OFFICIAL COMMUNITY PLAN

Bylaw 1750, 2014

AS ADOPTED ON JUNE 24, 2014
CITY OF ARMSTRONG

BYLAW 1750, 2014

A BYLAW TO ADOPT AN OFFICIAL COMMUNITY PLAN

WHEREAS the Local Government Act authorizes Council to adopt an Official Community Plan;

AND WHEREAS Council has complied with the adoption procedures set forth within the Local Government Act, including having considered appropriate consultation with various persons, organizations and authorities considered to be potentially affected, and having engaged in public consultation, and having considered the plan in conjunction with the City of Armstrong Financial Plan and the Regional District of North Okanagan Solid Waste Management Plan;

NOW THEREFORE, the Council of the City of Armstrong, in open meeting assembled, enacts as follows:

1) Schedule “A”, attached hereto and forming part of this bylaw is hereby designated as the Official Community Plan for the City of Armstrong.

2) Pursuant to Section 884 of the Local Government Act, zoning bylaws currently being considered by Council but not adopted as of the date of adoption of this bylaw and the Official Community Plan adopted by this bylaw are deemed to be consistent with the Official Community Plan adopted by this bylaw in accordance with the following:

   a. In this section, “zoning bylaw” means a bylaw to amend the City of Armstrong Zoning Bylaw 1268, 1997 as amended, which amending bylaw has received first reading and has been referred by Council resolution to a public hearing prior to the adoption of this Official Community Plan adoption bylaw;

   b. Despite any other provision of this bylaw or the Official Community Plan adopted by this bylaw, every zoning bylaw adopted within six months of the date of adoption of this bylaw is deemed to be consistent with the Official Community Plan adopted by this bylaw.

3) The power to issue Development Permits under Section 920 of the Local Government Act is hereby delegated to the Chief Administrative Officer for minor development permits and exemptions as defined in Schedule “A” attached hereto and forming part of this bylaw.
4) City of Armstrong Official Community Plan Bylaw 1231, 1996 and amendments thereto is hereby repealed.

5) This bylaw may be cited as the “Official Community Plan Bylaw 1750, 2014”.

**READ A FIRST TIME** this 11th day of February, 2014.

**READ A SECOND TIME** this 12th day of May, 2014.

ADVERTISED on the 18th day of May, 2014 and the 21st day of May, 2014 and a Public Hearing held pursuant to the provisions of Section 890 of the *Local Government Act* on the 26th day of May, 2014.

**READ A THIRD TIME** this 23rd day of June, 2014.

**ADOPTED** this 23rd day of June, 2014.

Signature on File ___________________________ Signature on File ___________________________

___________________________ ___________________________

MAYOR CORPORATE OFFICER

I hereby certify the foregoing to be a true and correct copy of the Bylaw cited as City of Armstrong “Official Community Plan Bylaw 1750, 2014” as adopted by the Municipal Council on the ___ day of ____________, 2014.

Dated at Armstrong, BC

___________________________

CORPORATE OFFICER
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1.0 INTRODUCTION

The City of Armstrong Official Community Plan Bylaw 1750, 2014, (also called the Official Community Plan, OCP Bylaw, or OCP) is a statement of objectives and policies to guide decisions on land use and management within the boundaries of the City of Armstrong. The OCP also guides other related bylaws in effect such as the Zoning Bylaw and Subdivision and Development Servicing Bylaw. It is a requirement of the Local Government Act that all bylaws enacted or works undertaken by Council must be consistent with the Official Community Plan.

1.2 BYLAW STRUCTURE

The OCP Bylaw is comprised of the actual Bylaw 1750, 2014 including Schedule A, containing the goals, objectives, policies and maps which together form the substance of the OCP Bylaw. Schedule A is legally divided as follows:

a) Components with legal force and effect, being all stated ‘goals’, ‘objectives’ and ‘policies’ included in Sections 3.0 through 6.0 shown in bold typeface and all Maps contained in Section 9.0; and

b) Components provided for information and convenience only, limited to Sections 1.0, 2.0 and all ‘Discussion’ portions in Sections 3.0 through 6.0, and any ‘Tables’, ‘Figures’, or illustrations included in Schedule A.

1.3 CONSULTATION PROCESS

The City of Armstrong undertook an extensive consultation process in 2010, which included an on-line survey of the general public, a separate youth survey, stakeholder discussions, a senior’s roundtable, citizen interviews at public events and a series of newspaper advertisements, posters and flyers all intended to encourage input from interested citizens.

After being received by Council, the OCP Bylaw was circulated to the staff of the Regional District of North Okanagan for comment as to conformance with the Regional Growth Strategy. Following this, it received first reading consideration and was circulated to the Board of the North Okanagan Regional District, School District No. 83, the Township of Spallumcheen, the Land Commission, the Ministry of Transportation and Infrastructure, and the Okanagan, and Splatsin First Nations.
2.0 REGIONAL GROWTH STRATEGY

The City of Armstrong is required by the Local Government Act to include within the Official Community Plan, a Regional Context Statement that identifies the relationship between the Official Community Plan and the Regional Growth Strategy. The North Okanagan Regional Growth Strategy Bylaw No. 2500, 2011 was accepted by the City of Armstrong on August 8, 2011 and adopted by the Regional District of North Okanagan on September 21, 2011.

The Regional Growth Strategy provides an integrated strategic policy framework for addressing growth management, compact complete communities, economic development, transportation, other infrastructure, environmental concerns and long term regional sustainability, resilience and prosperity. These policies play three key roles:

(1) Provide direction for implementing the Regional Growth Strategy;
(2) Create a common strategic framework for planning at various levels within the North Okanagan; and,
(3) Provide the vision for all levels of government to strive towards.

Much of the implementation of the Regional Growth Strategy occurs through local planning and actions. An Official Community Plan must include a Regional Context Statement that is accepted, in accordance with Section 866 of the Local Government Act, by the Regional District of North Okanagan. The Regional Context Statement also provides guidance on how the OCP is to be made consistent with the Regional Growth Strategy over time.

The Regional Growth Strategy includes policies that guide communities in achieving a vibrant, prosperous and sustainable region. To achieve this end, the Regional Growth Strategy regional policies are grouped in nine interrelated policy areas with 21 major goals and numerous strategies, as well as a section on implementation and monitoring.

The City of Armstrong Regional Context Statement is a key implementation mechanism for the Regional Growth Strategy. It maintains the City of Armstrong’s authority to make local planning decisions, while ensuring that the Council and the Regional Board agree upon matters of legitimate regional interest.

The Regional District of North Okanagan Regional Growth Strategy, adopted September 21, 2011, sets out a vision for the future and provides certainty to the outcomes residents of the North Okanagan want to achieve. This vision will guide future regional growth, promoting:

- sustainable communities
• protection of our rural and agricultural lands
• broad and sustainable employment and business opportunities
• diverse housing choices
• complete and vibrant neighbourhoods
• protection of the region’s natural environment
• sustainable use and protection of the region’s resources
• financial sustainability and good regional governance

In addition to the vision articulated above, the Regional District of North Okanagan Regional Growth Strategy (RGS) sets out objectives and policies in nine strategic and interrelated policy areas:

• Urban Containment/Rural Protection
• Agriculture and Food Systems
• Water Stewardship
• Environment and Natural Lands
• Economic Development
• Transportation and Infrastructure
• Housing
• Governance and Service Delivery
• Energy and Emissions

The following section contains the Regional Context Statement, which outlines how Official Community Plan Bylaw 1750, 2014 conforms to the North Okanagan Regional District Regional Growth Strategy.

2.1 LOCAL REGIONAL CONTEXT

The City of Armstrong relied on work completed by the North Okanagan Regional District (North Okanagan Population and Housing Trends and Projections 2006-2031) in developing its growth forecasts.
Anticipated growth is expected to be moderate (1.5%) over the next 20 years, bringing the population to approximately 5712 persons by 2030 (City of Armstrong OCP) and 6198 by 2031 (North Okanagan RGS). The City of Armstrong is a small, but historically important service centre for the surrounding rural area.

It is expected that Armstrong will maintain its historically significant role as a service centre. The City has developed in a compact, efficient way. There is a predominance of single family dwellings; however with changing demographics, trends are to smaller more affordable and more easily maintained dwellings. Recent trends have seen housing on smaller lots, bareland strata lots, and ground oriented multi-family dwellings. OCP projections call for an additional 640 units by 2030. The City is committed to infilling and increasing densities using a variety of housing forms. Because there is very little developable land within the City, it is anticipated that at some point within the OCP time horizon it will be necessary to support one or more applications for exclusion from the Agricultural Land Reserve (ALR). The OCP policy is to consider ALR exclusion applications for lands within municipal boundaries when it can be shown that few other options remain to serve the needs of an expanding population within the City.

The City of Armstrong has been designated in the Regional Growth Strategy as a Regional Growth Centre. The City is committed to growing in a sustainable and integrated way, while maintaining the small-town feel that is so much a part of its character.

2.2 REGIONAL CONTEXT STATEMENT

The City of Armstrong must, in its OCP, provide a Regional Context Statement that identifies the relationship between the OCP and the RGS, and confirms that the OCP is either consistent with the RGS, or provides for how the OCP is to be made consistent with the RGS over time.

a) Urban Containment/Rural Protection

The Regional Growth Strategy designates Growth Areas, which are intended to be fully serviced with community water and sewer systems and able to accommodate a broad range of urban land uses at urban densities. Furthermore, these Growth Areas are to promote compact, complete community design, using existing developed lands efficiently through infilling where appropriate, and encouraging the development of underutilized lands. The City of Armstrong is designated as a Growth Area and surrounded by lands within the Agricultural Land Reserve.
Already compact in area, the City of Armstrong is committed to maximizing its existing land resources and developing within its existing boundaries for the horizon of this OCP.

b) Agriculture and Food Systems

The Regional Growth Strategy seeks to maintain and diversify the agricultural land base by discouraging the removal or subdivision of Agricultural Land Reserve (ALR) Lands.

