



Sun Peaks[™]

MOUNTAIN RESORT MUNICIPALITY

Official Community Plan

Bylaw No. XXXX



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ADMINISTRATION

Shane Bourke, CAO

Nicky Jonsson, Director of Corporate Services

Omar Butt, Director of Public Works

CONSULTANT TEAM

TRUE Consulting Ltd.

Selkirk Planning & Design

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1.0 INTRODUCTION

Sun Peaks is one of British Columbia's most unique local governments. Incorporated in 2010, Sun Peaks was established as the first Mountain Resort Municipality under the *Resort Associations Act*, and is among the Province of BC's newest municipalities.

Sun Peaks Mountain Resort Municipality's (SPMRM) aim **is to create a four season resort community for everyone**. This includes residents, visitors, entrepreneurs, businesses, and employees. SPMRM's Official Community Plan (OCP) aims to ensure the community and visitors continue to experience a high quality of life and unparalleled recreation opportunities now and in the future.

This OCP provides an important framework for municipal decision-making and land use policy related to community building. The OCP will guide the Municipality's priorities and investments over the next 10 to 15 years. It represents the culmination of the strategic planning and priority setting that has been done since SPMRM's incorporation in 2010. This OCP has been developed in conjunction with community members, SPMRM staff, OCP and Zoning Committee, and Mayor and Council. These groups and the input they provided were established through various planning initiatives including the Social Sustainability Plan, Land Use and Environmental Sustainability Plan, Greenhouse Gas Emissions Plan and the Economic Action Plan.

1.1 WHAT IS AN OFFICIAL COMMUNITY PLAN (OCP)?

An Official Community Plan (OCP) is a policy document used by municipal governments to guide land use decisions and community planning. It is a general statement of the collective desires of a community and expresses broad objectives and policy statements. In addition to guiding land use decision-making, an OCP may also include policies regarding community development, sustainability and economic development. An OCP reflects the current social and economic situation of a community and should be updated every 5 to 10 years. An OCP does not obligate Council to undertake any specific projects, or commit to any specific expenditures. However, no contradictions to policies in the OCP are to be allowed without an OCP amendment.

The *Local Government Act (LGA)* provides the legal authority for local governments to adopt an OCP. The OCP is legislated to serve a number of important purposes:

- Providing direction for the growth and development of the community;
- Stating in general terms the social, economic, and environmental objectives of a community as they relate to land use planning;
- Establishing a tangible policy tool which SPMRM Council and staff can use to evaluate development proposals;
- Providing a degree of certainty to Council, government staff, local businesses, developers, and residents regarding the future form and character of a community; and
- Assisting in acquiring funding from senior levels of government to provide for works and services in a community, as funding is often contingent on applicable policies to be in place to support applications.

1.2 RATIONALE FOR CREATING AN OCP FOR SUN PEAKS

An OCP should be exactly what the name suggests:

- Official, meaning it is adopted by the Mayor and Council;
- Community, meaning it should reflect the community's desires and vision for the future; and
- Plan, meaning there is a relevant strategy for achieving future goals and vision.

Given this context, there are a number of reasons why it is important for Sun Peaks to develop and implement an OCP. These include:

- Requirement in the Municipality's Letters Patent to adopt an OCP;
- Enable new development as contemplated under the Master Development Agreement (MDA) and applicable Master Development Plan;
- Set direction to ensure continued development of a high quality resort experience while also attracting permanent residents;
- Ensure that land development includes the provision of services and infrastructure required by residents and visitors.

1.3 SCOPE OF THE PLAN AND APPROACH

This OCP is an update to the work that was undertaken by SPMRM back in 2012-14. The planning work at the time forms the basis of this OCP document. The OCP's focus is on community and land use development policies which will lead to the evolution of a vibrant community at Sun Peaks. Initiatives that have formed the basis of this OCP include:

- Sustainability Development Action Planning for Sun Peaks Mountain Resort Municipality: Summary of the Current Situation and Framework for an Economic Development Strategy (Final Report);
- Sun Peaks Social Sustainability Plan (Final Report);
- Land Use and Environmental Plan (Sun Peaks Mountain Resort Municipality Official Community Plan Directions – Draft);
- Housing Brief: Affordable Housing Tools for Resort Communities;
- Sun Peaks Greenhouse Gas Management Plan; and
- Sun Peaks Master Plan Update 2013 and 2020.

SPMRM conducted extensive engagement back in 2012-14 in developing the above-noted plans. [Table 1](#), below, provides an overview of the consultation that has occurred to date and informs this OCP update. In addition, a community survey administered in 2013, informed the guiding principles used for the creation of the OCP. A subsequent survey was completed in 2022 to reaffirm the vision and guiding principles.

TABLE 1: COMMUNITY ENGAGEMENT INFORMING THE OCP

PLAN	COMMUNITY ENGAGEMENT UP TO SEPTEMBER 2013
Sustainability Development Action Planning for Sun Peaks Mountain Resort Municipality: Summary of the Current Situation and Framework for an Economic Development Strategy (Final Report)	<ul style="list-style-type: none"> • Council workshop • 4-6 meetings with Business Advisory Committee • Online survey • Received and vetted by Council in an open meeting • Public meeting presentation
Sun Peaks Social Sustainability Plan	<ul style="list-style-type: none"> • Public survey online • 4 meetings with the Community Advisory Committee (CAC) • 1 focus group with school kids • 1 focus group with general community • 1 focus group with Business Advisory Committee • Received and vetted by Council in open meeting • Council workshop • Public meeting presentation
Land Use and Environmental Plan (Sun Peaks Mountain Resort Municipality Official Community Plan Directions – Draft)	<ul style="list-style-type: none"> • Council workshop • Sun Peaks Resort LLP (SPRLLP) Master Plan forms core of information • Received and vetted by Council in an open meeting • Public meeting presentation
Housing Brief: Affordable Housing Tools for Resort Communities	<ul style="list-style-type: none"> • Council workshop • Public meeting presentation • Received and vetted by Council in open meeting
Sun Peaks Greenhouse Gas Management Plan-Final	<ul style="list-style-type: none"> • Council workshop • SPRLLP had significant input to the data that helped form the report • Received and vetted by Council in an open meeting • Public meeting presentation

Source: SPMRM

1.4 RELATIONSHIP OF THE OCP WITH THE SUN PEAKS MOUNTAIN RESORT

Sun Peaks’ future land use is significantly shaped by the 1993 Master Development Agreement (MDA) and the subsequent amendments between the Province of BC and Sun Peaks Resort LLP (SPRLLP), formerly Sun Peaks Resort Corporation (SPRC). The MDA approves the development of up to 23,342 ‘bed units’ over a renewable 50 year term agreement subject to SPRLLP investing and constructing ski lifts and other resort attractions/ infrastructure in accordance with the MDA. Throughout the governance studies leading to the municipal referendum and finally municipal incorporation of the SPMRM, it was clearly stated and understood that the new Municipality would not be permitted to ‘frustrate’ the MDA agreement between the Province and SPRLLP. This OCP and subsequent amendments of the OCP must respect the development rights committed to by the Province under the MDA agreement.

With the incorporation of SPMRM, the approval process for subdivision of lands as well as establishment of zoning bylaws rests with SPMRM. In its land use and zoning approval role, SPMRM must coordinate land use planning with SPRLLP in order to permit the number of pre-approved ‘bed units’ committed for development within those lands designated under the approved Master Plan as part of the MDA. While SPMRM cannot ‘supersede’ or ‘impair’ the overall objectives of the MDA, SPMRM retains unfettered legal authority to establish the OCP and regulate its development bylaws to promote and regulate prudent and reasonable land use including but not limited to issues such as the siting of different types of development, the impact on existing developments, recreation and open space needs and infrastructure requirements.

1.5 ORGANIZATION OF THE PLAN

The OCP is a future-oriented plan that provides guidance to Council and the community about future development at Sun Peaks. This OCP consists of the following sections:

Section 1.0 Introduction – Outlines background information with respect to the purpose, scope and approach of the Official Community Plan.

Section 2.0 Community Vision & Guiding Principles – Sets out the vision and guiding principles which serve as the foundation for the policies developed.

