parks & Bridle Paths	N/A	031-023-134	6.413	
Ranchlands Parks & Bridle Paths	N/A	028-035-666	1.351	
Ranchlands Parks & Bridle Paths	N/A	027-505-634	1.478	
Latitude Central Park	38 Rue Cheval Noir	N/A	0.526	See strata plan EPS10267
Latitude View Point (LS site)	38 Rue Cheval Noir	N/A	0.107	See strata plan EPS10267
Total (D)			9.875	

Trails (D)

Name	Length (m)	Avg. width (m)	Acres	Notes
Trail 1 (Cavesson)	1,625	1.5	0.602	1,380 + 120 + 125 + 60
Trail 2 (Colebrook)	610	1.5	0.226	
Trail 3 (Holloway & Marina Bay Rd)	1,094	1.5	0.405	1,000 + 94
Trail 4 (End of Holloway)	992	1.5	0.368	
Total (D)			1.602	

Total Parkland Provided to Date (C+D)	11.476

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SCHEDULE "B"

DRAFT MAP OF LANDS

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SCHEDULE "C"

DRAFT MAP OF EXISTING PARKLAND

TNRD Building Permit Activity Highlights – May 2026

Comparison: 2026 vs. 2025

	May 2026				Year To Date			
	2026	2025	↑ ↓	%	2026	2025	↑ ↓	%
Total Permits Issued	20	21	↓	5	84	60	↑	40
Residential Units Created	11	48	↓	77	33	97	↓	66
Construction Value (millions)	11.68	20.05	↓	41.75	24.65	40.66	↓	39.38

	May 2026		May 2025		YTD 2026		YTD 2025	
	# Permits	Value of Construction	# Permits	Value of Construction	# Permits	Value of Construction	# Permits	Value of Construction
Residential	13	4,194,064	14	19,566,750	55	15,459,008	40	38,912,250
Commercial	1	3,760,700	1	3,000	5	4,202,700	5	73,200
Institutional	0	0	0	0	2	50,000	0	0
Industrial	2	2,800,000	1	40,000	2	2,800,001	2	402,260
Other	4	925,298	5	450,000	20	2,138,298	13	1,273,000
Total	**20**	**11,680,062**	**21**	**20,059,750**	**84**	**24,650,007**	**60**	**40,660,710**

	Residential Units Created			
	May 2026	May 2025	YTD 2026	YTD 2025
Single Family Dwelling	10	11	24	29
Manufactured Home	1	3	9	6
Multi Family Dwelling	0	33	0	62
Total	**11**	**48**	**33**	**97**

Commentary:

- May 2026 failed to match the bar set for the same period in 2025 in spite of having some commercial and industrial permits included. The primary difference year over year was the missing multi-family residential projects this past month and past year to date.
- Two permits of note issued in May 2026 were for projects located in the Village of Ashcroft's industrial park (Ashcroft Terminal), while another in Walhachin represents a new water reservoir for the residents.
- (18) new applications were received in the month of May, with a modest (5) new single family dwellings in the mix.

THOMPSON-NICOLA REGIONAL DISTRICT

BUILDING INSPECTION SERVICES

May-26

LOCATIONS	PERMIT VALUE									
	May-26		May-25		2026 YTD		2025 YTD		% CHANGE YTD	
	#	$ Value	#	$ Value	#	$ Value	#	$ Value	#	$ Value
Ashcroft	3	5,570,664	0	0	11	5,629,164	2	8,104,000	450.0	-30.54
Cache Creek	0	0	1	285,000	1	2,000	1	285,000	0.0	-99.30
Clinton	0	0	0	0	2	31,000	1	26,000	100.0	19.23
E - Bonaparte Plateau	2	115,000	0	0	8	1,801,000	3	1,414,000	166.7	27.37
I - Blue Sky Country	3	1,300,000	1	600,000	6	1,480,000	2	659,500	200.0	124.41
Chase	0	0	1	255,000	10	1,681,500	4	277,500	150.0	505.95
Logan Lake	1	400,000	1	40,000	3	1,000,000	5	1,117,260	-40.0	-10.50
J - Copper Desert Country	4	1,810,000	3	1,350,000	6	2,660,000	6	2,694,000	0.0	-1.26
L - Grasslands	4	805,600	2	1,000,000	6	1,675,600	6	1,478,200	0.0	13.35
P - Rivers and the Peaks	1	799,298	5	2,862,750	10	4,370,343	17	6,726,250	-41.2	-35.03
M - Beautiful Nicola Valley - North	0	0	2	50,000	6	1,236,400	6	3,842,000	0.0	-67.82
N - Beautiful Nicola Valley - South	0	0	2	1,214,000	1	40,000	3	1,284,000	-66.7	-96.88
Clearwater	0	0	2	12,003,000	4	627,000	2	12,003,000	100.0	-94.78
A - Wells Gray Country	0	0	0	0	1	50,000	0	0	0.0	0.00
B - Thompson Headwaters	0	0	0	0	3	214,500	0	0	0.0	0.00
O - Lower North thompson	2	879,500	1	400,000	6	2,151,500	2	750,000	200.0	186.87
TOTAL	**20**	**11,680,062**	**21**	**20,059,750**	**84**	**24,650,007**	**60**	**40,660,710**	**40.0**	**-39.38**

May 28, 2026

The Honourable David Eby
Premier of British Columbia
Parliament Buildings
Victoria, BC

Dear Premier Eby,

Re: Bill M214 – Firefighters' Health Act – Implications for RDOS Fire Services

On behalf of the Regional District of Okanagan-Similkameen (RDOS) Board of Directors, we are writing to express our concerns regarding the operational and financial impacts associated with Bill M214 – *Firefighters' Health Act*.

The RDOS supports the intent of this legislation and recognizes the importance of protecting the long-term health and well-being of firefighters. However, as currently structured, the proposed requirements present significant challenges for rural and volunteer fire departments, including those operating within our region.

A primary concern is the financial burden associated with implementing mandatory medical and mental health assessments. Current estimates indicate that screening costs may range from approximately $250 to $900 per firefighter, with some jurisdictions reporting costs of approximately $750 per member annually. With over 200 firefighters across RDOS departments, total annual costs could exceed $190,000, which would need to be absorbed by local taxpayers without any identified provincial funding or support.

In addition to the financial implications, RDOS is increasingly concerned about the availability of qualified medical practitioners to complete the required assessments. As identified in our operational analysis, there is a well-documented shortage of physicians in British Columbia, and many firefighters already face difficulty accessing a practitioner who is both available and willing to conduct assessments in accordance with National Fire Protection Association (NFPA) standards. This issue is particularly acute in rural and remote communities, where healthcare resources are limited.

Without reliable access to appropriately qualified physicians, departments may find themselves unable to comply with the legislation, despite their best efforts. This presents not only a regulatory challenge but also the risk of unintended consequences, including impacts on service levels, firefighter retention, and compliance with Fire Underwriters Survey requirements.

The RDOS respectfully requests that the Province:

- Consider covering the cost of mandatory health assessments for Firefighters under the BC Medical Services Plan or providing sustainable funding support to offset the costs.

- Address the shortage of qualified medical practitioners, including exploring alternative models for assessment delivery such as self-administered pre-exercise questionnaires (Par-Q+ or ePARmed-X+).

- Engage directly with local governments and volunteer fire departments to ensure that implementation is both practical and achievable across diverse service environments.

We remain committed to working collaboratively with the Province to support firefighter health and safety in a manner that is equitable and sustainable for all communities.

Thank you for your consideration of these concerns. We would welcome the opportunity to discuss this matter further.