Recognizing that the City of Armstrong is completely surrounded by ALR land, and acknowledging the desire of the City to grow efficiently and compactly within its existing boundaries, which do contain some ALR parcels, the OCP sets out certain criteria under which exclusion of ALR parcels within its boundaries may be supported. In support of the regional goal of encouraging a robust and diverse agricultural base, the OCP contains objectives and policies in support of local farmers and local food, farmers markets, community gardens and urban agriculture. Recognizing that water is a critical factor in the future of agriculture regionally, the OCP encourages the sustainable management of water and sets out policies for the protection, conservation and effective treatment within its distribution system.

c) Water Stewardship

As the Region grows, so do concerns about the quality and quantity of water available to supply all of the varied demands on this precious resource.

The OCP contains policy intended to protect and conserve the resource, and require that new developments provide for projected water needs and implement water conservation measures to efficiently manage the resource.

d) Environment and Natural Lands

The Regional Growth Strategy encourages cooperation between municipalities and agencies in identifying, prioritizing, and mapping important natural features within the region to allow for consistency in ecosystem and species protection.

The City of Armstrong is a participant in the Okanagan Collaborative Conservation Program’s North and Central Okanagan Biodiversity Conservation Strategy initiative that will create maps and guidance documents to assist in conserving and enhancing environmentally sensitive areas. This information will complement and enhance OCP policy regarding the protection of natural areas within the City of Armstrong and provide a tool to be utilized in the consideration of Development Permits for those areas designated in the OCP as Environmentally Sensitive.
e) Economic Development

Considering a strong economy essential to maintaining a high quality of life within the North Okanagan, the Regional Growth Strategy provides a framework for regional economic cooperation on local and regional economic development, research and planning. Members agree to support the regional approach, while maintaining a positive and sustainable business enabling environment.

The City of Armstrong, being a regionally designated Growth Centre, supports business development through OCP policy that encourages an adequate supply of industrial and commercial land, a diversity of housing opportunities and affordable housing options, as well as economic diversification through value added, community based business development, green jobs and sustainable industries.

f) Transportation and Infrastructure

Given the nature of the Regional District, the majority of trips within the North Okanagan are by automobile (91.9%), with the remainder being by transit, walking and cycling. As a result, transportation is the largest contributor to greenhouse gas emissions and vehicle emissions contribute to reduced air quality within the valley.

The Regional Growth Strategy has the goal of coordinating regional transportation planning between municipalities, encouraging multi-modal options, and integrating land use and transportation decision-making within communities.

The RGS also has the goal of creating effective, efficient and sustainable infrastructure and to this end, encourages growth towards areas with existing infrastructure and supports regional cooperation on utility planning.

The City of Armstrong OCP reflects these goals through Objectives and Policies that seek to increase transportation efficiency and reduce greenhouse gas emissions by encouraging alternate transportation means, including an inter-modal transportation hub within the City centre, alternative road standards and a compact land use development form that will encourage walking, cycling and transit. The OCP also promotes efficient infrastructure by encouraging water conservation strategies, a tangible asset management system, and supporting regional efforts to adopt Regional District of North Okanagan Solid Waste Management Plan principles.

g) Housing

The Regional Growth Strategy seeks to encourage a variety of housing options within each community located close to amenities, services and transit networks and suggests a number of potential strategies to achieve this including: increases in density, smaller
lot sizes, density bonusing, financial incentives and partnering with not-for-profit organizations.

The City of Armstrong acknowledges the requirement to provide for a growing and changing population dynamic and projects a need for smaller, more affordable housing forms. To this end, OCP policy proposes to permit secondary suites within single family zones, and allow for Housing Agreements that will encourage a diversity of housing and tenure opportunities.

h) Governance and Service Delivery

The Regional Growth Strategy seeks to support regional cooperation and communication between politicians and staff of member municipalities on matters of regional significance. Municipalities are encouraged to explore opportunities to cooperate in long range planning and cost sharing in regional and sub-regional service delivery.

The OCP acknowledges Armstrong’s position within the Region in the areas of natural environment, parks and recreation, transportation and infrastructure, agriculture and local food production and economic development. Policies in all of these areas seek to encourage cooperation where this will lead to improved economy and efficiency.

i) Energy and Emissions

The Regional Growth Strategy has the goal of reducing greenhouse gases across the region by 15% in 2020 and 25% in 2030 from the 2007 baseline and provides broad, strategic policies throughout the RGS towards achieving these goals.

In support of these targets, the Armstrong OCP sets targets of greenhouse gas reduction of 7% by 2020 and 15% by 2030 from the 2007 baseline. The OCP updates the 2007 calculations to 2010 (Appendix B), and contains a number of goals and policies towards attaining these goals.

2.3 IMPLEMENTATION OF THE REGIONAL GROWTH STRATEGY

As set out in the Implementation and Monitoring section of the Regional Growth Strategy, preparation and adoption of the Regional Context Statement is a key implementation tool that serves to implement Regional Growth Strategy policy within the City of Armstrong Official Community Plan.

The City of Armstrong and the Regional District of North Okanagan are committed to working in partnership to achieve the shared goals of the Regional Growth Strategy and Official Community Plan.
Section 866(4) of the Local Government Act requires that amendments to the Regional Context Statement be submitted to the Regional District of North Okanagan Board of Directors for acceptance.

Should disagreement occur, both the City of Armstrong and the Regional District of North Okanagan are committed to cooperative discussions to resolve disagreements in keeping with the provisions of the Local Government Act.

The City of Armstrong considers that Official Community Plan Bylaw 1750, 2014 is consistent with the Regional District Growth Strategy.

2.4 CONCLUSION

This Regional Context Statement describes the relationship between the City of Armstrong Official Community Plan and the Regional Growth Strategy and outlines how the City of Armstrong Official Community Plan supports the Regional Growth Strategy. The analysis indicates that Map 9.1 Future Land Use of the City of Armstrong Official Community Plan is generally consistent with the Regional Growth Strategy.

As conditions may change over time, opportunities for growth and development may arise within the City of Armstrong. These opportunities will be considered in the context of the Regional Growth Strategy and Armstrong’s designation as a Growth Area within the Region. The City of Armstrong is committed to achieving the vision contained in the Regional Growth Strategy.

The following excerpts from the Regional Growth Strategy illustrate the City of Armstrong’s designation as a Regional Growth Area.
# REGIONAL GROWTH STRATEGY DESIGNATIONS

The Rural Protection Area Map (Schedule ‘B’) identifies Growth Areas, Future Growth Areas and Rural Protection Areas. The purpose of this map is to guide land use planning processes by defining long term rural protection areas and boundaries that are not suitable for ‘urban’ levels of development.

**GROWTH AREAS:** are serviced by water and sewer infrastructure and are defined by the Rural Protection Boundary. Growth Areas are intended to contain the diversity of the region’s established communities with urban densities (lots less than 1 hectare). Urban levels of service, including water and sewer infrastructure extensions, will be limited to Growth Areas. Growth Areas do not necessarily correspond to municipal or electoral area boundaries (existing or proposed). Growth Area boundaries respect past agreements and comprehensive neighbourhood planning initiatives that have access to existing water and sewer infrastructure.

**FUTURE GROWTH AREAS:** are areas have been identified in Official Community Plans or strategic planning initiatives for future development of residential, commercial or industrial uses. These areas may require further review to determine their development potential and viability, including the identification of water sources. The objective within these areas, as in Growth Areas, is to encourage compact, complete, mixed use and serviced communities with well defined Rural Protection Boundaries. The development of these areas should be contingent on the establishment of services, including water infrastructure and emergency response capacity. Criteria and thresholds should be established through Official Community Plans prior to consideration of Future Growth Area for compact, complete community development. Once development begins within Future Growth Areas, then these areas will be considered Growth Areas as defined within the Regional Growth Strategy.

**RURAL PROTECTION AREAS:** are areas that will not have access to water and sewer infrastructure, consist of large lot sizes and are associated with rural uses. Rural Protection Areas are intended to provide for a variety of rural land uses, including low density rural residential development, natural resources, and agricultural and existing small scale neighbourhood commercial uses. Rural Protection Areas help protect rural landscapes and agricultural lands, prevent unsuitable urban development and densities, limit water and sewer infrastructure extensions beyond the Rural Protection Boundary and maintain rural lifestyle options. Natural lands, open spaces, agricultural lands and environmentally sensitive lands that are unsuitable for residential development are included within the Rural Protection Areas, including: the Agricultural Land Reserve, watersheds, conservation areas, natural habitats, grasslands, forests, wetlands, major parks and recreation areas. Rural developments around drinking water sources and reservoirs should be restricted to protect water quality and quantity. The Rural Protection Area is complementary to the Okanagan Shuswap Land and Resource Management Plan (OSLRMP) and does not discourage appropriate designated Crown land uses, as represented in the OSLRMP, UC-2.8 and UC-2.9.
RURAL PROTECTION BOUNDARY: *is the line that divides lands that have access to water and sewer infrastructure and lands that must rely on local water and septic solutions.* The Rural Protection Boundary is intended to retain rural and agricultural lands for appropriate rural uses and residential densities. The Rural Protection Boundary focuses urban levels of development, densities and services levels into Growth Areas. Rural service levels and appropriate uses are preserved within the rural protection area.
MAP B-4: City of Armstrong/Township of Spallumcheen
3.0 PHYSICAL ENVIRONMENT

3.1 GROWTH MANAGEMENT

3.1.1 Discussion

Projections indicate that Armstrong may reach its maximum build out of available land by the year 2030 and therefore the plan’s growth strategy recognizes the need to shift its approach to infill and more compact development. Using the Armstrong Sustainability Principles developed through the public consultation process, along with the Community Vision, Armstrong will develop in an integrated manner within existing built-up areas. Changes to height and density in specific areas will create capacity for added transit, pedestrian traffic, additional housing units and commercial/retail opportunities. Using land more strategically will result in development densities that support community amenities, transportation linkages and core services. This strategy will use planned growth to enhance the quality of life of the City, while at the same time maintaining the small-town character principles that are present today.