Section 3.0 Community Context – Provides a community overview, including the history of Sun Peaks and demographic and school enrollment trends as a means to develop policy.

Section 4.0 Land Use – Summarizes key policies relating to land use and community development.

Section 5.0 Community-Wide Goals – Articulates objectives and policies related to transportation, infrastructure, social and community development, community safety and economic development.

Section 6.0 Environment – Sets out policies pertaining to environmental management and hazardous land, as well as energy and greenhouse gas management.

Section 7.0 Development Permit Area guidelines – Provides guidelines for developing within natural hazard lands and riparian areas.

Section 8.0 Implementation, Monitoring, & Reporting – Consists of a summary of the key actions and an implementation table which summarizes the Municipality's priorities and time frame for implementation of each of the actions.

Section 9.0 Maps – Provides spatial representation of the policy related to land use, transportation, infrastructure, parks and trails, and development permit areas.



2.0 COMMUNITY VISION & GUIDING PRINCIPLES

2.1 VISION

Our Vision for Sun Peaks is to create a four season resort community for everyone.

In 2035 Sun Peaks is...A thriving full service resort community that is home to more than 2,500 permanent residents, whom live at Sun Peaks year round. With scenic vistas, abundant recreational opportunities, and all the public amenities enjoyed by other small communities, Sun Peaks offers a quality of life that is hard to beat. The resort offers meaningful employment, high quality educational opportunities and a full range of stimulating lifestyle activities and recreation.

Residents enjoy the positive energy and unique vibe that comes with living in a planned resort community that attracts visitors from around the world. Known as a four-season resort community for everyone, Sun Peaks enjoys a strong tourism profile throughout the entire year as visitors come to participate in a wide range of recreational, sporting and cultural events. Sun Peaks is known as a thriving community, with safe roads, with a full range of accommodations including affordable non-market employee accommodations, great shopping and restaurants, and easy access to Kamloops and other nearby communities.

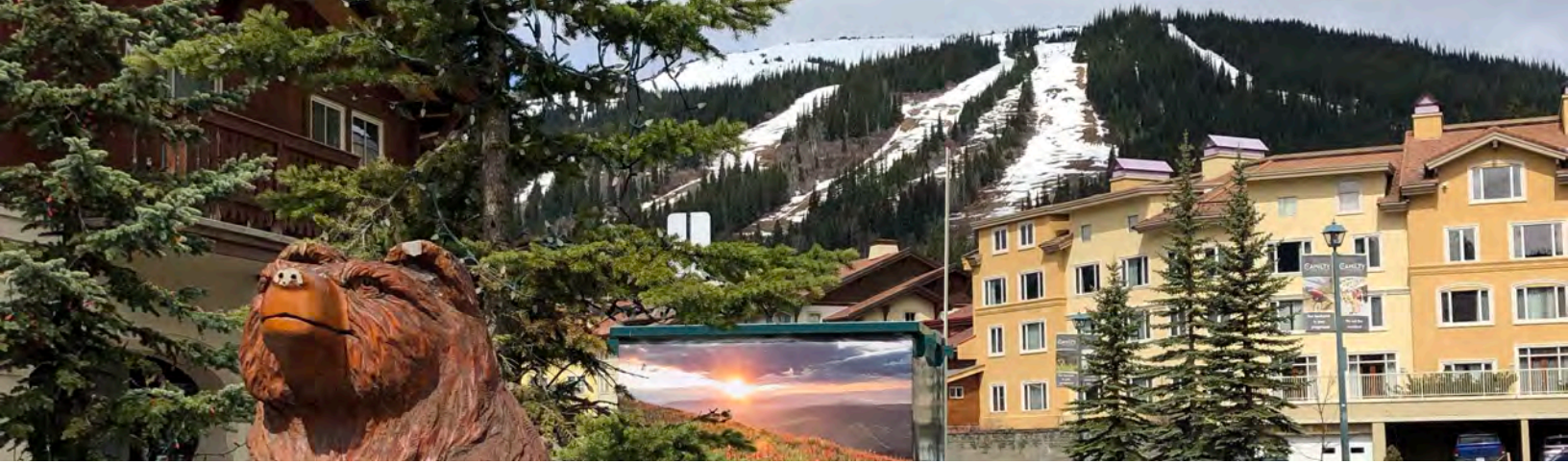
Due to its business-friendly policies and sound infrastructure, Sun Peaks continues to prosper as a hub of economic activity within the region. Strong relationships with First Nations, the business community, and other community partners have led to a diversified local economy creating many employment opportunities for local and neighbouring residents.

Built within a pristine natural environment, Sun Peaks takes great care to protect and preserve its natural assets including water, air, land, and wildlife. Proactive and collaborative approaches to planning and development have created a beautiful, safe, and walkable community that will be enjoyed by residents and visitors alike for decades to come.

2.2 GUIDING PRINCIPLES

The Guiding Principles set high-level directions for the development and implementation of the OCP. They will be used throughout the planning and implementation process to ensure the OCP develops according to the values and principles of the community.

- 1. QUALITY OF LIFE:** Foster a high quality of life and resort community experience that attracts residents, seasonal visitors and businesses.
- 2. ENVIRONMENT:** Be stewards of the natural environment by conserving and managing sensitive ecosystems, riparian areas, natural flora and fauna and protecting the quality of the water and air within the community.
- 3. COMMUNITY INVOLVEMENT:** Engage the community and communicate in an open and transparent manner on matters relating to the development of the community.
- 4. COLLABORATION:** Work collaboratively with SPRLLP and other developer/investor/community partners that provide services and attractions integral to Sun Peaks.
- 5. HOUSING:** Support the development of diverse housing types that meet the needs of residents, visitors, and employees of local businesses.
- 6. COMMUNITY PLANNING:** Represent community interests in development planning issues while respecting the framework and intent of the Sun Peaks Resort Master Plan and the Master Development Agreement as established between the Province of B.C. and the SPRLLP.
- 7. CONNECTIVITY AND WALKABILITY:** Where possible ensure all accommodations are within comfortable walking distance of key attractions and services such as commercial amenities, chairlifts and resort facilities.
- 8. FIRST NATIONS:** Enhance existing relationships with our First Nations neighbours to identify and facilitate opportunities to work together, including celebration of First Nations culture.



3.0 COMMUNITY CONTEXT

3.1 HISTORY OF SUN PEAKS

SPMRM is located within the traditional territory of the Secwepemc people. Today, there are 17 Shuswap Bands who make up the Secwepemc Nation. The traditional territory of Secwepemc people is approximately 180,000 square kilometers from west of the Fraser River to east of the Rocky Mountains, and north to the upper Fraser River and south to near Vernon, Lower Arrow Lakes and over to near Invermere.

The high country of Tod Mountain (the geographic feature on which the original resort which became Sun Peaks was founded) was called ‘Skwelkwek’weli’ by the Secwepemc people. Based on ethnographic and historical sources, the high country of the Mount Tod’s alpine area was used by the Secwepemc people for hunting and gathering during the late Spring, Summer and early Fall periods. The alpine areas offered alpine plants and herbs that only grew in the higher elevations.

On September 16th, 1888, the reported first non-aboriginal, George Mercer Dawson, a surveyor working for the Geological Survey of Canada ascended Mount Tod led by some members of the Lake Division Bands (Little Shuswap, Adams Lake and Neskonlith) using a berry picking trail that was located through the upper Louis Creek valley. The group traveled west down the South Thompson then north to Eileen Lake and then continued to an area near the present day Whitcroft settlement and from there up the southwest flank of Mount Tod. The group camped north of the Mount Tod summit for several days¹.

In 1890, Robert Cahilty established a ranch in the Louis Creek Valley near Cahilty Creek. By 1892, the first homesteader in the south end of Louis Creek, John Jagoe arrived from Chase via Eileen Lake on horseback following an existing trail and settled. Later, sheep ranching began in the area. Summer grazing pastures were established in the alpine regions of Mount Tod sometime between 1915 and 1918. This activity continued until the early 1930s when the market for sheep became too depressed to profitably raise sheep in the area. One of the first to herd sheep in the alpine meadows of Mount Tod was Ah King Chow and his family who moved to the alpine pastures for the summer months. A September 1918 photo (hanging in the Municipal offices) depicts the opening of the Cahilty School shows the settlers of the valley including Mr. King and his wife, Lucy and their children among the 56+ residents of the valley.