Respectfully submitted,

Mark Pendergraft
Board Chair
Regional District of Okanagan-Similkameen

Box 363, 227 Wilson Street
Chase, BC V0E1M0
chasecurlingclub@gmail.com

June 12, 2026

Thompson Nicola Regional District
300 – 465 Victoria Street
Kamloops, BC
V2C 2A9

Re: Urgent Request for Letter of Support – Preserving and Transforming the Chase Curling Club into a Four-Season Community Recreation Centre

Dear Chair Doug Haughton and Members of the Board ,

The Chase & District Curling Club respectfully requests a formal letter of support for upcoming capital funding applications, including the BC Community Gaming Grants Capital Project stream and anticipated provincial and federal infrastructure funding intakes. To support upcoming submission timelines, we kindly request letters of support by July 15, 2026.

The facility is a vital public asset owned by the Village of Chase and operated by our non-profit society. Today, it stands at a critical point in its lifespan as the original 1969 refrigeration system, consisting of poly piping embedded within a sand floor, nears the end of its operational viability.

This modernization initiative originated through a Federation of Canadian Municipalities (FCM) feasibility process focused on reducing greenhouse gas emissions, improving energy efficiency, and extending the long-term viability of existing public infrastructure. Through this process, we have been approved to move forward into the next stage of FCM funding opportunities for major capital upgrades.

The proposed replacement of the aging refrigeration system represents a significant opportunity to proactively modernize essential infrastructure before catastrophic failure occurs. Rather than waiting for emergency repairs and potential facility closure, this project demonstrates how rural communities can renew existing public assets in ways that reduce emissions, improve operational efficiency, lower long-term operating costs, and maximize public value.

A modernized concrete floor and refrigeration system would dramatically improve energy performance while securing the building’s structural future for generations

to come. At the same time, the project unlocks the potential for the facility to operate as a true four-season community recreation and gathering hub. During winter months, the volunteer-run club will continue supporting curling opportunities for youth, seniors, and other members of the community. During spring and summer, the main floor transitions into a high-utility dry-floor space capable of supporting youth camps and activities, organized and drop-in sports like pickleball and basketball, and large scale community events. This creates six additional months of indoor, climate controlled, clean air, recreational space for the region without requiring the construction of a new facility footprint.

As the project evolved through the FCM feasibility process, additional long-term community benefits also became clear. A central component of the modernization includes accessibility upgrades, including automated lift or elevator access throughout the multi-level building. Currently, key portions of the facility, including the commercial kitchen, lounge, and upper-level event spaces, are accessible only by stairs, unintentionally limiting participation for seniors, individuals with mobility challenges, and families.

Removing these barriers transforms the facility into a fully inclusive public asset capable of supporting year-round programming, community gatherings, food initiatives, private rentals, seniors programming, youth activities, and regional events. By maximizing use within a single existing building footprint, the project reflects a highly efficient and sustainable approach to community infrastructure renewal.

The project also aligns directly with Federation of Canadian Municipalities Green Municipal Fund priorities through emissions reduction, operational efficiency improvements, adaptive reuse of existing infrastructure, and increased community climate readiness. As a result of these upgrades, the facility gains the additional potential to function as a cooling space during periods of extreme heat and wildfire smoke, while also supporting future emergency response and evacuation needs within the Shuswap and Thompson regions.

A formal letter of support from your office will significantly strengthen our funding applications by demonstrating unified leadership and community commitment to proactive infrastructure renewal and a sustainable future for Chase and the surrounding region.

Thank you for your time, leadership, and continued support for the people of Chase and surrounding communities.

Sincerely,

Brock Endean & Don Erno
Directors, Chase Curling Club

To the Directors of the Thompson-Nicola Regional District,

Re: Proposed Commercial Waste Disposal Limit – Sun Peaks Recycling and Waste Depot

The Strata Council for **KAS1979 Hearthstone Lodge** writes to express significant concern regarding the proposed limitation of commercial waste disposal to six (6) bags per day at the Sun Peaks Recycling and Waste Depot.

Hearthstone Lodge is a strata hotel operating within the Sun Peaks resort municipality. Unlike most communities in British Columbia, Sun Peaks does not provide municipal curbside waste collection services. The TNRD-operated transfer station is the only available and practical means of waste disposal for strata corporations, accommodation providers, and businesses within the resort.

Sun Peaks operates under a hybrid residential and commercial model. Strata hotel units are used for a combination of owner occupancy and short-term rental. As a result, it is operationally impossible to segregate waste generation between “commercial” and “residential” use at the unit or building level. The proposed six-bag limit does not account for this structure and disproportionately impacts strata hotels compared to other property types.

For Hearthstone Lodge specifically:

- The building contains multiple strata lots operating under a mix of owner-use and rental-use.
- Waste is collected centrally and cannot be attributed or allocated between individual uses.
- The proposed cap will restrict the building’s ability to dispose of waste generated through normal occupancy levels, particularly during peak tourism periods.

The result is that owners may effectively pay twice for waste services — once through property taxation supporting the TNRD facility, and again through required private commercial disposal to manage volumes exceeding the proposed cap.

This creates a material inequity and places strata hotels at a competitive disadvantage within the resort.

The tourism sector is the economic foundation of Sun Peaks. Strata hotels such as Hearthstone Lodge are integral to accommodation supply. The proposed restriction introduces additional operating costs without any corresponding increase in service or viable alternative disposal option within the municipality.

In addition to financial impacts, the proposal raises operational and safety concerns:

- Increased reliance on off-site or private disposal will result in additional traffic on winter roads.
- No practical or safe alternative has been presented for properties exceeding the proposed limit.

On behalf of the Hearthstone Lodge Council, we respectfully request that the TNRD:

1. Reconsider the proposed six (6) bags per day commercial waste limit.
2. Engage in direct consultation with affected strata corporations and accommodation providers prior to implementation.
3. Develop alternative approaches that reflect the realities of resort communities, including:
    - Volume-based or weight-based user fees
    - Annual permit systems
    - Commercial disposal agreements tailored to multi-unit strata hotels
4. Provide a clear impact assessment outlining financial and operational impacts on Sun Peaks strata corporations, businesses, and property owners.
5. Explore operational improvements to the existing system that address current concerns without imposing a fixed volume restriction.

Sun Peaks residents, visitors, and businesses contribute significantly to the regional economy and tax base. Any material change to waste services should reflect the unique structure of the resort and be implemented only after meaningful consultation and practical solutions are established.

The KAS1979 Council requests that the TNRD delay implementation of this policy until a fair and workable framework has been developed.

Thank you for your consideration.

Sincerely,
Strata Council
KAS1979 Hearthstone Lodge
3170 Creekside Way, Sun Peaks, BC

From: Jamie Vieira
To: Marnie Jeremiah; Amanda Bennett Arrieta
Cc: Chantel Dobell; Adriana Mailloux
Subject: FW: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026
Date: June 13, 2026 9:22:19 AM

I have added this to the correspondence folder in agenda items. I will also provide a response confirming that we have received the letter and will be on the next agenda.

Jamie

From: Maria Davis <maria@mariadavis.ca>
Sent: June 12, 2026 8:29 PM
To: board@tnrd.ca; Jamie Vieira <jvieira@tnrd.ca>; Adriana Mailloux <amailloux@tnrd.ca>
Subject: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026

Dear Chair and Board Members,

I am writing as the ***owner/operator/manager*** of **Maria Davis Photography & Artwork** regarding the recently approved changes to the Sun Peaks Transfer Station that will restrict access to a maximum of six garbage bags per day and effectively eliminate commercial use of the facility beginning December 1, 2026.

As a business operating in Sun Peaks, reliable waste management services are an important part of supporting the visitor experience and maintaining the high standards expected of a premier resort destination. Sun Peaks businesses contribute not only to the local community, but also to the broader regional economy by attracting visitors, supporting employment, generating economic activity, and helping position the Thompson-Nicola region as a desirable year-round destination. The Sun Peaks Transfer Station has been an important piece of infrastructure that helps businesses operate efficiently and continue contributing to that broader destination success.

While I understand the TNRD's objectives of improving operational efficiency, reducing costs, and preparing for future organics diversion requirements, I am concerned about the impacts this decision will have on my business and the broader Sun Peaks business community.