Growth Management goals were developed in response to two main concerns brought forth from the public input:

- Developing areas that will increase the livability and local amenities of the City of Armstrong while utilizing existing infrastructure; and

- Maintaining a small-town feel, linked to its roots of agriculture, logging, arts, and unique commercial and industrial businesses, rather than becoming a bedroom community for surrounding larger urban centres.
3.1.2 Growth Management Goals

1. To grow within existing municipal boundaries by encouraging compact, efficient land use.

2. To consider Agricultural Land Reserve (ALR) exclusion applications for lands within municipal boundaries only when it can be shown that few other options remain to serve the land needs of an expanding population, and to monitor, review and update the Official Community Plan as appropriate.

3.1.3 Growth Management Objectives and Policies

1. To focus revitalization and growth within existing neighbourhoods by:
   a. Supporting the redevelopment of existing building stock;
   b. Allowing secondary suites within existing and new single family housing; and
   c. Supporting infill development on vacant lots.

2. To promote medium to high density land use within walking distance of amenities and essential services by:
   a. Improving pedestrian connections within existing built up residential areas;
   b. Supporting mixed-use comprehensive developments within the Downtown commercial core; and
   c. Requiring new developments to provide connections to commercial areas, parks and open spaces, and community services.

3. To maintain an urban/rural boundary to physically define the separation between Rural and Urban by:
   a. Requiring appropriate buffers between urban and rural land uses,
   b. Retaining the integrity of rural properties within municipal boundaries, and
   c. Requiring development proposals for rural or previously undeveloped (greenfield) sites within the municipality to include a study that:
addresses existing supply and demand for the proposed urban land uses;
provides for a phased comprehensive development plan that supports compact development;
presents a variety of housing options;
integrates the proposed land uses with the existing urban community by means of accessible multi-modal connections; and
addresses requirements for infrastructure upgrades necessary to service the subject property.

4. Landowners requesting removal of their lands from the ALR must document the need for additional non-agricultural land within City boundaries having regard to: future growth projections, existing lands available for development and redevelopment, suitability for development, and the need to maintain a diversity of land use options by ensuring an adequate market supply of developable land within City boundaries.

3.2 Sustainable Land Use

3.2.1 Discussion

In British Columbia policy related to climate change is regulated by Bill 27. The Green Communities Act (Bill 27, 2008), which amended the Local Government Act, introduced changes that enable local governments to address climate action in their communities. Among these changes is a requirement for local governments to have targets, policies and actions to reduce Greenhouse Gas (GHG) emissions in their Official Community Plans and in Regional Growth Strategies.

The City of Armstrong is a signatory to the BC Climate Action Charter, joining the Province and the Union of BC Municipalities in finding ways to tackle the challenges posed by climate change, and pledging to significantly cut greenhouse gas emissions by 2012 and beyond.

The following table outlines the details of Armstrong’s Energy Emission Targets pursuant to the BC Climate Action Charter, which are to:

- Reduce total GHG emissions to 20% of the 2007 levels by 2020, and
- Reduce total GHG emissions to 50% of the 2007 levels by 2030
## Table 1 Armstrong’s Energy Emission Targets 2020 – 2030

<table>
<thead>
<tr>
<th>SECTOR</th>
<th>TARGET</th>
<th>TARGET</th>
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<tbody>
<tr>
<td><strong>DATE</strong></td>
<td>2020</td>
<td>2030</td>
</tr>
<tr>
<td><strong>BUILDINGS</strong></td>
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<tr>
<td>Encourage retrofits to existing units</td>
<td>50% of dwelling units have an Energuide 80 Rating.</td>
<td>80% of existing dwelling units achieve a net-zero emission standards.</td>
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<tr>
<td>New residential development</td>
<td>All new buildings to meet or exceed Energuide 80 or equivalent certification for energy efficiency.</td>
<td>All new building to be net-zero dwelling units.</td>
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<td><strong>LAND-USE AND DEVELOPMENT</strong></td>
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<tr>
<td>Existing neighbourhoods</td>
<td>Existing neighbourhoods are walk able to essential services, allow secondary suites and encourage residents to grow a portion of their food supply</td>
<td>Existing neighbourhoods are self-sustained by having the ability to depend on community energy sources, resource and material cycling, treatment and reuse of water.</td>
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<td>New development</td>
<td>New developments are 2nd in priority to using infill lots and if required, will be completed using smart growth principles and achieve a LEED neighbourhood standard.</td>
<td>New developments are self-reliant, containing a mixture of land uses, with convenient pedestrian and transit connections to centralized infrastructure promoted and vehicular connections minimized.</td>
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<td><strong>TRANSPORTATION</strong></td>
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<td>SECTOR</td>
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<td></td>
<td>An integrated transportation demand management plan is in place to</td>
<td>All local and regional transportation trips are fuelled by renewable</td>
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<td>guide education and awareness and infrastructure capital spending.</td>
<td>energy sources and/or public transit services.</td>
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<td>ENERGY MANAGEMENT</td>
<td>Pilot projects are in place for renewable energy production and</td>
<td>Armstrong is a net producer of energy via an integrated approach to</td>
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<td>distribution. All new developments and buildings are being designed</td>
<td>energy production and a high level of efficiencies.</td>
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<td>to be connected to a smart grid. All sectors are achieving large</td>
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<td>increases in energy efficiency.</td>
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<td>SOLID WASTE</td>
<td>Armstrong is committed to and works with the Regional District to</td>
<td>Armstrong is a zero-waste community. All material is cycled within</td>
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<td>support initiatives such as an integrated resource management plan</td>
<td>the economy and items with end-life are converted back to organic</td>
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<td>and an integrated service system.</td>
<td>compounds.</td>
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</table>
### Climate Change and Energy Objectives and Policies

1. *Council will promote transportation policies that will strive to reduce community greenhouse gas emissions including:*

   a) *Expanding transit to access parts of the community not currently serviced.*

   b) *Enhancing transit service by looking at alternative methods such as custom transit and collaboration with other agencies that provide inter-community transit for specific purposes.*

   c) *Promoting ride sharing programs.*

   d) *Embarking on cycling and alternative transportation infrastructure projects.*
e) Improving walking infrastructure.

f) Promoting low carbon and electric vehicle use.

g) Designing roads that encompass the use of pedestrian, cycle and/or transit.

2. Council will promote cleaner air and energy efficient buildings in the community by:

   a) Collaborating with other agencies in the community to investigate a district energy system.

   b) Creating an efficient wood stove financial incentive program.

   c) Developing anti-idling policies.

   d) Collaborating with local business in promoting green heat products.

   e) Reviewing the use of pesticides in residential and commercial areas;

   f) Minimizing soil erosion where possible through Development Permit processes;

   g) Encouraging the planting of native vegetation and trees; and

   h) Requiring all development projects to identify how they are preserving existing trees, using best management techniques to ensure their survival and providing replacement trees for trees scheduled to be removed.

3. Council will promote development in the community that embraces energy efficiency practices by:

   a) Creating a checklist for development permit, rezoning and other applications.

   b) Providing developers with information on available technology for more efficient infrastructure and buildings.

   c) Ensuring that carbon-reducing objectives of the Regional Growth Strategy and the OCP are reflected in zoning decisions.

   d) Adopting a Development Cost Charge Bylaw allowing incentives for carbon-reducing initiatives by developers.
4. Council will engage the community in addressing climate change by:

   a) **Collaborating with existing community groups to bring forward initiatives for adapting to or mitigating climate change effects.**

   b) **Promoting climate change programs for small and medium sized businesses,** and

   c) **Identifying Local Green Economy opportunities that could be drivers of economic diversification.**
3.3 NATURAL ENVIRONMENT

3.3.1 Discussion

The social well-being, economic health, and sustainability of Armstrong’s community depend on a healthy natural environment. Responsibility for the protection of the natural environment is shared by the Federal, Provincial, Regional and local governments through a variety of strategies and regulations.

The concept of environmental sustainability has been defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

*Environmental Sustainability creates effective measures to deal with climate change, and encourages living within ecological limits. It also promotes responsible community consumption patterns such as recycling, and promotes the use of measurable carrying capacity indicators such as water quality, air quality and species diversity. Furthermore, it protects and conserves ecologically sensitive areas.*

3.3.2 Natural Environment Goals

1. To ensure the continued health of essential life-supporting systems of nature, including air, water, and soil, by protecting the resilience and diversity of ecosystems.

2. To ensure protection of the natural environment through the use of Development Permit Areas to protect environmentally sensitive areas and to encourage appropriate design of development to avoid hazardous conditions.

3.3.3 Natural Environment Objectives and Policy

1. To continuously improve the ecological integrity of the natural landscape in Armstrong, by:

   a. Requiring qualified professionals to document any pre-existing contamination on industrial lands and/or neighbouring lands proposed for redevelopment, and to recommend appropriate mitigation measures;
b. Encouraging a partnership approach on restoring previously developed (brownfield) sites;

c. Through the Development Permit Process, requiring qualified professionals to identify sensitive areas for designation with appropriate signage;

d. Ensuring the Development Permit Process includes consideration of tree retention or replanting, and the use of native ground-cover.

e. Collaborating with youth-based and neighbourhood-based stewardship groups;

f. Promoting coverage in built areas by encouraging street trees and/or trees on private property;

g. Encouraging the planting of public rights-of-way where appropriate; and

h. Establishing a tree management bylaw or policy that will guide decisions related to tree cutting, retention, replacement and planting for private developments.