In 1948, cattle ranching began in the area and once again the alpine regions of Mount Tod became the summer grazing range for the Louis Creek ranchers. Cattle wranglers tended to the cattle all summer long, working out of cabins established on the west side of Mount Tod. The last cattle wrangler was George Winter who tended cattle in the alpine areas from July to October 1953 and again each summer from the years 1957 to 1963 inclusive.

In 1961, skiing began on the slopes of Mount Tod with the construction of the Burfield chair. Led by Don Munro and Don Whyte, these two Kamloops residents and other local businessmen/skiers formed a group to build the first chairlift. The 882 vertical meter rise chairlift (2,894 ft.) was the longest double chairlift in North America at the time. This chairlift opened the largest area of ski terrain in Canada at that time. Approximately 60% of today’s ski terrain was opened by the one chair. A tumultuous adventure followed- financial difficulties, new owners, and even a chairlift fire- marked the long history of skiing at Tod Mountain until the most recent purchase by Nippon Cable Company.

In April of 1992, Nippon Cable Company Ltd., of Tokyo, Japan, purchased what was then Tod Mountain Resort. Nippon Cable Company Ltd. owns and operates five ski resorts and one sightseeing resort in Japan and is the owner of the Harvest Golf Club in Kelowna and partial owner of Whistler Blackcomb. Nippon Cable’s strategy for Tod Mountain was to upgrade lift and trail systems and continue development of the area into a major four-season, destination resort with all amenities.

¹ *Diary notes of George Mercer Dawson*

On April 13, 1993, the Province of BC entered into the Master Development Agreement (MDA) with the SPRLLP to expand the mountain and base facilities at Tod Mountain in accordance with the Master Plan. The agreement gives SPRLLP the right to develop ski and recreational facilities within a Controlled Recreation Area of 4,140 hectares and purchase Crown Land for base area facilities within the 867 hectares of land in the McGillivray Creek valley that are designated as Base Area Lands.

Nippon Cable changed the name of the ski area from Tod Mountain to Sun Peaks Resort in 1993. Over the past 29 years, considerable development has occurred at Sun Peaks transforming the regional ski area into a four-season mountain destination. Improvements to the mountain, expansion of terrain, the construction of a golf course and other amenities have occurred as well as the development of approximately 1,723 units of public and private accommodation.

In 1995, the Sun Peaks Mountain Resort Improvement District was created to provide local government services such as firefighting and street lighting to the new resort community. A Fire Hall was constructed in 1996 and a volunteer firefighting force created. In June 2010, following a favourable referendum among eligible voters, the Provincial government incorporated SPMRM. The SPMRM took over the services of the Improvement District and the responsibility of land use planning and other services from the Thompson-Nicola Regional District (TNRD).

In 2016 SPMRM built an artificial surface NHL rink in the Village, which opened in February 2017. The following year a fixed roof was installed using a government grant. Also in 2016, SPMRM commenced construction of the Sun Peaks Community Health Centre with occupancy achieved in December 2017. In 2018, the Municipality took over ownership and operations of water supply, sewage collection/treatment, and stormwater collection functions of the Sun Peaks Utility Co. Ltd (SPUCL). Construction of the Sun Peaks Centre, adjacent to the Sun Peaks Sports Centre, commenced in 2019 and offers space for meetings and events with three meeting rooms and a great hall.

3.2 DEMOGRAPHICS

SPMRM experiences significant seasonal variation in population due to the seasonal fluctuation of visitors and employees. This represents an interesting dynamic when analyzing demographics. In resort communities, consideration is usually given to both the permanent population and the visitor population. The following section provides information on both the permanent (i.e. year-round) and visitor population as well as estimated population projections over the coming years. It should be noted that the year-round population at Sun Peaks was estimated using 2021 Statistics Canada data and information from the 2020 Master Development Plan update, while the visitor population was estimated based on data collected by Tourism Sun Peaks.

PERMANENT POPULATION

Table 2 summarizes the permanent population in SPMRM, as reported by Statistics Canada in the 2021 census. The number of residents counted in 2021 was 1,404. The total number of private dwellings was 1,506, with 622 being occupied by permanent residents.

TABLE 2: SUN PEAKS POPULATION AND DWELLINGS 2021

YEAR	2011	2016	2021
PERMANENT POPULATION	371	616	1,404
TOTAL PRIVATE DWELLINGS ²	1,091	1,146	1,506
PRIVATE DWELLINGS OCCUPIED BY USUAL RESIDENTS ³	176	290	622

Source: Statistics Canada 2011, 2016, 2021 Census

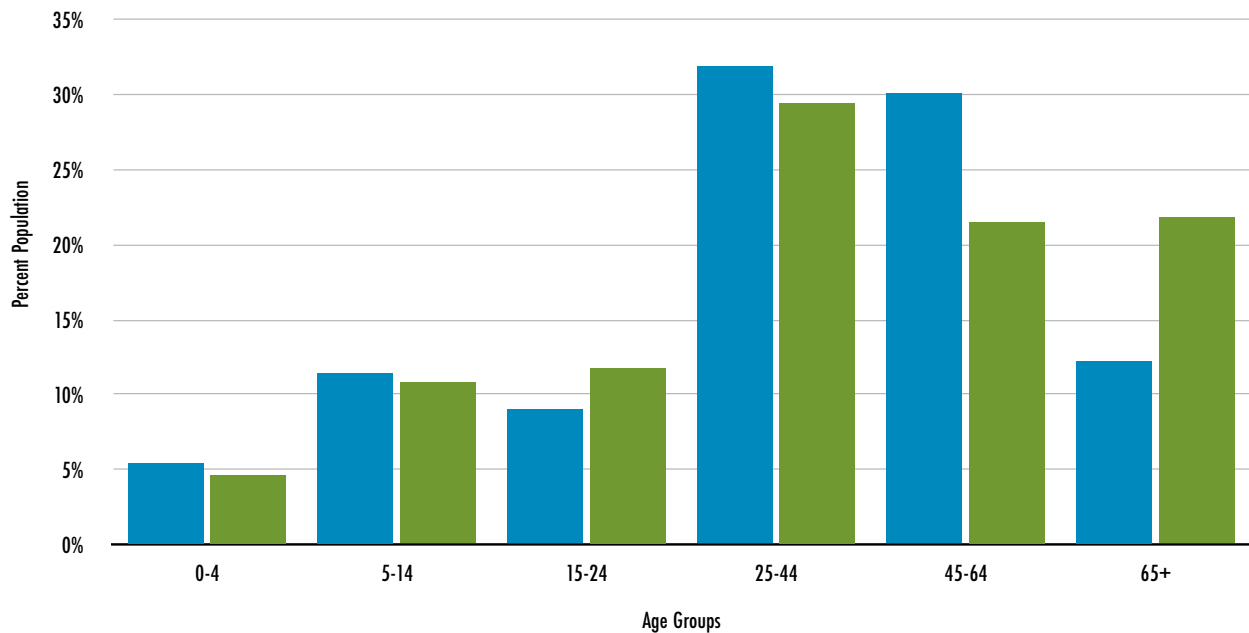
2 Census definition of Private Dwelling: A separate set of living quarters with a private entrance either from outside the building or from a common hall, lobby, vestibule or stairway inside the building.

3 Census definition of Private Dwellings Occupied by Usual Residents: A private dwelling in which a person or a group of persons is permanently residing. Also included are private dwellings whose usual residents are temporarily absent on May 11, 2021.