As a business operating within a resort community, reliable and accessible waste management services are an essential part of day-to-day operations. The proposed changes will require businesses to seek alternative disposal and collection arrangements that may result in increased operating costs, logistical challenges, and reduced flexibility, particularly during peak tourism periods when waste volumes fluctuate significantly.

How this change will impact my business

I am a small business with no employees - only myself and the impact would increase my fuel costs to travel out of my community to dispose of my wastes. This impact alone substantially cuts into my minimal profit.

I respectfully ask the TNRD Board to reconsider the current approach and work collaboratively with the Sun Peaks business community to explore alternative solutions that could achieve the TNRD's objectives while minimizing impacts on local businesses.

Potential options may include:

- A phased implementation period beyond December 1, 2026

Commercial permits or exemptions for specific business types

- Operational flexibility during peak tourism periods when waste volumes are significantly higher
- Development of a locally coordinated commercial waste collection solution before restrictions take effect
- Additional consultation with affected businesses prior to full implementation

Sun Peaks businesses play a vital role in supporting tourism, employment, and economic activity throughout the region. Decisions that significantly affect business operations should consider both operational realities and the cumulative impact on the local economy.

I appreciate the opportunity to provide feedback and respectfully request that the Board continue engaging with the Sun Peaks business community as implementation plans move forward.

Thank you for your consideration.

Sincerely,

Maria Davis

Sole Proprietor

Maria Davis Photography & Artwork.

Cheers,
Maria

www.mariadavis.ca

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From: Matthias Schmid
To: TNRD Administration
Cc: Jamie Vieira; Adriana Mailloux
Subject: Sun Peaks Transfer Station proposed changes.
Date: June 18, 2026 11:10:47 AM

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Hey TNRD,

To the Directors of the Thompson-Nicola Regional District,

Re: Proposed Commercial Waste Disposal Limit - Sun Peaks Recycling and Waste Depot

I am an owner at **Hearthstone Lodge (KAS1979)** in Sun Peaks and am writing to express concern regarding the proposed limit of six (6) bags per day for commercial waste disposal at the Sun Peaks transfer station.

As a strata hotel owner, my unit is used for a combination of personal use and short-term rental. Waste generated at the building cannot be separated between residential and commercial use, as it is collected centrally by the strata.

The proposed limit does not reflect how strata hotel properties operate and will directly impact owners by:

- Restricting the building's ability to manage normal waste volumes, particularly during peak seasons
- Creating additional costs where private disposal services are required
- Resulting in owners effectively paying twice for waste services—through taxes and additional disposal fees

Sun Peaks does not have municipal garbage collection, and the TNRD facility is the only practical option available. No clear alternative has been presented to address this limitation.

I respectfully request that the TNRD:

> Recognize how short sighted this move is, considering the TNRD has reported an accumulated surplus of over $94.18 Million dollars.

- Reconsider the proposed six-bag limit
- Consult directly with affected strata corporations and accommodation providers

- Develop a solution that reflects the unique residential/commercial model of Sun Peaks

Thank you for your consideration.

Sincerely,

Matthias Schmid

Owner, Hearthstone Lodge (KAS1979)

Sun Peaks, BC

Matthias Schmid
McSporties, Sun Peaks
(250) 578 6930
mcsporties@gmail.com
www.mcsporties.com

June 15th

To the Directors of the Thompson-Nicola Regional District,

I am writing as an owner in a strata hotel located in Sun Peaks to express my strong concern regarding the proposed limitation of commercial waste disposal to six bags per day at the Sun Peaks Recycling and Waste Depot.

Unlike many communities in British Columbia, Sun Peaks has no municipal garbage collection service available to residents, strata corporations, hotels, or businesses. The TNRD-operated waste facility is currently the only practical means of disposing of solid waste generated within the resort municipality.

Sun Peaks is very unique with the line between commercial and residential being very convoluted. Most residential properties in Sun Peaks are used for both commercial and residential use. The hotel village core properties will not be able to stay under the 6 bad a day limit while many properties operating as nightly rentals will still be able to use the Sun Peaks transfer station. Creating an unfair advantage and will lead to many new issues at the Sun Peaks transfer station.

As a Strata hotel with owner use, the garbage generated is often not just from commercial use. There is no practical way for a Strata to separate the billing for garbage for units not being rented. This will lead to people paying for a service twice, once with their taxes to the TNRD plus additional billing for commercial disposal.

The tourism industry is the economic foundation of Sun Peaks. Accommodation providers already face increasing costs associated with insurance, utilities, labour, maintenance, and regulatory requirements. The proposed restriction would impose a substantial additional burden on businesses and property owners while providing no practical alternative waste management solution within the municipality.

These additional costs would not be the result of increased waste generation or increased service levels. Rather, they would result from a policy change that removes access to a publicly funded facility that businesses and accommodation providers have relied upon for many years.

In addition to the financial aspect, the increase of traffic on a busy winter road, with no viable option presented will create enormous safety concerns.

We respectfully request that the TNRD:

1. Reconsider the proposed six-bag-per-day commercial limit.
2. Consult directly with affected accommodation providers and strata corporations before implementing the change.
3. Consider alternative approaches, such as volume-based user fees, annual permits, or commercial disposal agreements that recognize the unique circumstances of resort communities without municipal waste collection services.
4. Conduct and publish an impact assessment outlining the financial implications for Sun Peaks businesses, strata corporations, and property owners.
5. Consider options to improve the current set up, to eliminate or reduce the stated issues with current use of the transfer station.

Sun Peaks residents, businesses, and visitors contribute significantly to the regional economy and to the tax base of the TNRD. Any major change to waste management services should be developed in consultation with those most affected and should recognize the unique operating environment of a destination resort community.

I urge the TNRD Board to delay implementation of this policy until meaningful consultation has occurred and a fair, workable solution has been identified.

Thank you for your consideration.

Sincerely,

William Dye

Oaky Holdings Strata lot 68 Cahilty Lodge
Sun Peaks, BC

OHANA
DELI MARKET & MEALS TO-GO

Dear Chair and Board Members,

I am writing as the Owner of Ohana Market and Deli regarding the recently approved changes to the Sun Peaks Transfer Station that will restrict access to a maximum of six garbage bags per day and effectively eliminate commercial use of the facility beginning December 1, 2026.

As a business operating in Sun Peaks, reliable waste management services are an important part of supporting the visitor experience and maintaining the high standards expected of a premier resort destination. Sun Peaks businesses contribute not only to the local community, but also to the broader regional economy by attracting visitors, supporting employment, generating economic activity, and helping position the Thompson-Nicola region as a desirable year-round destination. The Sun Peaks Transfer Station has been an important piece of infrastructure that helps businesses operate efficiently and continue contributing to that broader destination success.

While I understand the TNRD's objectives of improving operational efficiency, reducing costs, and preparing for future organics diversion requirements, I am concerned about the impacts this decision will have on my business and the broader Sun Peaks business community.

As a business operating within a resort community, reliable and accessible waste management services are an essential part of day-to-day operations. The proposed changes will require businesses to seek alternative disposal and collection arrangements that may result in increased operating costs, logistical challenges, and reduced flexibility, particularly during peak tourism periods when waste volumes fluctuate significantly.

How this change will impact my business

Ohana is a relatively new business in Sun Peaks opening Christmas Eve 2019. Our timing ended up being extremely challenging from the get go with the resort closing only a couple months later due to the pandemic. We have worked hard and struggled to keep afloat these past years while the world was in the pandemic and then coming out of it.

With tourism bouncing back only two years ago we are finally starting to pay down the unexpected debt were forced to take on and are starting to see a real future after 6 years.

We were the fist retail outlet in Peaks West and are located near the Burfield Chair. This building complex was built 6 years ago and there is no space for a compactor that I know of. The building was approved to have retail space without a compactor with the assumption the transfer station would be of use.

I don't have storage for garbage and the most I could hold garbage in the winter would be two days. I have been quoted on pick up removal of garbage and the cost of that on an annual basis could definitely be the final financial straw for my company.