2. To work towards a richer biodiversity, through:

a. Requiring development proposals within environmentally sensitive areas to provide a review of bio-diversity and provide recommendations for enhancement, which may include wildlife corridors, tree or sensitive area protection covenants, and habitat for bird nesting, tadpole hatching, bee hives or other local fauna; and

b. Supporting programs that would repair and enhance local wildlife habitat.
3.4 RESIDENTIAL AND INFILL AREAS

3.4.1 Discussion

In 2009 the RDNO conducted a study which resulted in a report entitled, *North Okanagan Population and Housing Trends and Projections: 2006-2031*. The study and report provide population projections as well as growth scenarios for Armstrong. The population growth to 2031 will be driven largely by net migration to the North Okanagan and Armstrong is expected to grow by 1.52% over this time period. The projected growth “will be characterized by obvious changes in the composition of the population. The greatest increase will be seen in the 65-plus population, which will grow at an annual rate of 2.7% and, by 2031, is projected to grow by 2.3 times its size in 2001. Whereas seniors constituted only 19% of the population in 2006, a third of the population will be over the age of 65 in 2031.” (*North Okanagan Population and Housing Trends and Projections: 2006-2031*: page 3).

Three growth scenarios were considered in the *North Okanagan Population and Housing Trends and Projections: 2006-2031* study which included: a low growth rate of 1%; a moderate growth rate of 1.5% (most consistent with the expected growth rate); and finally a 2% or high growth rate. Figure 4.1 demonstrates the effects on Armstrong’s population over the next 25 years using these three growth scenarios.

![Population Projections](image)

**Statistics Canada 2006 and 2011 Census**

**Figure 4.1 – Armstrong Population**

Using the moderate population growth rate of 1.5% brings the population to approximately 5,712 persons by 2030, and assuming an average of 2.3 persons per
dwellings (2006 Stats Can average) or less, as the population ages, an additional 640 - 700 new dwellings are needed in Armstrong.

Table 4.2 following, depicts the housing demand based on typology and shows the difference between following the existing residential growth pattern and one that is aligned with smart growth principles and aligned with the community vision.

### Table 4.2 Housing Need Scenario – Moderate Growth 1.5%

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>Additional # of Units Needed (existing growth pattern)</th>
<th>Additional # of Units (typology shifted for Smart Growth)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Detached Units</td>
<td>467</td>
<td>298</td>
</tr>
<tr>
<td>Semi-Detached Units</td>
<td>61</td>
<td>122</td>
</tr>
<tr>
<td>Row House Units</td>
<td>31</td>
<td>62</td>
</tr>
<tr>
<td>Apartment Units &lt;5 Stories</td>
<td>74</td>
<td>148</td>
</tr>
<tr>
<td>Other Dwellings</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>Movable Dwellings</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Housing Demand for approximately 2030</td>
<td>640</td>
<td>640</td>
</tr>
</tbody>
</table>

Armstrong’s household size is expected to decrease to 2.1, while the population increases by approximately 78 persons per year or approximately 38 housing units per year. The assumption that the household size in Armstrong will decrease is based upon the expectation that family composition will change, there will be a decline in the birth rate, and a larger percentage of seniors living on their own or only with a spouse will reside within Armstrong. The effect from the larger number of seniors living in the area will be compounded by their increased life expectancies.

**Non-Resident Dwelling Forecast**

Armstrong does not have a large number of second ownership homes or non-resident homes. These make up only about 3% of the total housing stock. This trend for ‘non-occupied dwelling’ is expected to remain constant.
Table 4.3 - Non-occupied Dwelling Forecast to 2026

<table>
<thead>
<tr>
<th>Growth</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low growth 1%</td>
<td>12</td>
</tr>
<tr>
<td>Medium growth 1.5%</td>
<td>19</td>
</tr>
<tr>
<td>High growth 2%</td>
<td>27</td>
</tr>
</tbody>
</table>

Although these projections are based upon census information, non-occupied housing demand is more volatile than permanent resident housing and therefore is only an indication of potential housing demand based upon best available information.

In addition to impacting the future of housing demand, another impact of the aging population will be the decreasing supply of people in the workforce to support this age group and their inevitable increase in demand for health care and social services.

3.4.1 Housing Goals

1. Provide for a variety of housing options and densities to accommodate a diverse population.

2. Encourage affordability in land and housing.

3. Increase the supply and diversity of modest cost housing.

3.4.2 Housing Objectives and Policies

1. Council will encourage efficient use of land within new and existing neighbourhoods by:

   a) Requiring the sensitive integration of diverse housing types through the use of comprehensive development plans, and evaluating proposals for multi-family developments on the basis of neighbourhood context, scale, density, and infrastructure;

   b) Permitting Secondary Suites in all Single Family Dwelling Units; and

   c) Pursuant to the provisions of the Local Government Act, applying bonus densities for residential development through provisions contained in the Zoning Bylaw for the purposes of securing public amenities and/or affordable or special needs housing.
d) Monitoring, on an ongoing basis, the available supply of rental, affordable or special needs residential units to determine whether existing needs are being met.

2. Council will encourage the creation of affordable and special needs housing by:

   a) Reviewing regulatory bylaws and fee structures to remove development barriers and provide flexibility and incentives for a range of alternative housing types;

   b) Encouraging the retention of older multiple family rental accommodation by considering higher density redevelopment proposals on these sites, and maintaining a similar or greater number of rental units through the use of housing agreements.
3.5 BUSINESS AND INDUSTRY

3.5.1 Discussion

Armstrong has numerous strengths to support economic growth. These strengths include a commercial/industrial sector that supports the surrounding agricultural region, strong arts and culture base, a compact downtown core, a positive quality of life for residents and businesses, and proximity to a variety of outdoor recreation and tourism opportunities, as well as a strong, well functioning service infrastructure.

3.5.2 Commercial and Industrial Sector Goals

1. To encourage the centralization of commercial services within the existing downtown core.

2. To provide for automobile based services which require proximity to major arterial roads and highways.

3. To provide a suitable inventory of land for light industrial and related uses.

3.5.3 Commercial and Industrial Sector Objectives and Policies

1. To support two functioning and interconnected downtown cores, by:
   a. Establishing a central transportation hub;

   b. Encouraging businesses to invite people to live, play and shop downtown;

   c. Encouraging the development of mixed residential/commercial space in the downtown core;

   d. Providing incentives for the development of small-scale, mixed use development in the downtown core; and

   e. Encouraging pedestrian-based businesses to locate in the downtown core, and service commercial in proximity to the highway.

2. To encourage a variety of businesses to provide year-round employment opportunities, by:

   a. Partnering with existing businesses and industries on community-wide projects;
b. Initiating efforts to attract green industry to Armstrong;

c. Supporting employment opportunities for youth in partnership with school apprenticeship programs and existing businesses; and

d. Supporting the continued use, development and expansion of the Township of Spallumcheen Industrial Park with general and heavy industrial uses.
3.6 PARKS, RECREATION AND OPEN SPACE

3.6.1 Discussion

The Parks and Recreation Master Plan prepared by the Armstrong/Spallumcheen Parks and Recreation Commission (September 1994) and the Greenways Plan, prepared by the North Okanagan Regional District (September 1996) have formed the basis of planning for the City and region’s long term parks and recreation development. The Armstrong Active Transportation Plan (December 2009), in providing an assessment of public policy, infrastructure, travel behaviour and health, reviewed the Greenways Plan and identified areas where more recent construction has been inconsistent with Greenways Plan guidelines, or where riparian area regulations require changes in proposed trail locations. The Armstrong Active Transportation Plan makes recommendations to improve consistency between policy and regulatory documents such as the Subdivision and Development Servicing Bylaw, as well as recommendations for design and construction standards.

All of these documents are visionary, long term planning documents, and while they may be updated as shorter term goals are achieved and park or trail acquisitions carried out, the long term vision of regional cooperation, preservation of natural areas and linear park development remains valid for the City of Armstrong, now and into the foreseeable future.

The Armstrong Spirit Trail Conceptual Design Report (May 2009) envisions a trail utilizing portions of the CP rail right of way as part of a regional trail network that would extend to other centres north and south of the City of Armstrong. Map 9.2 Parks, Trails and Greenspace shows potential future trail alignments and future connections.

3.6.2 Parks, Recreation and Open Space Goals

1. To achieve a comprehensive and integrated system of parks, trails and open space networks available to all residents of Armstrong.

2. To ensure, in cooperation with the Township of Spallumcheen and the Regional District of North Okanagan, that adequate parks and open space areas, facilities and programs are provided to meet the present and growing needs of the city’s residents and those of the surrounding region.

3. To provide a variety and range of recreational and educational opportunities through a diverse mix of recreation and natural areas accommodating both active and passive uses.
3.6.3 Parks, Recreation and Open Space Objectives and Policies

1. To provide for a diversity of services and facilities accessible to residents of all ages, by:

   a. Ensuring the ongoing funding of the Armstrong/Spallumcheen Parks and Recreation Commission joint program function and encouraging liaison with user groups and sport organizations regarding their needs and requirements;

   b. Establishing a maintenance schedule to ensure trails and networks are safe and accessible to all;

   c. Working with the School District to encourage the joint recreational use of school lands and facilities; and

   d. Supporting community partnerships through the development of community gardens and stewardship programs, where appropriate.