It is important to note that the Census is taken in the month of May when many residents are on vacation after the long winter season. In 2021, the Municipality recorded 1,755 tax folios, which corresponds with the number of private dwellings and commercial properties. For general community planning purposes, the populations of nearby Whitecroft and the Louis Creek Valley must also be considered as being part of the Sun Peaks area. Many of the approximately 500 residents of Whitecroft and Louis Creek Valley work at Sun Peaks and use the services provided in Sun Peaks including school and health care facilities. Furthermore, Sun Peaks experiences an influx of approximately 500 returning residents and 500 employees during the winter months. Given these fluctuations, Sun Peaks, during its busiest season, likely supports a population of closer to 2,900 people. It is important to consider the winter increases in population, in order to address the impact of an increased population on service delivery, education and school capacity, access to health services as well as demand for amenities such as restaurants, grocery stores and gas stations.

According to Statistics Canada, Sun Peaks has a population that is slightly younger, on average, than the rest of BC. The median age is 40, compared to 42.8 in BC. There are the same percentage of children under 15 in Sun Peaks as there are in BC at 16%. There are more people in the young family age range, 25-44, by a margin of 3%. There is even more people in the 45-64 age range in Sun Peak than in BC by a margin of 9%. Only 12% of the population is aged 65 and up, compared to 22% in BC. [Figure 1](#) shows the age demographics of Sun Peaks in 2021, based on Statistics Canada census counts.

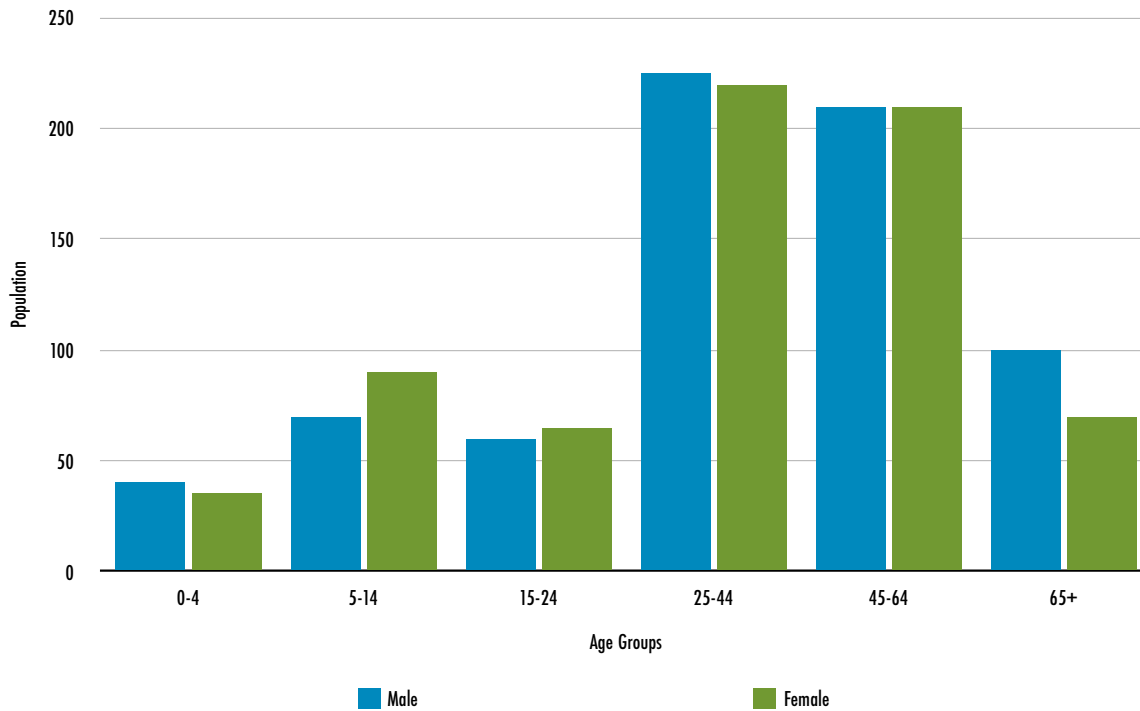
Figure 1. Sun Peaks Age Demographics 2021



Source: Census Canada

Figure 2 below shows the gender distribution of the permanent population in 2021 as identified by Statistics Canada. There are slightly more females in the 5 to 14 age group than males, and slightly more men than women in the age group 65+.

Figure 2. Sun Peaks Gender Distribution 2021



Source: Statistics Canada

VISITOR STATISTICS

In March 2020, the Federal government imposed travel restrictions and border closures aimed at containing COVID-19, which brought the tourism sector to a near standstill. Under these circumstances, many businesses in the tourism industry had to reduce their hours, or close temporarily or permanently. As a result, the number of skier visits and room night occupancies at Sun Peaks fell sharply in 2020/21. This was further compounding in the summer of 2021, due to the Embleton Mountain wildfire that put SPMRM on evacuation alert for approximately 2 weeks. Four months later (November 2021), parts of BC experienced significant flooding which cut off access between the Lower Mainland and Sun Peaks during the key holiday season. Tourism activity in Canada in March 2022 rebounded to equal the strongest recovery since the onset of the pandemic⁴.

The average skier visits for Winter 2021/22 were slightly higher than the 2015-19 average⁵, whereas the Winter 2020-21 were approximately 15% lower than the 2015-19 average. There were 75,000⁶ winter room nights occupied in 2021/22, up from 48,000⁶ in 2020/21. This represented a drop of approximately 42% between 2020/21 and 2019/20 (pre-COVID). In terms of summer room nights there were 34,000⁶ in 2021 down from 52,300⁶ in 2019.

While COVID-19 has had a significant impact on tourism in Sun Peaks, expectations are that winter/summer visits and winter/summer room nights sold will continue to increase and ultimately surpass pre-COVID numbers over the next couple of years.

⁴ Canadian Tourism Activity Tracker, March 2022

⁵ Sun Peaks Resort Master Plan Update (2020)

⁶ Sun Peaks Tourism

POPULATION PROJECTIONS

Unlike most other municipalities in BC, the maximum capacity for development and growth at Sun Peaks is planned for and agreed upon in the Master Development Agreement (MDA) with the Province of BC. Although the rate at which growth will take place is dependent on the market and economic factors, the final capacity is fixed in the MDA.

It is, therefore, important for SPMRM to differentiate between total capacity and the number of year-round residents expected at various stages of development. This will aid in projecting needs of the community over time, given the permanent population will have different needs than the visitor population. For example, residents require family doctors, elementary and high school education, community recreation facilities and programming, and access to commercial services during the shoulder seasons, such as a grocery store and gas station. To a certain extent, growth in the number of year-round residents will also be somewhat dependent on the provision of these services. Therefore, projecting the future year-round population will help SPMRM strategically plan to meet the future needs of the community.

[Table 3](#) estimates future permanent population growth at various development phases. Projected bed unit and accommodation unit information was obtained from the 2020 Master Development Plan update. Based on this information, it is estimated that an average of 7.5% of the bed units at Sun Peaks were occupied by permanent residents in 2021. In other words, there were 7.5 permanent residents for every 100 bed units. This ratio was applied to future projected development, as summarized in [Table 3](#).

TABLE 3: PERMANENT POPULATION PROJECTIONS

	ACCOMMODATION UNITS	BED UNIT CAPACITY	PERMANENT POPULATION
CURRENT SERVICED AND OCCUPIED	1,921	7,516	1,404
CURRENT SERVICED AND UNDEVELOPED/VACANT	343	1,373	254
REMAINING FOR FULL BUILD OUT	2,821	14,453	2,671
EMPLOYEE HOUSING	640	2,334	0
PRE-DEVELOPMENT AGREEMENT HOUSING	216	945	175
Total	5,941	26,621	4,503