There has to be another solution.

I respectfully ask the TNRD Board to reconsider the current approach and work collaboratively with the Sun Peaks business community to explore alternative solutions that could achieve the TNRD's objectives while minimizing impacts on local businesses.

Potential options may include:

- A phased implementation period beyond December 1, 2026
- Commercial permits or exemptions for specific business types
- Operational flexibility during peak tourism periods when waste volumes are significantly higher
- Development of a locally coordinated commercial waste collection solution before restrictions take effect
- Additional consultation with affected businesses prior to full implementation

Sun Peaks businesses play a vital role in supporting tourism, employment, and economic activity throughout the region. Decisions that significantly affect business operations should consider both operational realities and the cumulative impact on the local economy.

I appreciate the opportunity to provide feedback and respectfully request that the Board continue engaging with the Sun Peaks business community as implementation plans move forward.

Thank you for your consideration.

Sincerely,

Bobbe Lyall

Owner Operator

Ohana Market and Deli

#8 1240 Alpine RD, Sun Peaks BC V0E 5N0

bobbe@ohanasunpeaks.com Office - 250-578-0852

From:	Sun Peaks Lodge
To:	board@tnrd.ca
Cc:	Jamie Vieira; Adriana Mailloux
Subject:	Subject Line: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026
Date:	June 13, 2026 9:35:18 AM

Some people who received this message don't often get email from info@sunpeakslodge.com. Learn why this is important

⚠ EXTERNAL EMAIL Do not click links or open attachments from unknown senders.

Dear Chair and Board Members,

I am writing as the ***owner/operator/manager*** of **Sun Peaks Lodge** regarding the recently approved changes to the Sun Peaks Transfer Station that will restrict access to a maximum of six garbage bags per day and effectively eliminate commercial use of the facility beginning December 1, 2026.

As a business operating in Sun Peaks, reliable waste management services are an important part of supporting the visitor experience and maintaining the high standards expected of a premier resort destination. Sun Peaks businesses contribute not only to the local community, but also to the broader regional economy by attracting visitors, supporting employment, generating economic activity, and helping position the Thompson-Nicola region as a desirable year-round destination. The Sun Peaks Transfer Station has been an important piece of infrastructure that helps businesses operate efficiently and continue contributing to that broader destination success.

While I understand the TNRD's objectives of improving operational efficiency, reducing costs, and preparing for future organics diversion requirements, I am concerned about the impacts this decision will have on my business and the broader Sun Peaks business community.

As a business operating within a resort community, reliable and accessible waste management services are an essential part of day-to-day operations. The proposed changes will require businesses to seek alternative disposal and collection arrangements that may result in increased operating costs, logistical challenges, and reduced flexibility, particularly during peak tourism periods when waste volumes fluctuate significantly.

How this change will impact my business

- Sorting organic waste from regular waste is not feasible
    - It is unhygienic, time consuming and staff will refuse to sort after clearing a table from guests
    - Housekeeping staff will refuse going through garbage from guests and sort it out
    - We do not have the ability to store pure organic waste securely from wild life
- We would have to drive on a daily basis 25 km, 50 km in return, to the Heffley Creek TNRD station, which will result
    - in higher fuel cost
    - higher staffing cost
    - higher risk of accidents due to the winter road conditions

- higher wear and tear on vehicles

I respectfully ask the TNRD Board to reconsider the current approach and work collaboratively with the Sun Peaks business community to explore alternative solutions that could achieve the TNRD's objectives while minimizing impacts on local businesses.

Potential options may include:

- Commercial permits or exemptions for specific business types (Hotels, Restaurants, Coffee Shops)
- Operational flexibility during peak tourism periods when waste volumes are significantly higher
- Development of a locally coordinated commercial waste collection solution
- Additional consultation with affected businesses

Sun Peaks businesses play a vital role in supporting tourism, employment, and economic activity throughout the region. Decisions that significantly affect business operations should consider both operational realities and the cumulative impact on the local economy.

I appreciate the opportunity to provide feedback and respectfully request that the Board continue engaging with the Sun Peaks business community as implementation plans move forward.

Thank you for your consideration.

Sincerely, Silvia Erler

Silvia Erler | General Manager | Sun Peaks Lodge
Sun Peaks Lodge | Steakhouse | Fondue Stube
Follow us on Instagram for News and Specials

3180 Creekside Way, Sun Peaks, BC, V0E 5N0, Canada
Email: info@sunpeakslodge.com Phone: 1-250-578-7878

Dear Chair and Board Members,

I am writing as the ***owner/operator*** of **Rocky Mountain Chocolates** regarding the recently approved changes to the Sun Peaks Transfer Station that will restrict access to a maximum of six garbage bags per day and effectively eliminate commercial use of the facility beginning December 1, 2026.

As a business operating in Sun Peaks, reliable waste management services are an important part of supporting the visitor experience and maintaining the high standards expected of a premier resort destination. Sun Peaks businesses contribute not only to the local community, but also to the broader regional economy by attracting visitors, supporting employment, generating economic activity, and helping position the Thompson-Nicola region as a desirable year-round destination. The Sun Peaks Transfer Station has been an important piece of infrastructure that helps businesses operate efficiently and continue contributing to that broader destination success.

While I understand the TNRD's objectives of improving operational efficiency, reducing costs, and preparing for future organics diversion requirements, I am concerned about the impact this decision will have on my business and the broader Sun Peaks business community.

As a business operating within a resort community, reliable and accessible waste management services are an essential part of day-to-day operations. The proposed changes will require businesses to seek alternative disposal and collection arrangements that may result in increased operating costs, logistical challenges, and reduced flexibility, particularly during peak tourism periods when waste volumes fluctuate significantly.

I respectfully ask the TNRD Board to reconsider the current approach and work collaboratively with the Sun Peaks business community to explore alternative solutions that could achieve the TNRD's objectives while minimizing impacts on local businesses.

Potential options may include:

- A phased implementation period beyond December 1, 2026
- Commercial permits or exemptions for specific business types
- Operational flexibility during peak tourism periods when waste volumes are significantly higher

- Development of a locally coordinated commercial waste collection solution before restrictions take effect
- Additional consultation with affected businesses prior to full implementation

Sun Peaks businesses play a vital role in supporting tourism, employment, and economic activity throughout the region. Decisions that significantly affect business operations should consider both operational realities and the cumulative impact on the local economy.

I appreciate the opportunity to provide feedback and respectfully request that the Board continue engaging with the Sun Peaks business community as implementation plans move forward.

Thank you for your consideration.

Sincerely,

Lucy Guido

Owner

Rocky Mountain Chocolate

Chantel Dobell

From: TNRD Administration
Sent: June 19, 2026 10:47 AM
To: Marnie Jeremiah
Cc: Livia Costantino; Legislative Services
Subject: FW: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026

Follow Up Flag: Follow up
Flag Status: Completed

Hi all,

Here is another email addressed to the Board.

Cheyenne Allen Kettlewell
Receptionist, Thompson-Nicola Regional District
300 - 465 Victoria Street | Kamloops, BC |V2C 2A9
Office 250 377-8673 | Fax 250 372-5048
Email: callenkettlewell@tnrd.ca
tnrd.ca
Located on the Tk?emlúps te Secwépemc territory, within the unceded ancestral lands of the Secwépemc Nation

From: Capones Italian Kitchen <caponessunpeaks@gmail.com>
Sent: June 19, 2026 10:34 AM
To: board@tnrd.ca; Jamie Vieira <jvieira@tnrd.ca>; Adriana Mailloux <amailloux@tnrd.ca>; TNRD Administration <admin@tnrd.ca>
Subject: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026

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⚠ EXTERNAL EMAIL **Do not click links or open attachments from unknown senders.**

Dear Chair and Board Members,

I am writing as the owner of Capones Italian Kitchen in Sun Peaks, regarding the recently approved changes to the Sun Peaks Transfer Station that will restrict access to a maximum of six garbage bags per day and effectively eliminate commercial use of the facility beginning December 1, 2026.