2. To integrate recreation and open space into adjacent compatible uses, and establish linkages to tourism based recreational opportunities, by:

   a. Providing adequate park space within the community and establishing links between public open spaces;

   b. Requiring new development to dedicate and construct pathways and trails where connections are necessary and appropriate to extend the existing open space system and the Greenways Trail system as referenced on Map 9.2 Parks Trails and Greenspace; and

   c. Requiring, at the time of subdivision pursuant to the Local Government Act, the dedication of parkland equivalent to 5% of the subject land or an equivalent combination of land and monies to the satisfaction of Council.

3. To review and update City plans and policies relating to the Parks and Trails function to provide consistency and guidance for infrastructure planning and budgeting.
3.7 TRANSPORTATION AND MOBILITY

3.7.1 Discussion

Improving connectivity in Armstrong is expected to have a number of benefits, including increased vehicle and active transportation safety, reduced kilometres driven, increased levels of active transportation, improved health for residents, reduced greenhouse gas emissions, and overall a more resilient economy.

3.7.2 Transportation Goals

1. To achieve an increase in non-vehicular modes of transportation within an intermodal system.

2. To reduce Green House Gas emissions related to the transport of goods, services and personal transportation.

3. To investigate sources of funding for transportation infrastructure projects.

4. To integrate transportation and energy considerations with land use planning to achieve mobility, safety, efficiency and a healthier built environment.

3.7.3 Transportation Objectives and Policies

1. To achieve a 7% reduction of 2007 GHG emissions associated with the Transportation Sector by 2020 by adhering to the following policies:

   a. Encouraging the regional review of an inter-modal transportation hub with a link to Armstrong;

   b. Encouraging new developments to provide an electric-vehicle recharging station;

   d. Supporting the creation of a car-share program within Armstrong;

   e. Encouraging local schools to develop non-vehicular drop-off and pick-ups, and other ways to reduce automobile congestion around schools; and

   f. Considering reductions in minimum parking requirements with the provision of other alternative transportation components (i.e. car-share, bike lock-up/storage/repair, etc.).
2. To reinforce the distinctive commercial areas by addressing parking issues, increasing vehicle safety and promoting walking, shopping and social gathering, the City of Armstrong will:

   a. Consider developing Smith Drive and Pleasant Valley Road and Boulevard as distinct areas with beautification upgrades that include improved pedestrian linkages and traffic flows and safe, dedicated infrastructure for scooter users and cyclists.

3. To collaborate with all levels of government, community groups and local residents in order to create a sustainable transit services network that meet the needs of the community, the City of Armstrong will:

   a. Work with BC Transit to optimize routes, frequency, and schedules including feasibility and access to HandyDart service; and

   b. On a regional level, work to ensure that transit services from Armstrong to the neighbouring communities of Enderby, Vernon and Spallumcheen are maintained and enhanced.

4. To promote walking, cycling and alternative modes of transportation and provide a safe and efficient transportation network, the City of Armstrong will:

   a. Review traffic flow and pedestrian crossings and prepare a prioritized action plan for road upgrades;

   b. Conduct traffic counts on main intersections periodically to identify areas of concern;

   c. Review options for making trails usable in all seasons;

   d. Construct covered transit shelters or sheltered benches/rest areas that are connected to other uses (i.e. mailboxes, bike lock-up, public art, community gardens etc);

   f. Consider integrating alternative design standards for neighbourhood streets (i.e. reduced right-of-way width, shared access, natural storm water collection and infiltration) in new or infill development areas;

   g. Encourage all new developments to bury all hydro and communication infrastructure; and
h. Encourage the incorporation of visual designs or artistic work for visible infrastructure equipment or utilities in order to achieve aesthetically pleasing landscape and exposure to local artists and designers.

5. To provide an efficient and safe transportation system of roads, bicycle lanes, sidewalks and trails for the City, it is the City’s policy to:

   a. Secure the dedication of adequate rights-of-way of Major and Minor Roadways as shown on Map 2 Transportation and Mobility attached to and forming part of this plan, and require construction to City standards; and

   b. To develop a long term infrastructure upgrading and replacement (asset management) plan for the transportation network that will ensure that the transportation network is protected and maintained on a life cycle basis.
3.8  Public Lands, Infrastructure and Utilities

3.8.1  Discussion

The City has prepared a Water Management Plan for the supply and distribution of potable water within the City of Armstrong and six water districts. The analysis indicates that the existing headwaters storage and reservoirs are adequate to accommodate growth to an infill population of 5700, which meets the low and moderate population projections for the horizon of this plan. Currently upgrades in the distribution system to improve reliability, quality and fire flows are required in the southeast sector (York Drive to Harding Road), Highland Park, and the northwest sector west of Schubert Road. Furthermore, in keeping with this plan’s emphasis on compact development and infill, more detailed analysis should be undertaken at the time of development or redevelopment to ensure that the distributions systems are adequate to serve the mixtures of land uses and increased densities contemplated.

The City of Armstrong Liquid Waste Management Plan examines the separate components of collection, treatment, and irrigation/disposal, and the City has made upgrades to ensure that the treatment facility can meet population projections. As with the water supply and distribution system, localized areas of development or redevelopment to more compact and higher densities will require more detailed analysis.

The City’s drainage network consists of a storm sewer and open ditch system which discharges into Meighan and Deep Creeks. Increases in the amount of impervious surfaces due to development and paving can cause an increase in the volume and velocity of stormwater flows. This can, in turn, create erosion and sedimentation that can destroy natural features, kill fish, and fill in wetlands. Both Meighan Creek and Deep Creek are relatively flat and slow moving, which increases the potential for sedimentation. In order to improve the quality of stormwater that reaches these natural watercourses, the City should look at incorporating bioswales, treatment wetlands and other means to retain and improve stormwater quality. New development should provide for stormwater management plans that address quality and quantity of discharge using both on and off-site strategies.

The City of Armstrong is part of the Regional District of North Okanagan’s Solid Waste management strategy, which seeks to reduce the volume of solid waste sent to landfills by adopting “Zero Waste” principles.

3.8.2  Public lands, Infrastructure and Utilities Goals
1. Ensure that municipal services can be provided to Armstrong residents within the financial means of the municipality and strengthen partnerships with regional or inter-municipal service providers to promote long term sustainability.

2. Encourage green infrastructure to preserve ecological function and minimize negative environmental impacts of urban development.

3. Cooperate with other jurisdictions to provide adequate and safe environmentally friendly liquid waste systems

4. Require that storm water run-off be equal to pre-development conditions for all new developments to ensure no impact on flows downstream.

3.8.3 Water Supply and Distribution Objectives and Policies

1. To supply Armstrong residents and service area users with a high quality of potable water based on the watershed’s carrying capacity in a sustainable manner, it is the policy of the City of Armstrong that:

   a. Watershed protection at source be pursued and encouraged to ensure the highest possible quality of potable water;

   b. All new developments will be required to connect to the City’s water system;

   c. A well designed and well operated water distribution system will be maintained in accordance with all current standards and legislation;

   d. Bulk water sales will be restricted;

   e. A well head protection zone will be implemented to protect the quality of this supplementary water source; and

   f. A Water Supply and Distribution Master Plan will be maintained which will confirm the existing capacity of the system, and outline a strategy for the long term upgrading and expansion of the system.

2. To adopt an integrated approach to Armstrong’s water management system, it is the policy of the City of Armstrong to:

   a. Educate and build capacity around the community’s knowledge of the Okanagan Basin and Fortune Creek-Shuswap watersheds and their carrying capacity;
b. Continue to implement and promote water demand education, management and conservation practices; and

c. Continue to support the efforts of the Okanagan Basin Water Board;
3.8.4 Storm Water Infrastructure Objectives and Policies

1. To create an efficient and sustainable storm water management system, it is the policy of the City of Armstrong to:
   a. Encourage all new developments to consider options for incorporating onsite rainwater storage prior to discharge to the stormwater system;
   b. Promote the use of gray water systems;
   c. Minimize impervious surfaces where possible, and encourage permeable land cover in order to achieve natural storm water infiltration;
   d. Mitigate the environmental impact of surface parking by encouraging permeable surfaces and appropriate catch basins for contaminants;
   e. Support changes to land use planning and site design practices that will ensure positive storm water impacts downstream;

3.8.5 Waste Water Infrastructure Objectives and Policies

1. To provide an efficient, cost-effective and low energy emissions waste water system, by:
   a. Requiring all new developments to connect to the City’s waste water system;
   b. Maintaining a well designed and well operated waste water system in accordance with all current standards and legislation;
   c. Implementing a tangible asset inventory and management system; and
   d. Eliminating leakages and sewer and storm water infiltration.

3.8.6 Solid Waste Management Infrastructure Objectives and Policies

1. To adopt and maintain an integrated and cooperative approach to Armstrong’s municipal waste management system, it is the policy of the City of Armstrong to:
   a. Continually reduce the volume of solid waste sent to disposal facilities, and support the RDNO in their efforts to adopt “Zero Waste” principles by
• Encouraging neighbourhood re-use it, repair centres, and recycling depots;

• Encouraging composting of food scraps and vegetation cuttings;

• Working with the Chamber of Commerce and community organizations to reduce the municipal waste stream, including levels of packaging and plastic bags; and

• Supporting bag limits and seasonal garden waste pick-ups
4.0 SOCIAL ENVIRONMENT

4.1 SOCIAL FABRIC

4.1.1 Discussion

Quality of life looks at the overall well-being of a community regarding the interplay among social, economic and environmental conditions. The City of Armstrong is a unique and vibrant community providing a high quality of life to its residents. Quality of life revolves around the identity of a “heart of country” rural lifestyle that welcomes a diverse population, inclusivity, and access to essential and supporting services available within the community.

For a community to function and be sustainable, the basic needs of its residents must be met. A socially sustainable community must have the ability to maintain and build on its own resources and have the resiliency to prevent and/or address problems in the future. A socially sustainable community offers a sense of community, tolerance and respect for cultural diversity, opportunities for cultural, leisure, community and civic activities for all residents, a strong sense of safety and security and a socially inclusive environment with life opportunities for all.