Source: Sun Peaks Resort Master Plan Update 2020

Figure 3. Change in Permanent Population 2011-2021

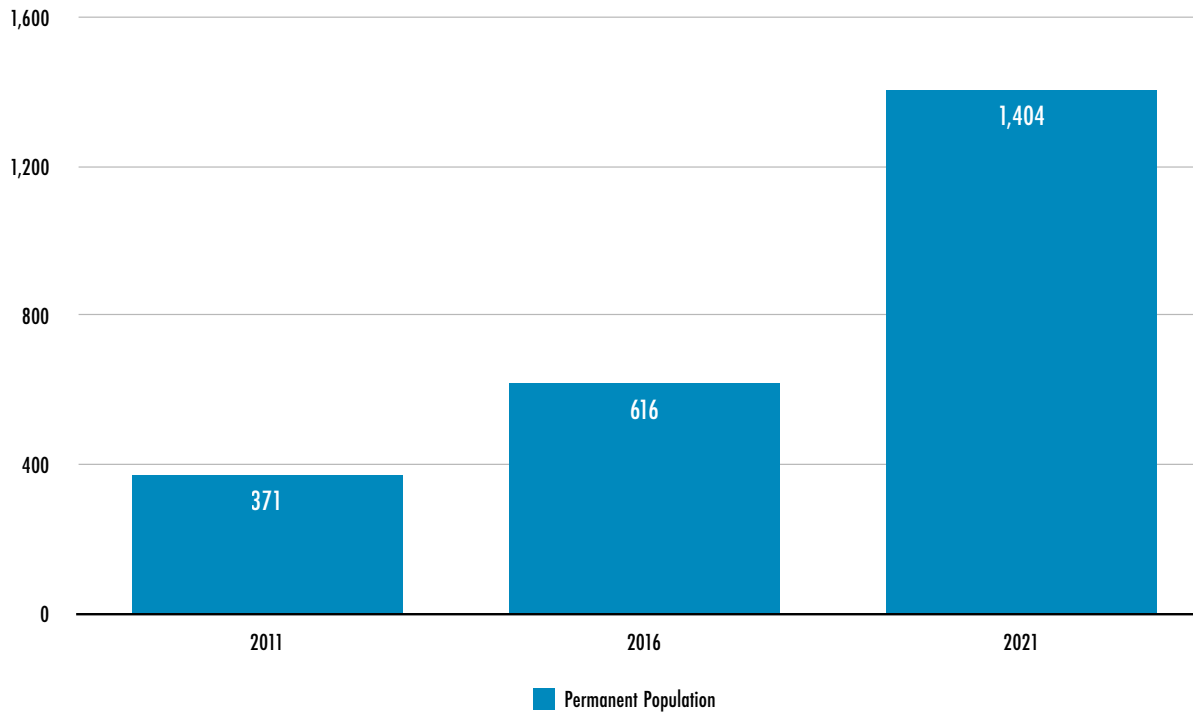


Figure 4. Percentage of Permanent Residents/Secondary Homeowners 2011-2021

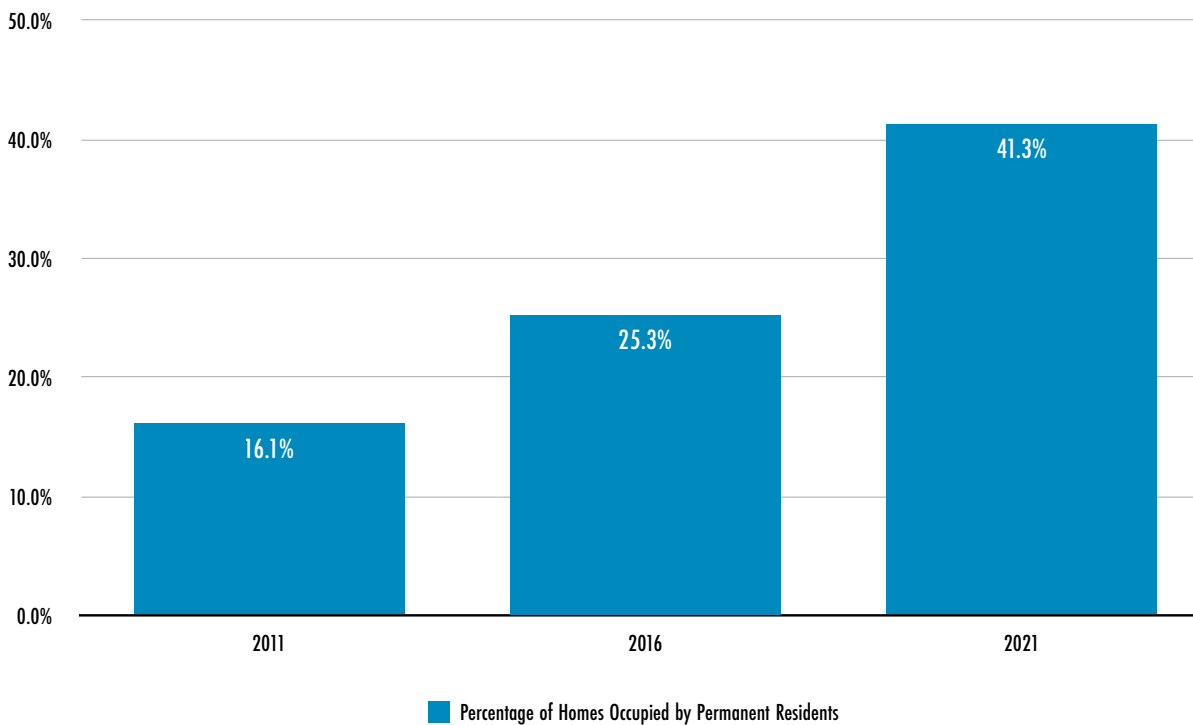
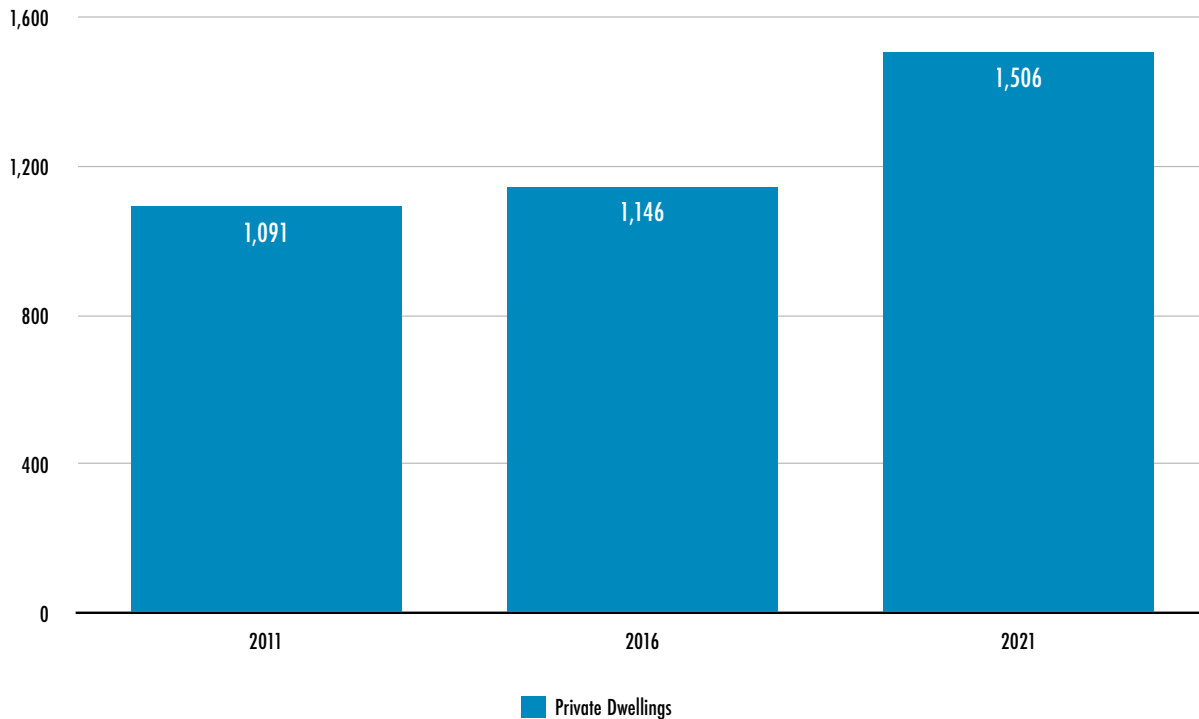


Figure 5. Change in Number of Private Dwellings 2011-2021



The ratio of permanent residents to bed units may increase as more services such as school, healthcare and affordable employee housing are developed. Several additional scenarios have been provided to consider the year-round population if there is a change in the ratio of permanent residents to bed units from the current 7.5% in the future. [Table 4](#) outlines a sensitivity analysis that includes higher population growth scenarios.