As a business operating in Sun Peaks, reliable waste management services are an important part of supporting the visitor experience and maintaining the high standards expected of a premier resort destination. Sun Peaks businesses contribute not only to the local community, but also to the broader regional economy by attracting visitors, supporting employment, generating economic activity, and helping position the Thompson-Nicola region as a desirable year-round destination. The Sun Peaks Transfer Station has been an important piece of infrastructure that helps businesses operate efficiently and continue contributing to that broader destination success.

While I understand the TNRD's objectives of improving operational efficiency, reducing costs, and preparing for future organics diversion requirements, I am concerned about the impacts this decision will have on my business and the broader Sun Peaks business community.

As a business operating within a resort community, reliable and accessible waste management services are an essential part of day-to-day operations. The proposed changes will require businesses to seek alternative disposal and collection arrangements that may result in increased operating costs, logistical challenges, and reduced flexibility, particularly during peak tourism periods when waste volumes fluctuate significantly.

We are located in a Strata hotel that has a mix of Commercial and Residential units that are rented through a rental company. The Heartstone lodge is an older property with a large number of commercial units. Coming up with a comprehensive and fair plan to rework and find space for the hotel units and various commercial units is going to be very difficult.

I respectfully ask the TNRD Board to reconsider the current approach and work collaboratively with the Sun Peaks business community to explore alternative solutions that could achieve the TNRD's objectives while minimizing impacts on local businesses.

- Meaningful Conversation with Sun Peaks Municipality and Business Community on improving the current transfer station set-up, making it work for all parties.
- Commercial permits or exemptions Sun Peaks businesses
- Operational flexibility during peak tourism periods when waste volumes are significantly higher
- Development of a locally coordinated commercial waste collection solution before restrictions take effect
- Additional consultation with affected businesses prior to full implementation

Sun Peaks businesses play a vital role in supporting tourism, employment, and economic activity throughout the region. Decisions that significantly affect business operations should consider both operational realities and the cumulative impact on the local economy.

Sun Peaks is a purpose built tourism town, with little to no industry or economic driver other than tourism. Most properties in Sun Peaks have a mix of Tourism and Residential use.

I appreciate the opportunity to provide feedback and respectfully request that the Board continue engaging with the Sun Peaks business community as implementation plans move forward.

Thank you for your consideration.

Sincerely,

Yolanda Dye

Capones Italian Kitchen

--

Capones Italian Kitchen
"*Our Family Grows a Little More Each Time You Visit*"
3170 Creekside Way

Sun Peaks, BC
250-578-0079

Be sure to check out our sister property, Cahilty Creek Kitchen & Taproom!
OPEN DAILY
Breakfast, Lunch & Dinner with our Legendary Après from 3-5pm
https://www.cahiltycreek.com

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Chantel Dobell

From: TNRD Administration
Sent: June 19, 2026 10:47 AM
To: Marnie Jeremiah
Cc: Legislative Services; Livia Costantino
Subject: FW: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026

Follow Up Flag: Follow up
Flag Status: Flagged

Hi all,

Please see below email addressed to the Board.

Cheyenne Allen Kettlewell
Receptionist, Thompson-Nicola Regional District
300 - 465 Victoria Street | Kamloops, BC |V2C 2A9
Office 250 377-8673 | Fax 250 372-5048
Email: callenkettlewell@tnrd.ca
tnrd.ca
Located on the Tk?emlúps te Secwépemc territory, within the unceded ancestral lands of the Secwépemc Nation

---

From: Cahilty Creek <cahiltycreek1@gmail.com>
Sent: June 19, 2026 10:19 AM
To: board@tnrd.ca; Jamie Vieira <jvieira@tnrd.ca>; Adriana Mailloux <amailloux@tnrd.ca>; TNRD Administration <admin@tnrd.ca>
Subject: Sun Peaks Transfer Station Commercial Access Restrictions Effective December 1, 2026

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Dear Chair and Board Members,

I am writing as the owner of Cahilty Creek Kitchen in Sun Peaks, regarding the recently approved changes to the Sun Peaks Transfer Station that will restrict access to a maximum of six garbage bags per day and effectively eliminate commercial use of the facility beginning December 1, 2026.

As a business operating in Sun Peaks, reliable waste management services are an important part of supporting the visitor experience and maintaining the high standards expected of a premier resort destination. Sun Peaks businesses contribute not only to the local community, but also to the broader regional economy by attracting visitors, supporting employment, generating economic activity, and helping position the Thompson-Nicola region as a desirable year-round destination. The Sun Peaks Transfer Station has been an important piece of infrastructure that helps businesses operate efficiently and continue contributing to that broader destination success.

While I understand the TNRD's objectives of improving operational efficiency, reducing costs, and preparing for future organics diversion requirements, I am concerned about the impacts this decision will have on my business and the broader Sun Peaks business community.

As a business operating within a resort community, reliable and accessible waste management services are an essential part of day-to-day operations. The proposed changes will require businesses to seek alternative disposal and collection arrangements that may result in increased operating costs, logistical challenges, and reduced flexibility, particularly during peak tourism periods when waste volumes fluctuate significantly.

We are responsible four our own garbage and finding a contractor willing to take our garbage to the Heffley transfer station, (55km round trip) is proving extremely difficult and expensive. We are looking at a 400 percent increase in costs.

I respectfully ask the TNRD Board to reconsider the current approach and work collaboratively with the Sun Peaks business community to explore alternative solutions that could achieve the TNRD's objectives while minimizing impacts on local businesses.

- Meaningful Conversation with Sun Peaks Municipality and Business Community on improving the current transfer station set-up making it work for all parties.
- Commercial permits or exemptions Sun Peaks businesses
- Operational flexibility during peak tourism periods when waste volumes are significantly higher
- Development of a locally coordinated commercial waste collection solution before restrictions take effect
- Additional consultation with affected businesses prior to full implementation

Sun Peaks businesses play a vital role in supporting tourism, employment, and economic activity throughout the region. Decisions that significantly affect business operations should consider both operational realities and the cumulative impact on the local economy.

Sun Peaks is a purpose built tourism town, with little to no industry or economic driver other than tourism. Most properties in Sun Peaks have a mix of Tourism and Residential use.

I appreciate the opportunity to provide feedback and respectfully request that the Board continue engaging with the Sun Peaks business community as implementation plans move forward.

Thank you for your consideration.

Sincerely,

Kelly Dye

Cahilty Creek Kitchen

--

"Things are Better Slopeside"

Cahilty Creek Kitchen & Taproom

Sun Peaks Resort

3220 Village Way Sun Peaks, BC Canada V0E 5N0

Phone: (250) 434-0279

www.cahiltycreek.com

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Deneault Kwseltken (Family)
Cel7wet te Secwepemculew

May 28 2026

% Barbara Roden & Scott Hildebrand
Thompson-Nicola Regional District
300-465 Victoria Street
Kamloops, BC V2C 2A9

To the TNRD Board of Directors and CAO

I am writing today on behalf of the Deneault Kwseltken (family). Our ancestors have been stewards for Cel7wet te Secwepemculew. We are bringing forward concerns as residents and caretakers of our Tmicw (land)

Several families received the following communications on May 14, via letter hand delivered to some of the homes in our neighbourhood. It is addressed to the "current residents" of "Kamloops-Shuswap Road", and not all homes received it.

Attached are three photos that outline the detailed letter from Rene-Carl Dionne the senior Agrologist for Sylvis environmental.

It states "Monette farms is undertaking soil fertilization at its hayfields at Wolf Ranch"

The letter states that "application will be undertaken under accordance with the Organic matter recycling regulations (OMRR)" and that delivery would begin in July to October, with application beginning in the fall to the spring.

We have made contact with the *Organic Matter Recycling Regulations* regarding this particular land application and they have confirmed that no application has been approved for this project.