4.1.2 Social Fabric Goals

1. To support volunteer networks, and communities of practice;

2. To provide physical space, facilities and open space for community-wide gatherings and celebrations.

4.1.3 Social Fabric Objectives and Policies

1. To support a complete quality of life experience, by:

   a. Encouraging:

      i. **Opportunities for employment (commercial, home-based business, etc.);**

      ii. **Opportunities for leisure (café, park, community-use facilities); and**

      iii. **Opportunities for a diversity of housing options (single family dwelling, duplex, multiple family, secondary suites).**
b. Facilitating the creation of an Armstrong Youth Charter to encourage participation in the City of Armstrong’s decision-making processes;

c. Continually building strong communication with the Health Authority, School District and community non-profit societies;

d. Continuing the local recognition of excellence program;

e. Ensuring that emergency preparedness plans and appropriate information is available to the citizens of Armstrong by continuing to liaise with other agencies and to participate in regional emergency planning functions.

2. The City of Armstrong is committed to the creation of healthy community within a healthy built environment by:

a. Supporting the work of the Age Friendly Advisory Committee; and

b. Working to improve the elements of a healthy built environment, including complete, compact and connected neighbourhoods, active transportation networks, healthy natural environments, healthy food networks, and diverse housing options.
4.2 ARTS, CULTURE AND HERITAGE

4.2.1 Discussion

The diverse cultural elements of a community, both tangible and intangible, are avenues through which many cultural, economic, and environmental dimensions of a community are embodied. Key cultural elements in a community can also be used as anchors and focus points for policy and planning efforts to ensure cultural resources are integrated as a component of a community’s sustainability. The Armstrong Spallumcheen Arts Council Society provides leadership in areas of arts and culture.

The Armstrong Heritage Society has been instrumental in preparing a Heritage Resource Management Plan which contains an inventory of heritage properties, and outlines heritage conservation legislation, as well as various incentives to manage and protect the area’s heritage resources.

4.2.2 Cultural Fabric Goals

1. To recognize the value of Armstrong’s heritage, arts and culture and to promote and protect its unique identity, history and traditions.

2. To preserve unique heritage features.

4.2.3 Cultural Objectives and Policies

1. To enhance Armstrong’s arts and culture through effective planning and policy development, by:

   a. Providing or supporting opportunities to celebrate the unique historical, artistic and cultural character of Armstrong by means of community festivals, award recognition, community outreach and external marketing;

   b. Providing the use of public open spaces for community events and ceremonies;

   c. Working with local business, tourism, economic development and cultural organizations to identify ways to facilitate partnerships in furthering cultural development in Armstrong including the expansion of existing events, development of new events, and the integration of cultural activities with business and tourism.

   d. Encouraging community programming for a variety of artistic disciplines for all age-groups;
e. Encouraging the collection, documentation and distribution of local stories and historical testimonies;

f. Integrating arts and culture into community planning, recreation programming, and economic development;

g. Encouraging live-work studios, and home-based work arrangements for artists and artisans;

h. Encouraging the installation of public art within public spaces;

2. The City of Armstrong recognizes and values its public and private heritage buildings, and wishes to preserve and celebrate Armstrong’s heritage resources. The City intends to:

a. Work closely with the Armstrong Heritage Society to implement the Heritage Resource Management Plan, and to prioritize buildings on the inventory;

b. Explore ways to increase public awareness of the region’s heritage and to promote its economic potential;

c. Identify significant cultural viewscapes that represent Armstrong’s culture, heritage and natural assets; and

d. Continue to fund the Armstrong Heritage Society and encourage private owners to preserve heritage characteristics of their property.
5.0 ECONOMIC ENVIRONMENT

5.1 Economic Resiliency

5.1.1 Discussion

Creating and maintaining a resilient local economy is one of the foundations of a sustainable community. The concept of Local Economic Development (LED) is based on promoting local approaches that respond to local assets and their opportunities rather than the needs of one stakeholder. The goal is to add to a greater whole.

Economic Sustainability encourages the use of renewable resources as inputs to production and provides economic activity that contributes to the quality of life without compromising the natural environment. It also strives to reduce inequity among groups in society by providing opportunities for meaningful employment to all citizens, and building upon indigenous skills and knowledge, rather than relying on imported expertise and resources. Economic sustainability offers employment opportunities that offer meaningful work at reasonable rates of pay and promotes new, environment-friendly products to replace products that pollute and/or consume excessive energy or natural resources to produce.

5.1.2 Economic Resiliency Goals

1. To develop a community economic strategy that would identify opportunities around existing community assets.

2. To support the retention and expansion of existing businesses, while encouraging new ventures that reflect Armstrong’s values.

5.1.3 Economic Resiliency Objectives and Policies

1. To encourage enterprise development that results in the creation of a variety of income levels, by

   a. Encouraging business development within the existing commercial and industrial areas;

   b. Supporting initiatives to identify programs and external funding sources for business and labour force training, serving as a resource for business information, and partnering in economic development activities with local business organizations and regional agencies; and
c. Encouraging public/private/partnership arrangements, and financial partnerships where appropriate for development opportunities;

2. To work with the Chamber of Commerce and identify strategies and actions that will assist in developing year round tourism opportunities, by:

a. Assisting in creation of local agri-tourism opportunities;

b. Building around existing tourism activities;

c. Encouraging the sustainable development of tourism based services; and

d. Cooperating with groups and agencies in the tourism, arts and recreation sectors to encourage and strengthen economic development in support of a recognizable Armstrong identity.
5.2 Agriculture and Local Food

5.2.1 Discussion

Historically the City of Armstrong has recognized the importance of agriculture by supporting the farming community both within the City and in the surrounding Spallumcheen Valley. As the City has grown, the agricultural land base within city boundaries has declined and its role has evolved to become one of a regional centre for the surrounding agricultural community.

By integrating objectives and policy regarding food security and agriculture, Armstrong will have steps in place to encourage the strong farming traditions, and provide support for local foods produced as a result of the excellent growing conditions within the region. In keeping with its goals of sustainability and efficient land use, the City of Armstrong will encourage urban agriculture opportunities within its boundaries.

5.2.2 Agriculture and Local Food Goals

1. To recognize and support the positive and integral economic, social and historical role that farming plays in the community.

2. To maintain Armstrong’s role as a central place, providing services for the surrounding agricultural community.

3. To find new ways of encouraging agricultural activity within the City, including allowance for urban farming.

5.2.3 Agriculture and Local Food Objectives and Policies

1. To maintain Agricultural Land Reserves within the City in order to supply Armstrong residents and businesses with sufficient land area for growing local food, it is the policy of the City that:

   a. All land areas within the provincial Agricultural Land Reserves (ALR) adhere to the principles of the Agricultural Land Commission;

2. To achieve a comprehensive and integrated approach for the operation of a local food system, by:

   a. Supporting the year-round operation of the Armstrong Farmers Market;

   b. Encouraging the growing of food on residential properties of all sizes;
c. Encouraging development to include a variety of local food production facilities, such as:

   i. Communal food-safe kitchens;

   ii. Cellar and/or storage facilities;

   iii. Roof-top gardens and/or patio gardens;

   iv. Rainwater collection system for irrigation; and

   v. Composting systems.

d. Supporting local food organizations such as the Armstrong Food Initiative Society in the provision of educational opportunities that promote food production awareness and food preservation techniques;

e. Supporting the creation of local and regional food celebrations that bring community and visitors together to enjoy and learn about local and regional food assets; and

f. Supporting and implementing, where possible, recommendations contained within the North Okanagan Regional Growth Strategy regarding agriculture and food systems.
6.0 DEVELOPMENT PERMIT AREAS

6.1 General

This section establishes Development Permit Areas within the City of Armstrong pursuant to Sections 919 and 920 of the Local Government Act (LGA). The intent of a Development Permit is to ensure specific developments work towards achieving the objectives set out in this section and elsewhere in this Official Community Plan.

6.1.2 Establishment of Development Permit Areas

The following Development Permit Areas are hereby established and are shown on Map 9.4 Development Permit Areas:

1. Natural Environment – for the protection of the natural environment, its ecosystems and biological diversity.

2. Hazardous Condition – for the protection of development from hazardous conditions.

3. Commercial, Industrial/Business, or Multi-family and Infill Residential Form and Character – for the establishment of objectives to guide the appearance and function (form and character) of developments within the context of the surrounding urban fabric.

6.1.3 Application of Development Permit Areas

Unless an exemption under Section 6.1.5. applies, owners are required to obtain a Development Permit prior to altering, developing or subdividing lands within a Development Permit Area. For clarity, activities requiring a Development Permit include:

1. The removal, alteration, disruption or destruction of vegetation;

2. Disturbance of soils;

3. The construction or erection of buildings and structures;

4. The creation of non-structural impervious or semi-pervious surfaces;

5. The construction or establishment of flood protection works;

6. The construction of roads, trails, and bridges;

7. The provision and maintenance of sewer and water services;
8. The development of drainage systems;
9. The development of utility corridors;
10. Subdivision as defined in Section 872 of the Local Government Act.

6.1.4 Multiple Development Permit Areas

Some properties are located in more than one Development Permit Area. In such cases, the guidelines of all relevant Development Permit Areas apply. The City may issue a single Development Permit incorporating conditions respecting all applicable Development Permit Areas.