TABLE 4: PERMANENT POPULATION SCENARIOS

	CURRENT GROWTH (HIGH)	MODERATE GROWTH	LOW GROWTH
	18.5 PERMANENT RESIDENTS TO EVERY 100 BED UNITS	10 PERMANENT RESIDENTS TO EVERY 100 BED UNITS, AS ABOVE)	5 PERMANENT RESIDENTS TO EVERY 100 BED UNITS, AS ABOVE)
Current serviced and occupied	1,404	1,404	1,404
Current serviced and undeveloped/vacant	254	140	70
Remaining for Full Build Out	2,671	1,445	723
Total	4,329	2,990	2,197

The current growth rate estimates 4,329 residents by full build out. A moderate growth rate will result in 2,990 residents at full build out, and a low growth rate will result in 2,197 permanent residents by full build out. [Figure 6](#) shows the population projection scenarios.

Figure 6. Permanent Population Projections at Full Build Out

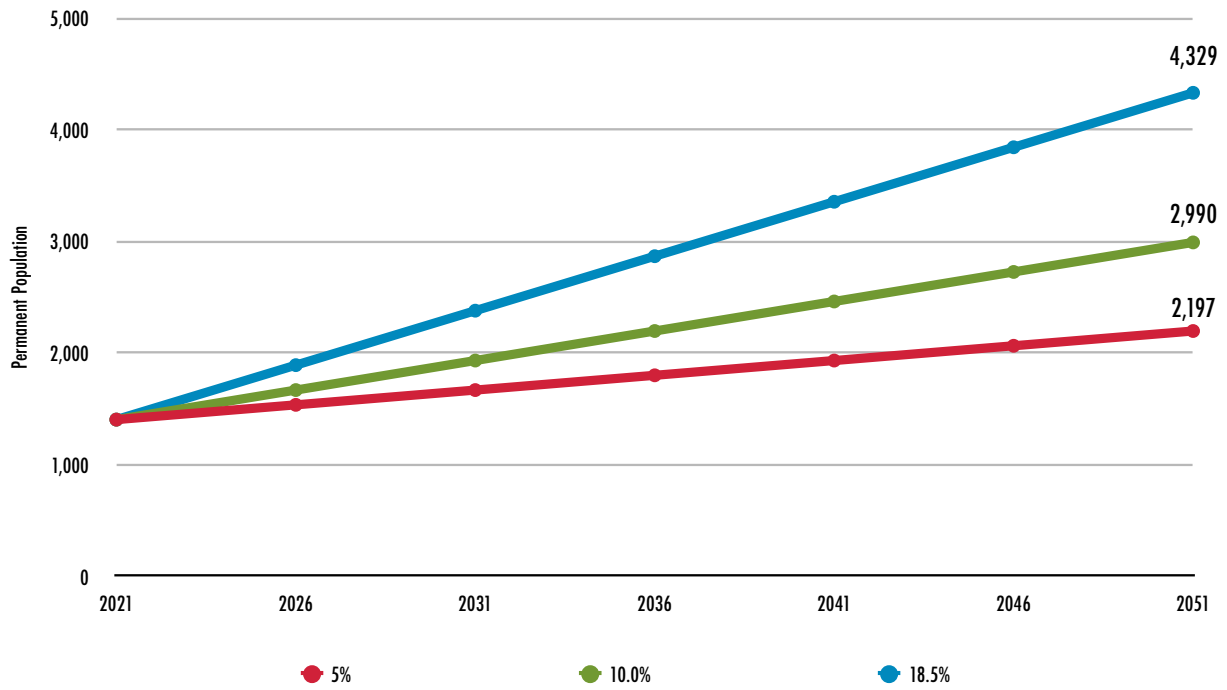


Figure 7. Number of People Per Household (2021)

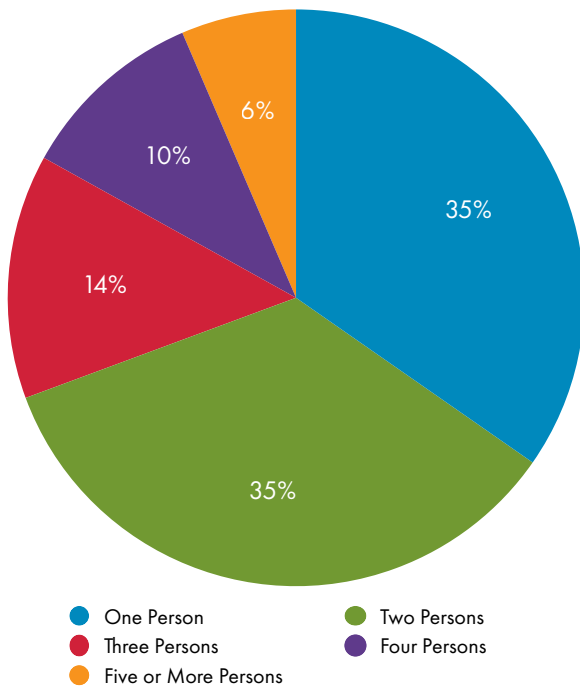
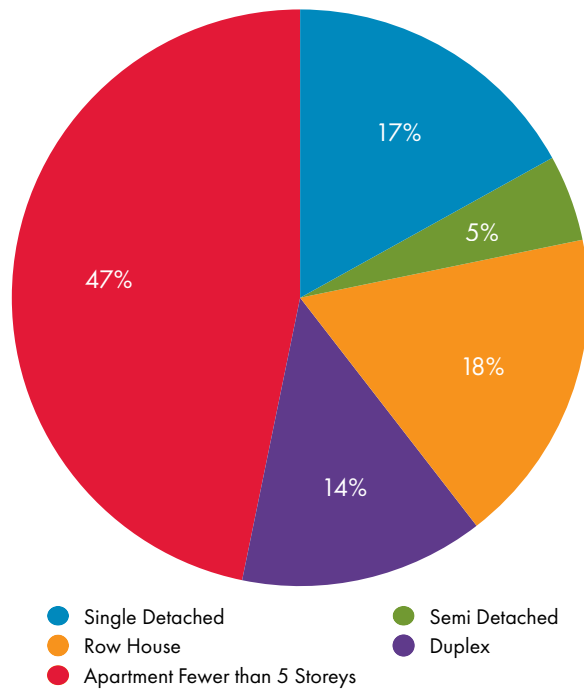


Figure 8. Housing Types (2021)



Source: Statistics Canada

3.3 LAND REQUIREMENTS AT FULL BUILD OUT

The 2020 Master Development Plan update estimates that full build out will require an additional 214.9 ha of land. Specifically, land will be allocated in the following manner:

- 14.9 ha in the Village core for tourist accommodation and parking;
- 51.1 ha for medium density development (townhouses/stacked townhouses);
- 57.9 ha for low density development (single family residential); and
- 91.0 ha for recreation.

The 2020 Master Development Plan update seeks to including additional lands for community facilities and employee and non-market residential units. In addition, the 2020 update indicates a shift in real estate development away from low density units to medium density townhomes and condominiums. The most notable change is the move away from planned development in an area referred to as the McGillivray Highlands. The area is now planned for an extension of the cross-county skiing and mountain bike trail networks.

3.4 SCHOOL ENROLLMENT

In fall of 2010 the Discovery Center for Balanced Education (DCBE), received its first classes of students from Kindergarten to Grade 6. There were 21 students enrolled in 2010 and one teacher who was hired by the Sun Peaks Education Society (SPES), a non-profit association. In 2011, 36 students were enrolled, and by 2012 there were 50. In 2012, School District No. 73 agreed to support the DCBE’s elementary grades (K-6) teachers as a public school (Sun Peaks School) and the community funded the classroom capital costs. The school has since expanded to include Grade 7 (2017) and Grades 8-9 (2020). The Sun Peaks community has funded more than \$1 million dollars in capital costs for classrooms and teacher payrolls for the initial start-up period and continues to partially fund the high school program.

This resulted in high school students in Grades 10 to 12 being able to attend what is now known as the Sun Peaks Academy, supported by the online @Kool program funded by SPES. The Academy is 100% funded through the SPES.