ENV.OMRR.Reg.Reviews@gov.bc.ca

The letter also does not indicate any relevant information about the type of application such as: volume of stored materials, Classification of Biosolids (A,B, etc) and where it would be coming from.

The one sided narrative from the company profiting from its storage and application provides information outlining the benefits of *increased crop yield production for Monette Farms*. It also outlines that this crop production is intended to be corn, a recent crop since Monette has been leasing from Wolf Ranch.

However, my extended family network agrees there is no benefit to the Tmicw (lands). It is a direct impact to the revitalization of biocultural heritage practices in our community.

Our Chief and Council at Neskonlith Indian Band has recently ratified a BCR to support critical ecological corridors for several federal and provincially recognized threatened species. This is in partnership with the Thompson Nicola Conservation Collaborative (TNCC) and ongoing regional work to protect culturally significant species.

In December 2025, the Board of Directors and Neskonlith signed the MoU, with language of new commitments for collaboration moving forward.

Section 3 Principles of Cooperation—specifically Section 3.1.5
"Stewarding the environment" states:

"that both parties are committed to ensuring that the lands and resources with the Area of Interest are managed and used in ways that are respectful of and align with the cultural ecological and social values of Neskonlith and the District, with primary consideration given to Neskonlith traditional knowledge including protection of heritage"

I'm writing to request that the Board of Directors for the TNRD investigate details regarding this project within their scope and jurisdiction with the Ministry of Environment and OMRR. I also request that your organization, to the best of their ability, ensures that communications about this project be made available to all other TNRD residents who may be impacted by the storage and treatment of agricultural lands with biosolids products.

Kukstsemc (thank you),

Setse7, BSc

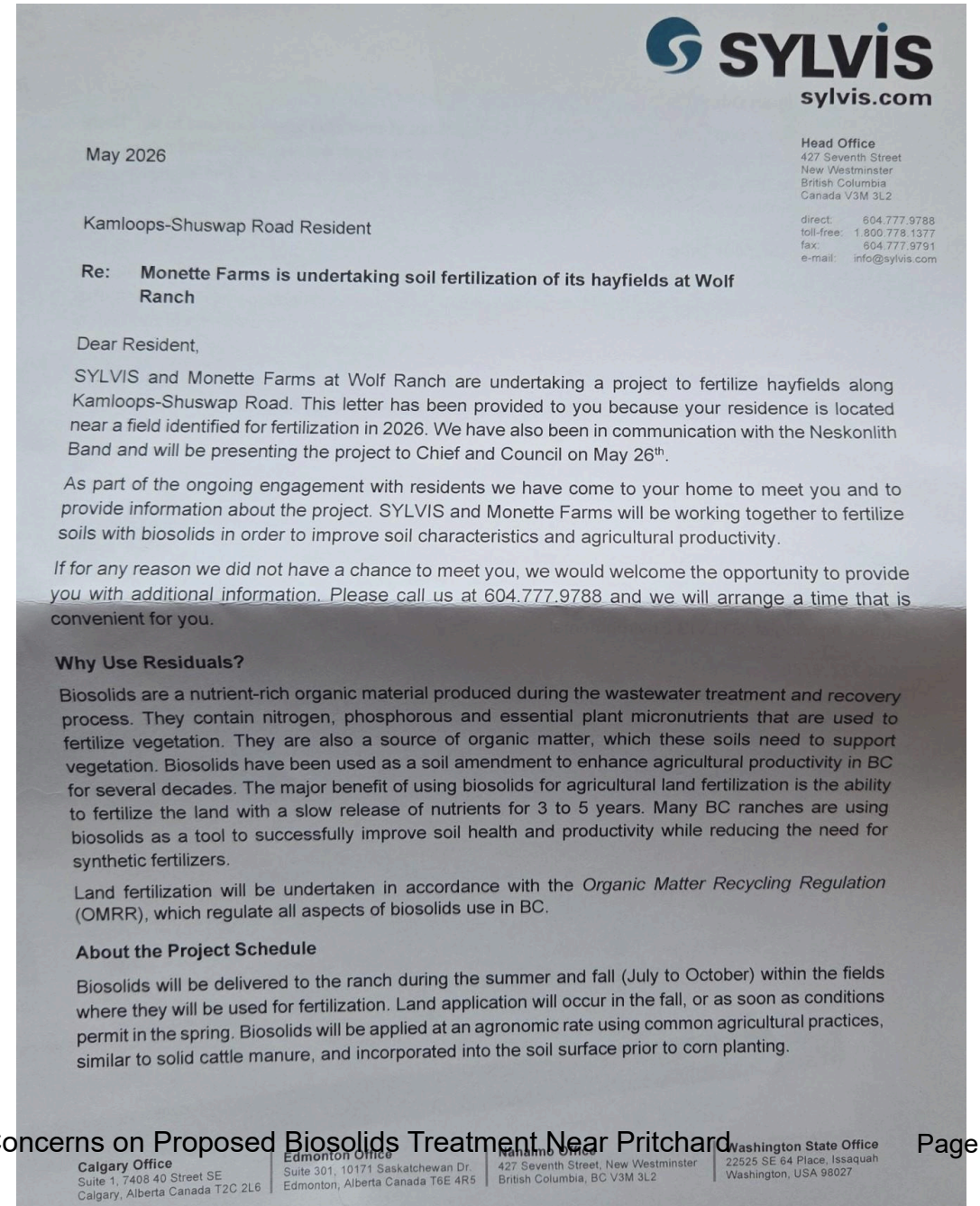
Supporting resources:

https://www2.gov.bc.ca/assets/gov/environment/waste-management/organic-waste/biosolids/lit-review-biosolids-nicola-valley.pdf

"A literature review of risks relevant to the use of biosolids and compost from biosolids with relevance to the Nicola Valley, BC " Conducted by LRCS Land Resource Consulting Services in March 2016

https://www2.gov.bc.ca/assets/gov/environment/waste-management/organic-waste/reports-and-papers/omrr-public-update-june-2022.pdf

Recent public update with new regulations (June 2022).



SYLVIS
sylvis.com

Head Office
427 Seventh Street
New Westminster
British Columbia
Canada V3M 3L2

direct: 604.777.9788
toll-free: 1.800.778.1377
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e-mail: info@sylvis.com

May 2026

Kamloops-Shuswap Road Resident

Re: Monette Farms is undertaking soil fertilization of its hayfields at Wolf Ranch

Dear Resident,

SYLVIS and Monette Farms at Wolf Ranch are undertaking a project to fertilize hayfields along Kamloops-Shuswap Road. This letter has been provided to you because your residence is located near a field identified for fertilization in 2026. We have also been in communication with the Neskonlith Band and will be presenting the project to Chief and Council on May 26th.

As part of the ongoing engagement with residents we have come to your home to meet you and to provide information about the project. SYLVIS and Monette Farms will be working together to fertilize soils with biosolids in order to improve soil characteristics and agricultural productivity.

If for any reason we did not have a chance to meet you, we would welcome the opportunity to provide you with additional information. Please call us at 604.777.9788 and we will arrange a time that is convenient for you.

Why Use Residuals?

Biosolids are a nutrient-rich organic material produced during the wastewater treatment and recovery process. They contain nitrogen, phosphorous and essential plant micronutrients that are used to fertilize vegetation. They are also a source of organic matter, which these soils need to support vegetation. Biosolids have been used as a soil amendment to enhance agricultural productivity in BC for several decades. The major benefit of using biosolids for agricultural land fertilization is the ability to fertilize the land with a slow release of nutrients for 3 to 5 years. Many BC ranches are using biosolids as a tool to successfully improve soil health and productivity while reducing the need for synthetic fertilizers.

Land fertilization will be undertaken in accordance with the *Organic Matter Recycling Regulation* (OMRR), which regulate all aspects of biosolids use in BC.