6.1.5 Exemptions from Development Permit Requirements

1. Natural Environment Development Permit Areas:
   a. A Natural Environment Development Permit is not required for proposed developments located outside of a riparian assessment area, defined as follows:
      i. for a stream, the 30 metre strip on both sides of the stream measured from the high water mark;
      ii. for a ravine less than 60 metres wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank;
      iii. for a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank;
      iv. for a wetland, the 15 metre strip on both sides of the wetland, measured from the high water mark; and
      to qualify for an exemption, the City of Armstrong will require the developer to sign an affidavit confirming that no development will occur in the riparian assessment area.
   b. A Natural Environment Development Permit is not required for a renovation or alteration that does not expand the existing building footprint, and in the case of an exterior renovation or alteration, does not include any actions that would be considered a development within the riparian assessment area.
c. A Natural Environmental Development Permit is not required for actions taken to prevent, control or reduce flooding erosion or other immediate threats to life or property, including:

i. emergency flood or erosion protection works;

ii. emergency works to protect, repair or replace public utilities;

iii. clearing of an obstruction from a bridge, culvert, or drainage flow;

iv. repairs to bridges or safety fences;

v. the emergency removal of dangerous or hazardous trees or limbs by standard arboricultural practices;

provided that all actions to resolve emergency situations deal only with the threat at hand with work necessary to alleviate the emergency situation. All actions must be reported to the City of Armstrong and the appropriate Federal or Provincial authorities within 72 hours.

d. A Natural Environmental Development Permit is not required for the construction, alteration, addition, repair, demolition or maintenance of farms buildings and agricultural development containing no residential, commercial, or industrial uses.

e. A Natural Environmental Development Permit is not required for institutional development containing no residential, commercial or industrial uses.

f. A Natural Environmental Development Permit is not required where conditions of a previously issued Natural Environmental Development Permit for the same area have been met or will be unaffected.

2. Hazardous Condition Development Permit Areas

a. A Hazardous Condition Development Permit is not required for the following:

i. repair, maintenance, alteration or reconstruction of existing legally or legally non-conforming sited buildings, structures or utilities provided there is no alteration of undisturbed land or vegetation;

ii. emergency repairs to existing structures and public walkways where a potential safety hazard exists;
iii. removal of trees deemed to be hazardous by a qualified arborist that threaten the immediate safety of life and buildings;

3. Commercial, Industrial, or Multi-family and Infill Residential Form and Character Development Permit Areas

a. A Commercial, Industrial, Multi-family or Infill Residential Form and Character Development Permit is not required provided that at least one of the following conditions are met:

i. the proposed development consists of an accessory building or an addition to the side or rear of a principal building, the value of which is less than $20,000, provided the external work is consistent with the form and character of the existing structure;

ii. all alterations are internal to the building, except where the alterations result in a change in parking or landscaping requirements for the site;

iii. the development consists of the planting or replanting of native trees, shrubs or ground cover for slope and soil stabilization, habitat improvement, erosion control and beautification;

iv. the replacement of exterior finishes using the same or similar materials and colours; and

v. the construction, repair or maintenance of municipal works and other utilities carried out by the City of Armstrong, its authorized agents or contractors, senior governments or utility companies.

6.1.6 Minor Development Permits

Council hereby delegates authority to the Chief Administrative Officer or designee the power to approve Development Permits considered to be minor or to approve minor amendments to existing Development Permits. The Minor Development Permit process is intended to provide a less expensive and less complex method to encourage upgrading and investment throughout the City, but is not intended to approve modifications that have already been constructed.

Minor Development Permits, or Minor Amendments to existing Development Permits are defined as follows:

1. Exterior or façade changes to any building or buildings located in commercial or industrial areas provided that changes are consistent with
policies and guidelines outlined elsewhere in this Official Community Plan, 
retain or enhance the basic form and character of the development, and 
complement the neighbouring buildings;

2. Proposed modifications do not require any development variances;

3. No changes are proposed to use or density;

4. No changes are proposed to approved lot coverage, siting, scale, spacing, 
or configurations of buildings, except to accommodate Building Code or 
servicing requirements;

5. Changes to open space and amenity areas are minor in nature, and any 
plant substitution is of equivalent size or value.

6. Proposed changes to the location and configuration of vehicle access and 
parking areas are minor in nature.

An owner of property who is dissatisfied by a decision on a Minor Development 
Permit or a Minor Amendment to an existing Development Permit may apply to 
have the decision reconsidered by Council by delivering written notice of the 
request for reconsideration along with reasons in support of the reconsideration 
request to the Corporate Officer, along with any applicable fees. Applications for 
Minor Development Permits or for Minor Amendments to existing Development 
Permits will be provided to Council for information.

6.2 Natural Environmental Development Permits

6.2.1 Justification and Objectives

Riparian areas and wetlands are important for their ecological value and 
contribution to the physical culture and identity of Armstrong. These areas 
support a rich diversity of flora and fauna and are integral elements of greater 
local and regional environmental systems. Unnecessarily disturbing these 
sensitive environments may harm their vitality and the ecological services they 
provide.

The objectives of the Natural Environmental Development Permit Areas are:

1. To plan and regulate new development in a manner that preserves and 
protects the physical and ecological integrity of wetlands and 
watercourses;
2. To provide protection of sensitive terrestrial sites and upland areas including visually sensitive areas;

3. To provide protection of the aquatic resources associated with creeks, marshes and wetlands;

4. To ensure compliance with Riparian Area Regulations;

5. To rehabilitate the riparian area of waterbodies, including Deep Creek, Meighan Creek and all unmapped streams and wetlands in the City; and

6. To balance development opportunities with ecological conservation.

6.2.2 Natural Environmental Development Permit Guidelines

All development within a Natural Environmental Development Permit Area shall be in accordance with the following guidelines:

1. An area of land immediately adjacent to streams and wetlands shall be retained in a largely undisturbed state throughout and after the development process. The area to remain free of development is referred to as the Streamside Protection and Enhancement Area (SPEA).

2. Where warranted and recommended by a qualified environmental professional, the City may require protection of the SPEA permanently with a restrictive covenant and where a greenway corridor is to be acquired, the City may also require registration of a statutory right-of-way to allow for public access, dedication as road for public route of access, or rezoning as a protected area, park or reserve.

3. The City may consider a Development Variance Permit in order to prevent or minimize encroachment into the SPEA. Variances may include, but are not limited to: building setbacks, site coverage, height, or parking requirements.

4. Storm water runoff shall be controlled so as not to negatively impact the SPEA or the waterbody.

5. Commercial and industrial developments which entail the use of chemical products which could contaminate the natural environment shall provide appropriate containment facilities as approved by Federal and Provincial agencies.
6.3 Hazardous Condition Development Permit Areas

6.3.1 Justification and Objectives

Lands in excess of 30% slope, within a floodplain, or subject to erosion, landslip, or rockfall may present potential site specific hazards to developments. The City of Armstrong may require geotechnical or other professional assessment of these sites as part of the Development Permit process.

The objectives of the Hazardous Condition Development Permit Areas are:

1. To direct development away from hazardous land or portions of sites and ensure the safety of properties and residents;
2. To require site specific assessment and field review to determine the actual extent, severity and location of hazards;
3. To require that appropriate measures, such as adequate building setbacks or cut and fill precautions be taken where potential geotechnical or flood hazards exist.

6.3.2 Hazardous Condition Development Permit Guidelines

All development within a Hazardous Development Permit Area shall be in accordance with the following guidelines:

1. Development should avoid siting within floodplains or on steep slopes, defined as those slopes in excess of 30%, whenever possible.
2. Where steep slopes cannot be avoided, development should seek to minimize alteration of existing topography and employ building designs that work with existing topography.
3. All development on or adjacent to steep slopes or where there is risk of flooding must be certified safe by a geotechnical engineer.

6.4 Commercial Form and Character Development Permit Areas

6.4.1 Justification and Objectives

Commercial development includes retail, office, technology, tourist and service commercial. These uses provide services and employment opportunities for local residents and contribute to a sustainable local economy.
Much of Armstrong’s commercial development reflects the City’s heritage and is located in key gateway locations and should have a distinct, attractive and consistent character.

The objectives of the Commercial Form and Character Development Permit Areas are:

1. To facilitate the orderly development of commercial areas and encourage consistency in the scale and design character.

2. To ensure that development is pedestrian-oriented and promote logical, accessible pedestrian connections throughout commercial areas.

3. To promote the revitalization of key commercial gateways in Armstrong.

4. To achieve a high standard of design that respects the City’s heritage.

6.4.2 Commercial Form and Character Development Permit Guidelines

All developments within the Commercial Form and Character Development Permit Area shall be in accordance with the following guidelines:

1. The development of new buildings and renovations for existing buildings should be sympathetic to the scale, mass, materials and colours found in local heritage commercial buildings. Buildings that conflict with this character should not be considered.

2. Older buildings tend to be taller, narrower and generally smaller in scale than contemporary commercial buildings. Where developments of large properties are considered, the façade of the building should be detailed in such a manner as to break up the façade into several sections rather than one continuous unbroken expanse.

3. Materials currently in use, such as stucco or siding, and local materials such as wood brick and stone, can be complementary to a heritage theme with attention to building details and highlights. Detailing is an important element in defining the era of Armstrong’s heritage theme. Decorative brackets, wood framed windows, small accent windows, and building cornices are all elements of heritage buildings. Architectural styles such as Queen Anne, Victorian, pioneer, hipped roof cottages contain examples of architectural details to draw from. The existing hotel on the corner of Pleasant Valley Boulevard and Okanagan Street is a classic example of heritage architecture.
4. Details such as canopies, verandas, doors and windows are essential in communicating the heritage theme and assist in creating a comfortable pedestrian scale to the street. Solid canopies that cover the sidewalk have been used successfully in the downtown and should be encouraged where appropriate. Awnings can also be used to help create an appropriate human scale to the streetscape.

5. Signage such as painted wood with indirect lighting is complementary to the heritage theme. Modern neon backlit signage does not reflect the heritage character.

6. Landscaping should be compatible with materials currently in place to reinforce continuity of character. Xeriscaping and the use of non-nuisance trees is encouraged.