The enrollment in Kindergarten to Grade 9 for the 2021-2022 school year was 140 students, while the enrollment for Grades 10-12 was 21. Projected enrollment for Sun Peaks Academy by 2025/2026 is 39 students. [Table 5](#) and [Table 6](#) show student numbers by grade level for the 2021/2022 year.

TABLE 5: ELEMENTARY ENROLLMENT BY GRADE 2021-2022

K	1	2	3	4	5	6	7	8	9	TOTAL
14	13	19	13	15	8	20	15	13	10	140

Source: School District No. 73 (Kamloops-Thompson)

TABLE 6: HIGH SCHOOL LEVEL ENROLLMENT BY GRADE 2021-2022

10	11	12	TOTAL
5	12	4	21

Source: Sun Peaks Education Society (SPES)

Sun Peaks School operates out of three locations within the village, all of which are deemed temporary accommodations. Lands east of the East Village area have been identified and transferred by the Municipality to School District No. 73 for a permanent school site. School District No. 73 had included a K-12 school for Sun Peaks in their 2022 Capital Priority List and Sun Peaks is presently in 3rd position on the Capital Priority List. A permanent school is estimated by School District No. 73 to be in place within 5-8 years.

3.5 REGIONAL CONTEXT

The **Local Government Act** requires member municipalities to include a Regional Context Statement in OCPs if the regional district of which they are part of has adopted a Regional Growth Strategy (RGS). This is the case with SPMRM in the context of the Thompson Nicola Regional District (TNRD). The purpose is to outline the principles of the RGS as they apply to the Municipality and set general direction for the OCP policies that support those principles.

TNRD REGIONAL GROWTH STRATEGY

In 2013, the Board of Directors of the TNRD amended the Regional Growth Strategy (RGS) with updated forecasts for population, housing and economic change in the TNRD. The RGS is a co-operative strategy for all member municipalities to work towards a sustainable future for the region. The vision in the RGS:

“To create a balance among goals relating to human settlement, economic development and environmental conservation, to ensure that development actions do not significantly limit the options of future generations.”

Building on the diverse mix of urban and rural, resource and wilderness settings shall be the dominant guiding principle as new development is encouraged. Urban places will grow while retaining their existing scope and character; rural places will remain rural while accepting appropriate new development; and settlement in resource areas will be limited and carefully managed.

TNRD Regional Growth Strategy Goals:

- Promote and encourage local and regional economic development;
- Protect and enhance the natural environment;
- Protect and maintain access to the resource base;
- Preserve the rural and wilderness character of the region;
- Protect farmland and encourage farming;
- Ensure adequate and appropriate services are provided;
- Maintain mobility throughout the region;
- Ensure adequate range of housing opportunities are available;
- Promote regional collaboration on common issues; and
- Cooperate with First Nations in planning and servicing matters.

REGIONAL CONTEXT STATEMENT

The Local Government Act requires each municipality to prepare a Regional Context Statement (RCS) as part of its OCP to explain the relationship between the OCP and the RGS. SPMRM is committed to implementing the following Growth Management Policies based on direction provided in the TNRD’s Regional Growth Strategy. However, as SPMRM has informed the TNRD, SPMRM believes that recreation uses within the SPMRM have the highest priority and access to resources is secondary within the community.

HUMAN SETTLEMENT

Development within SPMRM will occur in a manner that protects environmental and aesthetic values, and minimizes impacts on adjoining land uses. Housing and resort development will continue to be dense, walkable and create an inviting atmosphere. SPMRM will encourage the development of a variety of residential and tourist accommodation options for visitors and residents, including employee housing.

ENERGY AND TRANSPORTATION

SPMRM is committed to reducing energy use and overall greenhouse gas (GHG) emissions. SPMRM recognizes the importance of efficient transportation systems and encourages active transportation within the resort. Active transportation is facilitated by a comprehensive trail system throughout the community. SPMRM continues to seek out opportunities for transit options between SPMRM and other major municipal centers.

ECONOMIC DEVELOPMENT

SPMRM maintains the goal of becoming the best mountain resort community in BC with year round attractions and services and a diversified economy that provides meaningful and sustainable employment and lifestyle enjoyment. SPMRM, working cooperatively with Tourism Sun Peaks, SPRLLP and business owners will continue to foster a tourism economy while striving to achieve a greater diversity of businesses that are compatible with and appropriate in the community.

ENVIRONMENTAL PROTECTION

As the key asset and attraction of the resort community, SPMRM will continue to ensure the protection of the natural environment in the area. This includes protecting water quality and sustainability of ecosystems, wetlands and riparian areas, continuing effective water conservation, protection of sensitive natural ecosystems, and achieving greenhouse gas (GHG) emissions reductions targets. SPMRM will continue to support TNRD's commitment to waste reduction goals.

OPEN SPACE AND CULTURAL HERITAGE

Sun Peaks provides opportunities for everyone to enjoy open space. As such, SPMRM recognizes the importance of proper maintenance and management of these resources for the region. SPMRM will also continue to identify opportunities to engage with First Nation communities and promote First Nation culture and heritage in the area.

CO-OPERATION AND PROCESS

SPMRM is committed to being an active member of the TNRD. SPMRM recognizes the significance of managing growth, including within urban fringe areas and collaborative regional planning. An RGS monitoring program will be established in collaboration with the TNRD.



4.0 LAND USE

Section 4 of this Official Community Plan (OCP) outlines land use and community development policies based on direction set in the Sun Peaks Resort Master Plan Update (2020), as well as other planning initiatives including the Social Sustainability Plan, Land Use and Environmental Sustainability Plan, Greenhouse Gas Emissions (GHG) Plan and the Economic Action Plan.

Development at Sun Peaks has been guided by the Sun Peaks Resort Master Plan which was first approved by the Province of B.C. back in 1993. The overall plan is based on a central village core, alpine lift base and 18-hole golf course acting as the conceptual anchors. The **'Village Core'** consists of guest services, hotels, condo-hotels and commercial businesses including retail shops and restaurants. Surrounding the core area, development is predominantly residential with a mix of densities including single family homes, duplexes, townhomes, and apartments. This residential development is, primarily, planned as ski-in/ski-out. Resort development started at the west end of the valley and progresses eastward including all future phases of development.

There are a number of existing land uses at Sun Peaks. These include:

- Residential (single family, duplexes, townhouses, apartments)
- Commercial (shops, restaurants, hotels, tourist accommodations)
- Light industrial (wastewater treatment, transfer station, public works)
- Institutional (school, healthcare, fire hall)
- Parks and Recreation (trails, golf course, playground, pool and tennis courts)

SPRLLP installed most of the existing infrastructure and transferred operating responsibility for the water, sewer to Sun Peaks Utilities Company Limited (SPUCL) in 2018. SPUCL has since been dissolved into the Municipality. Propane gas infrastructure is owned by SPRLLP (Gas Co.), however billing is managed by SPMRM. The maintenance responsibility for public roads was with the BC Ministry of Transportation and Infrastructure until 2013, at which time it was transferred to the Municipality.

Moving forward, there is a need for development of facilities that will support the growing permanent population of Sun Peaks. While there has already been some development in this regard, most notably the development of a community health centre and Sun Peaks Centre, there is still a need for a permanent school, daycare facility, and other facilities that will enable people of various demographics to live at Sun Peaks on a permanent basis.