About the Project Schedule

Biosolids will be delivered to the ranch during the summer and fall (July to October) within the fields where they will be used for fertilization. Land application will occur in the fall, or as soon as conditions permit in the spring. Biosolids will be applied at an agronomic rate using common agricultural practices, similar to solid cattle manure, and incorporated into the soil surface prior to corn planting.

Calgary Office
Suite 1, 7408 40 Street SE
Calgary, Alberta Canada T2C 2L6

Edmonton Office
Suite 301, 10171 Saskatchewan Dr.
Edmonton, Alberta Canada T6E 4R5

Nanaimo Office
427 Seventh Street, New Westminster
British Columbia, BC V3M 3L2

Washington State Office
22525 SE 64 Place, Issaquah
Washington, USA 98027

SQUAMISH - LILLOOET
REGIONAL DISTRICT

Box 219, 1350 Aster Street
Pemberton, BC V0N 2L0
P. 604-894-6371 TF. 800-298-7753
F. 604-894-6526
info@slrd.bc.ca www.slrd.bc.ca

May 29, 2026

BY EMAIL ONLY (FOR.Minister@gov.bc.ca)

Honourable Tamara Davidson,
Minister of Environment and Parks
PO Box 9047 Stn Prov Gov
Victoria, BC V8W 9E2

Dear Minister Davidson:

RE: Downton Creek Forest Service Road Access

I am writing to advise you of the Squamish-Lillooet Regional District (SLRD) Board's serious concerns about the closure of the Downton Creek Forest Service Road (FSR) and the associated implications on public recreational access.

It has come to the SLRD Board's attention that recent inspections have downgraded key bridges on the Downton Creek FSR to zero-tonne capacity, resulting in a full closure and significant long-term uncertainty about access. The SLRD Board is concerned about the implications for public access, local recreation opportunities, and the potential removal of infrastructure that supports access into this important backcountry area.

The Downton Creek FSR is a valued corridor supporting backcountry recreation, tourism, wildlife research, and access to public land. It is highly valued by tourists, recreation groups, guide outfitters, as well as Electoral Area B property owners, residents and their guests, and there is strong and ongoing public interest in maintaining access to the area.

The SLRD notes that the Province's recently released B.C.'s Outdoor Recreation Strategy (the "Strategy") recognizes that recreation access in British Columbia depends heavily on resource roads and acknowledges the growing challenges associated with maintaining these corridors as traditional industrial funding models change. In particular, the Strategy's "Deliver Experiences" priority and Target #8 call for "a modernized framework for high-value recreation access and resource roads," including coordinated planning approaches and securing long-term public access to priority recreation areas.

It is the SLRD Board's strong view that the Downton Creek FSR is precisely the type of high-value recreation access route contemplated by the Strategy. Maintaining access would support recreation, tourism, community well-being, and rural economic activity in the Lillooet region, while aligning with the Province's stated commitment to sustainable and accessible outdoor recreation opportunities across British Columbia.

The SLRD Board encourages the Province to prioritize the protection and continued maintenance of important public recreation access corridors such as the Downton Creek FSR. Long-term access to these areas is essential to supporting outdoor recreation opportunities and sustaining the economic and social benefits they provide to rural communities.

In determining the future of the Downton Creek FSR within the context of the Strategy, the SLRD Board recognizes the importance of meaningful engagement and consultation with First Nations as rights holders and supporting their interests, priorities, and desires for the area.

The SLRD Board looks forward to your response in securing a balanced and sustainable outcome that preserves responsible public access while supporting environmental stewardship and respectful collaboration.

Regards,

Jen Ford
Board Chair, Squamish-Lillooet Regional District

CC: SLRD Board
Heather Paul, Chief Administrative Officer, SLRD
District of Lillooet
MLA Tony Luck (Fraser-Nicola)
Thompson-Nicola Regional District Board
Lillooet Chamber of Commerce

The Corporation of the
District of Central Saanich

May 21, 2026

Honourable Christine Boyle, Minister of Housing and Municipal Affairs
Parliament Buildings Victoria, BC V8V 1X4
Via email: HMA.minister@gov.bc.ca

The Honourable Brenda Bailey, Minister of Finance
PO Box 9048 Stn Prov Govt, Victoria, BC V8W 9E2
Via email: FIN.Minister@gov.bc.ca

Dear Ministers Boyle and Bailey,

RE: Request for Dedicated Provincial Funding to Support Municipalities That Achieve Provincially Mandated Housing Targets

On behalf of the Council of the District of Central Saanich, I am writing to acknowledge the Province of British Columbia's leadership in addressing the housing crisis through the establishment of mandatory housing targets for local governments. We share the Province's commitment to increasing housing supply and supporting complete, livable communities across British Columbia.

The District of Central Saanich has proactively responded to provincial housing initiatives and requirements. Council and staff have undertaken significant planning, policy, and regulatory work to facilitate increased housing supply, including substantive housing-related land use policy changes, zoning bylaw amendments, and updates to our Official Community Plan. These actions required considerable municipal resources and reflect Council's strong commitment to meeting, and in several cases exceeding, our provincially mandated housing targets.

While Central Saanich is proud of its progress, the rapid pace and scale of housing delivery required to meet provincial targets generates corresponding growth-related pressures on municipal operations, neighbourhood livability, and community infrastructure. Increased development activity places added demands on staff capacity, traffic and transportation systems, water, sewer, stormwater, and utility infrastructure, as well as parks, recreation facilities, and other public amenities that support a high quality of life.

Local governments that demonstrate leadership and compliance with provincial housing mandates play a critical role in achieving shared provincial objectives. To that end, Council respectfully requests that he Province establish a dedicated funding stream for municipalities that have successfully implemented housing-enabling policy and regulatory changes and achieved or exceeded their housing targets. Such a program would recognize municipal leadership, incentivize continued housing creation, and ensure communities have the tools necessary to manage growth responsibly.

Specifically, the District of Central Saanich urges the Province to consider funding that may be allocated to:
• Municipal operational capacity, including staffing and systems required to manage increased development activity and service demands;
• Neighbourhood infrastructure improvements, such as traffic calming initiatives, pedestrian safety enhancements, and active transportation infrastructure;
• Civil infrastructure upgrades, including water, sewer, stormwater, and utility capacity expansions required to support additional housing; and
• Public amenities, including parks, recreation facilities, community spaces, and other infrastructure that contributes to complete, livable, and resilient neighbourhoods.

Central Saanich has demonstrated strong alignment with provincial housing objectives through timely policy implementation and regulatory reform. However, without dedicated growth-related funding, municipalities risk falling behind in delivering the infrastructure and services needed to support the very housing supply the Province seeks to accelerate.

We would welcome the opportunity to work collaboratively with the Province to further refine this approach and to share Central Saanich's experience as a community that has embraced housing reform. Council also intends to share this correspondence with the Union of British Columbia Municipalities and neighbouring local governments to support broader regional and provincial advocacy on this matter.

Thank you for your continued partnership and leadership in addressing British Columbia's housing challenges. We look forward to your consideration of this request and to ongoing collaboration to support sustainable growth and livable communities. Should you have any further questions please do not hesitate to contact our Director of Planning and Building Services, at Jarret.Matanowitsch@csaanich.ca.

Sincerely,

Mayor Ryan Windsor

cc: Union of British Columbia Municipalities (UBCM)

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

Ward Stamer, MLA
Kamloops – North Thompson

June 3, 2026

Honourable Sheila Malcolmson
Minister of Social Development and Poverty Reduction
SENT VIA EMAIL: SDPR.Minister@gov.bc.ca

Honourable Ravi Parmar
Minister of Forests
SENT VIA EMAIL: FOR.Minister@gov.bc.ca

Honourable Tamara Davidson
Minister of Environment and Parks
SENT VIA EMAIL: ENV.Minister@gov.bc.ca

Honourable Nina Krieger
Minister of Public Safety and Solicitor General
SENT VIA EMAIL: PSSG.Minister@gov.bc.ca

Honourable Randene Neill
Minister of Water, Land and Resource Stewardship
SENT VIA EMAIL: WLRS.Minister@gov.bc.ca

Dear Honourable Ministers,

RE: Urgent Follow-Up - Land Misuse along Jamieson Creek FSR

I am writing to follow up on the ongoing issue of illegal land use and squatting in the Jamieson Creek Forest Service Road area.