7. Parking should be at the rear or sides of new development, utilizing lanes or common driveways, in order to maintain pedestrian scale. Areas where parking lots have been established in front of commercial buildings reduce the pedestrian friendly appeal of the community. Buildings that front onto the sidewalk and are of appropriate scale will reinforce the heritage theme and social interaction within the commercial core.

8. Refuse and recycle bins should be at the rear of the building whenever possible and screened physically from view when a location at the rear is not possible.

9. Heating, ventilation and air conditioning units should be screened from public view.

10. For buildings visible from major roads including Highway 97, building design elements and landscaping must provide for an attractive appearance.

6.5. Industrial/Business Form and Character Development Permit Areas

6.5.1 Justification and Objectives

These uses provide services and employment opportunities for local residents and contribute to a sustainable local economy. Many Industrial/Business developments are located in gateway or other highly visible areas. A high standard of finished appearance and landscaping is important for all business and industrial areas.
The objectives of the Industrial/Business Form and Character Development Permit Areas are:

1. To support business and industrial development in Armstrong.

2. To facilitate the orderly development or redevelopment of Industrial/Business areas and encourage consistency in scale and design character.

3. Ensure that development is pedestrian oriented.

4. Promote the revitalization of key areas in Armstrong.

5. Achieve a high standard of design.

6.5.2 Industrial Form and Character Development Permit Guidelines

All developments within the Industrial/Business Form and Character Development Permit Area shall be in accordance with the following guidelines:

1. Site buildings to increase the visibility of the business entrance and minimize the visibility of parking, storage and loading areas.

2. Emphasize prominent entrances or windows and avoid blank walls for street facing buildings.

3. Loading Bays, storage areas and overhead garage doors should not face primary roads.

4. Use building design, colours and materials to create attractive buildings with a sense of permanence. Unpainted metal or untreated concrete blocks are not suitable for highly visible locations; however consideration would be given to creative enhancements such as murals, public art, green walls, or other improvements.

5. Provide additional setbacks and a graded transition in building height where Industrial/Business development abuts residential use to ensure that residential properties are not faced with a massive wall, and do not locate parking and storage adjacent to residential areas.

6. Use dense and effective landscape screening to buffer Industrial/Business uses from adjacent properties and enhance appearance from public roadways. Xeriscaping is encouraged.

6.6 Multi-family and Infill Residential Area Form and Character Development Permit Areas
6.6.1 Justification and Objectives

Smaller, more affordable, fully accessible, low maintenance residential units are needed for growing numbers of seniors and single adults, as well as to serve as starter homes for young adults and families. The Multi-family and Infill Residential Form and Character Development Permit Area is established to regulate the form and character of multi-family development which includes townhouse, apartment or mixed housing forms with more than three attached residential units per property, as well as infill residential development within existing neighbourhoods.

Residential infill involves the densification of existing residential areas. Infill may occur incrementally on a lot by lot basis, often involving properties with unusual lot configurations and within close proximity to existing homes. Infill housing also occurs in new residential areas, where more compact housing forms are developed to increase housing choices and affordability within neighbourhoods. Small lot infill and low rise multi-unit housing serve to transition between single detached housing and areas of higher density, to accommodate population growth while maintaining the character of existing neighbourhoods, and to incrementally replace aging housing stock and use land effectively in an unobtrusive manner.

The Multi-family and Infill Residential Area Form and Character Development Permit requirement applies to:

- All properties designated Multi-family in the City of Armstrong OCP;
- Subdivision in Low Density Residential Areas where proposed average lot sizes are less than 400 sq. m.
- Cluster housing where two or more housing units are located on a parcel.
- Ground oriented attached housing forms including duplex or triplex uses.
- Any new forms of infill development such as laneway housing, “granny flats/cottages, coach houses or carriage houses over garages.

The objectives of the Multi-family and Infill Residential Area Form and Character Development Permit Areas are:

1. To create opportunities for higher density housing.

2. To create a variety of compact housing forms with a high standard of urban design and livability, designed for durability and an attractive appearance over the long term.

3. To integrate new infill development with the surrounding neighbourhood.
4. To provide new housing forms which are affordable and appropriate to the needs of different groups of the population.

6.6.2 Multi-family and Infill Residential Area Form and Character Development Permit Guidelines

1. All facades of residential buildings should be well designed, with consistent use of materials, windows articulation and roof treatments. On corners and at intersections, public frontages should present a consistent and visually appealing design.

2. Buildings shall be designed to create pedestrian interest and integrate with adjacent buildings and streets.

3. Ground floor units in townhouses and multi-family buildings should have individual front doors that are directly accessible from the street. Ground floor units may be raised up to 0.6 metres above grade to provide privacy for dwelling units.

4. Retain existing mature vegetation and other natural features as part of the site layout. Arborist reports are required to confirm the health of trees, replacement trees are required and xeriscaping is encouraged.

5. Orient infill housing to minimize overlooking of adjacent residential properties through building height, careful placement of windows and landscape screening.

6. Use varied appearances that reflect the character of surrounding neighbourhoods.

7. Use building setbacks similar to those of adjacent properties, particularly for front and side yard setbacks.

8. Use building design, materials, colours and landscaping that reflects elements found in surrounding residential areas, including elements such as pitched roofs and detailed trims.

9. Infill development should provide appropriate and conveniently located storage and collection areas for garbage and recycling, well screened from adjacent properties or streets.
7.0 IMPLEMENTATION

7.1.1 Discussion

Merely stating community goals and objectives does not assure their realization. Rather, it is necessary to utilize a variety of methods so that the vision of the community can be systematically pursued. This section, containing Future Land Use designations and the accompanying Future Land Use Map (Map 9.1) forms the backbone of the Official Community Plan (OCP), and in concert with the preceding policies, helps to facilitate the orderly development and control of land in the best interests of the community.

While the OCP provides direction to manage future land use and development in Armstrong, it is important for the OCP to be flexible, as the future cannot be predicted with certainty. With the OCP as a guide, this flexibility can allow the incorporation of innovative ways to achieve the vision as opposed to following a set of precise regulations.

The OCP establishes the overall vision, framework and distribution pattern for land use and urban design decisions. However it is the Zoning Bylaw that regulates permitted densities and lot sizes. These two documents work together to guide long term change and to implement the community vision. In most cases, a rezoning application will be required before the density envisioned by the OCP can be achieved on a given site.
7.0 FUTURE LAND USE DESIGNATIONS

The following land use designations are shown on the accompanying Map 9.1. Future Land Use, which forms part of this Official Community Plan. The intent and purpose of the land use designation is described below:

Single / Two Unit Residential (RES)

To provide for low density housing forms including single detached homes for occupancy by one family, single detached zones with a secondary suite, semi-detached buildings or duplexes used for two dwelling units, modular homes, and those complementary uses which are integral components of urban neighbourhoods (minor care centres, minor public services/utilities, neighbourhood parks and community gardens). Suitability of non-residential developments within the neighbourhood environment will be determined on a site-specific basis, giving consideration to potential impacts such as increases in traffic, parking demands, or noise in excess of that typically experienced in a low density residential neighbourhood.

Multiple Unit Residential (Low Density) (MRL)

To provide for low density multiple housing forms such as bareland strata or cluster housing, townhouses, garden apartments or other low rise multi-family building forms containing three or more units, having a maximum of 2 ½ stories. Complementary non-residential uses that are integral components of urban neighbourhoods (minor care centres, minor public services/utilities, neighbourhood parks and community gardens) would also be permitted. Appropriate integration or infilling of other forms of housing within single/two family neighbourhoods will provide a diversity of accommodation while also addressing the social, economic, cultural and environmental principles of this plan.

Multiple Unit Residential (Medium Density) (MRM)

To provide for medium density multiple housing forms such as townhouses, garden apartments, and apartment buildings containing three or more units, having a maximum of 6 stories in locations conveniently and efficiently accessible to community services and infrastructure.

Commercial (COM)

To provide for the sale of goods and services and other compatible business uses, and encourage the centralization of commercial services in order to provide
economic opportunities, core services, employment opportunities, and a pedestrian-friendly streetscape for residents and visitors of Armstrong. Integration of residential uses into commercial development is encouraged, provided that ground floor use remains commercial.

Service Commercial (SCOM)

To provide for vehicle oriented and other commercial uses requiring accessibility to major arterial roads and highways or extensive on-site storage.

Recreation Commercial (RCOM)

To provide for privately owned outdoor recreational enterprises such as golf courses.

Institutional and Recreation (I/R)

To provide for public or private community-based institutional uses, including civic buildings, healthcare facilities, schools, places of worship, gyms, arenas and other facilities for the purposes of government, healthcare, learning, reflection, sports and recreation, and social activity.

Park (P)

To provide a diversity of areas throughout the community for the purposes of recreation and environmental conservation and may include private recreation areas such as golf courses or campgrounds.

Public Services / Utilities (PSU)

To provide for facilities serving the general public such as electrical, gas, or telephone installations, sewage treatment plant, and municipal utilities.

Industrial (IND)

To provide a suitable inventory of land for industrial and supportive uses in order to accommodate business development, employment opportunities, innovation and entrepreneurship.

Agricultural Land Reserve (ALR)

To recognize and support rural resource activities (farming, forestry, aggregate extraction, renewable energy production) within the plan area in order to ensure present and future food production and sustainable management of resources.
9.0 MAPS

9.1 Future Land Use

9.2 Parks, Trails and Greenspace

9.3 Transportation and Mobility

9.4 Development Permit Areas
Note: The base information on this plan was prepared from a variety of map sources and was used by permission of the City of Armstrong. It is not a legal plan of survey. For precise location of plan features recourse should be had to the original source data.
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10.0 AMENDMENTS TO BYLAW 1750, 2014

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