This matter has been raised with multiple ministries on several occasions without resolution. Most recently, I wrote to Minister Malcolmson's office on September 4, 2025 and November 4, 2025 requesting assistance, and no response was received. Additionally, a constituent was advised by the Natural Resource Officer Service on October 27, 2025 to contact their MLA to further advocate on this issue.

My office has been actively engaged on this matter since June 16, 2025, when I first wrote to the Minister of Forests and the Minister of Environment and Parks. The former MLA's office also raised concerns in 2024; however, no meaningful action has been taken to date.

Kamloops – North Thompson
Constituency Office
618B Tranquille Road
Kamloops, B.C. V2B 3H6
T 250-554-5416 | F 250.377.3448

Legislative Office
Room 210, Parliamentary Buildings
Victoria, BC V8V 1X4

Ward.Stamer.MLA@leg.bc.ca

I am again writing regarding the longstanding and escalating presence of multiple encampments located on Crown land in the Jamieson Creek area, which has been brought to our office by a growing number of concerned constituents.

The encampments have reportedly been in place since at least 2022 and have expanded significantly over time. They now consist of multiple RVs, temporary shelters, and semi-permanent structures established along the creek, spanning approximately the 2 km to15 km mark. Despite repeated complaints to local bylaw enforcement, regional authorities, provincial ministries, the RCMP, and reports to the RAPP line, there appears to have been no effective enforcement or remediation.

Several individuals are reportedly living at the sites on a long-term basis, in some cases for up to three years. Their presence has been associated with numerous violations, including open campfires, tree cutting, improper disposal of effluent into the creek, and the accumulation of debris and waste. There have also been reports of threatening behaviour toward recreational users in the area, as well as alleged thefts from nearby properties, which has further heightened community concern.

This situation presents serious and escalating risks, including:

- **Public health and environmental impacts:** Reports of improper waste disposal and unsanitary practices raise significant concerns about contamination of water sources and impacts on downstream ecosystems.
- **Wildfire and public safety risks:** The use of wood stoves, open flames, vegetation clearing, and accumulating debris creates a heightened wildfire hazard in a forested environment.
- **Environmental degradation and unauthorized land use:** Tree removal, construction of structures, and ongoing waste accumulation represent clear unauthorized use of Crown land and continued environmental damage.

These risks affect not only nearby residents and the surrounding environment, but also the individuals residing within the encampment.

There is growing unease within the Westsyde community regarding fire danger, environmental degradation, public safety, and property-related concerns. Our office continues to receive increasing complaints from constituents, underscoring the urgency of the situation.

We recognize that addressing encampments on Crown land requires a coordinated, multi-agency response involving public safety, environmental protection, housing, and health services. However, the continued lack of action despite repeated escalation is deeply concerning.

By way of precedent, we note that similar situations such as the encampment near Peachland at Trepanier Creek, have recently been addressed through coordinated inter-ministerial efforts involving enforcement, environmental remediation, and social supports. A comparable approach is urgently needed in this case.

Given the prolonged nature of this issue and the increasing risks, I would appreciate a clear outline of the ministry's intended response, including identification of a lead coordinating body and any planned timelines for action.

Our office remains available to assist with information sharing or coordination as required.

Thank you for your attention to this urgent matter. I look forward to your timely response

Sincerely,

Ward Stamer
MLA for Kamloops – North Thompson

Cc: Scott Hildebrand, CAO Thompson-Nicola Regional District

Lee Morris, Director Area P, Thompson-Nicola Regional District

Jamieson Creek FSR Encampment Photos – taken June 6, 2026

Right side – 3.2 km

Right side – 3.2 km

Right side – 3.8 km

Right side – 4.5 km

Right side – 4.5 km

Right side – 4.5 km

Left side – 4.9 km

Left side – 4.9 km

Left side – 5 km

Left side – 5 km

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

Lorne Doerkson, MLA
Cariboo-Chilcotin

May 21, 2026

Honourable Mike Farnworth
Ministry of Transportation and Transit
PO Box 9055 Stn Prov Gov
Victoria, BC V8W 9E2

Via email: TT.Minister@gov.bc.ca

Dear Minister Farnworth,

RE: Urgent Need for Road Base Repairs & Increased Maintenance Funding – TNRD Rural Gravel Roads

Dear Minister Farnworth,

I am writing further to the ongoing advocacy of TNRD Director Michael Grenier and the many residents of the Alpine Valley area who have consistently raised concerns regarding the deteriorating condition of the rural gravel road network within the Thompson–Nicola Regional District, specifically the TCCR road corridor.

As you are aware, responsibility for the repair and maintenance of this road falls under the authority of the Ministry of Transportation and Transit. The condition of this road has been raised repeatedly by local residents, the TNRD, and my office over several years.

In the fall of 2024, the Ministry, working in coordination with the City of Kamloops, undertook approximately $400,000 in repair work on the lower section of the road. Unfortunately, those repairs proved short-lived, and the road has since returned to a state that continues to create frustration and safety concerns for those who rely on it daily.

In 2025, a site meeting was held involving local Ministry officials, Argo Road Maintenance, representatives of the TVCA, TNRD Director Michael Grenier, and my office. During that meeting, several sections of the approximately 60-kilometre road corridor were identified as requiring significant road base rehabilitation. The recommended work included pulverizing and rebuilding the road base, proper packing, and the addition of a 5–6 inch gravel topcoat so that grading equipment can maintain the road without damaging the base structure.

At present, graders are often forced to work on a base that has already failed, resulting in the road base being torn up rather than properly maintained. The rapid deterioration and wash boarding of the lower seven kilometres has also significantly affected the cycle time and availability of graders for the remainder of the corridor.

.../2

102-383 Oliver Street
Williams Lake, BC V2G 1M4

7-530 Horse Lake Rd
100 Mile House, BC V0K 2E0

8-411 Brink St, PO Box 1118
Ashcroft, BC V0K 1A0

LEGISLATIVE ASSEMBLY
of BRITISH COLUMBIA

Lorne Doerkson, MLA
Cariboo-Chilcotin

I have also been informed that the local Ministry office currently has an annual budget of approximately $1.5 million to maintain all gravel roads across this portion of the TNRD. Given the extensive network of rural roads in this region, it is clear this funding level is insufficient to address the structural repairs required for roads such as TCCR.

Residents in this area have shown considerable patience while raising legitimate concerns about safety, accessibility, and the reliability of transportation infrastructure that is critical for daily travel, emergency access, and economic activity.

Accordingly, I respectfully request that the Ministry:

1. Provide funding to complete the road base reconstruction identified during the 2025 site visit.
2. Review and increase the gravel road maintenance budget for this region to better reflect the scale of the network and the costs of proper maintenance.
3. Work collaboratively with Argo Road Maintenance and local stakeholders to implement a sustainable maintenance strategy once structural repairs are completed.

I would also appreciate the opportunity for an update on the Ministry's plan and timeline for addressing these concerns.

The residents who rely on this road deserve a long-term solution rather than continued short-term fixes. I remain committed to working constructively with your office, the TNRD, and Argo to ensure these issues are resolved.

Thank you for your attention to this matter, and I look forward to your response.

Sincerely,

Lorne Doerkson
MLA Cariboo-Chilcotin

cc: Graeme Schimpf, Ministry of Transpiration and Transit, Kamloops
Thompson-Nicola Regional District (TNRD)
Argo Road Maintenance

102-383 Oliver Street
Williams Lake, BC V2G 1M4

7-530 Horse Lake Rd
100 Mile House, BC V0K 2E0

8-411 Brink St, PO Box 1118
Ashcroft, BC V0K 1A0