4.1 GENERAL POLICIES

It is the policy of SPMRM Council to:

- 4.1.1. Ensure on-going collaboration between the SPRLLP and SPMRM on all new and re-development applications;
- 4.1.2. Recognize the Sun Peaks Resort Master Plan and Master Development Agreement which guides new development of lands;
- 4.1.3. Recognize that there is a limit on the total number of residential and commercial accommodation units permitted under the Master Development Agreement between the Province and SPRLLP;
- 4.1.4. Require that all new development be serviced by a community water distribution and wastewater collection system;
- 4.1.5. Update the OCP following regular updates to the Sun Peaks Resort Master Plan;
- 4.1.6. Recognize that all development in the community creates employee demand and with this demand comes a need to provide affordable non-market employee housing.
- 4.1.7. Encourage affordable non-market housing.
- 4.1.8. Encourage all development at Sun Peaks to be constructed to a high standard of quality and craftsmanship. Building architecture, including signage, lighting, sidewalks and landscaping, shall be respectful of and complement the mountain setting;
- 4.1.9. Acknowledge SPRLLP's use of statutory building schemes to apply design guidelines to future development parcels to ensure that new development continues to reflect the high standards of quality and craftsmanship that have been established throughout the Municipality;
- 4.1.10. Ensure that building densities and design respect and complement the natural mountain environment, social values and infrastructure capacity.
- 4.1.11. Development should accommodate community gathering spaces, open space, and land allocated that is essential for the provision of community services;
- 4.1.12. Respect the natural environment and work towards increased sustainability with all new and existing development;
- 4.1.13. Work towards the development of new health and education facilities to support the needs of the community;
- 4.1.14. Manage traffic and parking such that all traffic flows safely and efficiently while the emphasis on pedestrian/cycling and ski-in/ski-out movement is encouraged within the resort;
- 4.1.15. Encourage pedestrian/cycling trails throughout the community;
- 4.1.16. Update Zoning Bylaw No. 1400;
- 4.1.17. Implement a signage bylaw that regulates the size and location of all signage within Sun Peaks; and
- 4.1.18. Work towards enhancing signage that welcomes and provides wayfinding where appropriate throughout the community.

4.2 RESIDENTIAL

BACKGROUND

Development of residential land uses has occurred over the past 29 years in accordance with the Sun Peaks Resort Master Plan. Residential development consists of three main types:

General Residential Uses: This consists of a mix of single family dwellings, duplexes, and townhouses. These are generally located outside the village core. Single family dwellings are permitted to include secondary suites in order to provide affordable housing options. In addition, SPMRM has a specific zoning classification to permit short term rentals of single family and duplex residential properties.

Multi-Family Tourist Accommodation Units: These uses are principally located in the village area and consists of apartment style properties and townhouses on the slopes surrounding the Village. While there may be individual private ownership of units within apartments or townhouses, the village hotels/lodges all have restrictive covenants that make these units available for short term rentals. Most of the tourist accommodations outside the village areas also have similar restrictive covenants.

Employee Housing: The original MDA did not contemplate special employee housing as it was believed, at the time, that employees working at the resort would choose to live in secondary suites or in staff accommodations within Sun Peaks or outside of Sun Peaks (i.e. Whitecroft, Heffley Creek, or Kamloops). The zoning for single family lots allows for secondary suites which would help fill the need for employees looking to reside within Sun Peaks. However, many employees wanted to live within the village and many secondary suite owners chose not to rent to employees and others were more interested in short term rentals rather than long term rentals. Hence the recognition that employee housing was needed. The Sun Peaks Resort Master Plan update now identifies employee housing as being near the Burfield base area, with plans for additional non-market employee housing developments in the vicinity of the Burfield base area and throughout Phases 3 and 4. At completion of Phase 4, these lands could provide approximately 650 employee units with up to 2,334 bed units.

As Sun Peaks grows and evolves, it will be important to provide a diversity of housing options. This includes the need for affordable non-market housing. In addition, as Sun Peaks expands and employment grows, affordable non-market housing and secondary suites will be essential to accommodating employees and their families within the community.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Ensure land is designated for a range of residential accommodation types, tenure and density;
2. Maintain a broad range of accommodation offerings to serve the varying needs of residents and visitors including non-market affordable options for employees;
3. Encourage a range of housing types that reflects the diversity of people living and working at Sun Peaks and addresses seasonal and year round permanent employee needs including staff housing, non-market employee rental and ownership housing, and
4. Recognize that the balance in supply of accommodation with the resort's recreational carrying capacity of its ski lifts is factored into the Resort Master Plan.

POLICIES

GENERAL RESIDENTIAL

It is the policy of SPMRM Council to:

- 4.2.1. Direct general residential uses to those areas designated General Residential on the Land Use Designation map Schedule C;
- 4.2.2. Encourage the development of secondary suites in single family and duplex residential units with covenants to enhance the inventory of housing options and where possible encourage rental of these suites by the local workforce;
- 4.2.3. Encourage, where possible, SPRLLP, and all businesses who hire seasonal staff to provide affordable housing options for employees;
- 4.2.4. Collaborate with SPRLLP and future developers to ensure the development of some resident- restricted, non-market housing options;

- 4.2.5.** Support the development of home occupations (i.e. home based businesses) provided that they are auxiliary to the residential use and have no deleterious impacts on neighbouring residents;
- 4.2.6.** If an application is made to amend the Zoning Bylaw to allow short term rental (STR) use, criteria must be met as established by SPMRM bylaws and regulations prior to amending the Zoning Bylaw;
- 4.2.7.** Support zoning of new single family and duplex developments, in appropriate locations, that permit STRs (less than one month term) as opposed to spot zoning in existing residential zones.
- 4.2.8.** If a home occupation is taking place as a permitted auxiliary use to a residential dwelling, short term rental use will not be permitted;
- 4.2.9.** Ensure that properties that provide short term rentals pay their fair share of infrastructure (e.g., roads, sewer, and tourism marketing) capital and operating costs through fees, utility charges and equitable taxes; and
- 4.2.10.** Short term rentals need to be balanced so as not to negatively impact the long-term rental market.

MULTI-FAMILY TOURIST ACCOMMODATION

It is the policy of SPMRM Council to:

- 4.2.11.** Direct Multi-Family Tourist Accommodation uses to those areas designated as Multi-Family Tourist Accommodation on Land Use Designations map Schedule C;
- 4.2.12.** Support the development of a walkable community by ensuring that Multi-Family Tourist Accommodation land uses connect to existing trails and facilitate ski in/ski out options;
- 4.2.13.** Encourage a diversity of Multi-Family Tourist Accommodation uses to support the economic development of the community;
- 4.2.14.** Continue to collaborate with SPRLLP on all future land use planning, in particular with respect to future Multi-Family Tourist Accommodation land use in the eastern areas of the Municipality; and
- 4.2.15.** Encourage the use of underground parking in Multi-Family Tourist Accommodation areas to minimize the footprint of the proposed development.

EMPLOYEE HOUSING

It is the policy of SPMRM Council to:

- 4.2.16.** Explore opportunities to incentivize affordable housing throughout Sun Peaks, such as waiving, reducing or deferring applicable charges, fees, or taxes where appropriate;
- 4.2.17.** Direct Employee Housing uses to those areas designated as Employee Housing on Land Use Designations map Schedule C;
- 4.2.18.** Support the integration of secondary suites in single family and duplex dwellings, in appropriate locations, as a form of affordable employee housing with restrictive covenants;
- 4.2.19.** Require all employee housing in the community to complement and be in conformity with the architectural character of the community;
- 4.2.20.** Work with SPRLLP and other Sun Peaks businesses to develop an innovative non-market employee housing strategy to provide housing options for people working in the community. Where possible, encourage employee housing throughout the community;
- 4.2.21.** Support the development of staff housing for seasonal employees by SPRLLP, and all businesses at Sun Peaks; and
- 4.2.22.** Encourage the development of non-market resident-restricted housing where the initial price of housing is affordable and restrictions are placed to maintain a relatively affordable price for future resale. This housing would be made available to long term employees, especially family employees so that they have an opportunity to live within the Sun Peaks community.

4.3 COMMERCIAL AND INDUSTRIAL

BACKGROUND

Sun Peaks' commercial and light industrial uses provide services related to a resort-oriented community. Within the village, there is a dense mix of commercial uses such as retail shops, restaurants, and hotels, and other resort-related services. Some general commercial uses exist outside of the village. Light industrial uses that are integral to the operation of the Municipality and the resort are permitted at the west end of the community.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Ensure that commercial facilities are designed to complement the character of Sun Peaks;
2. Encourage the delivery of commercial services that meet the varying needs of people visiting and living at Sun Peaks;
3. Ensure that impacts on economic and tourism development are considered in new commercial and light industrial developments; and
4. Provide land for light industrial uses that serve as essential functions in the operation of the Municipality and the resort.

POLICIES

VILLAGE CORE

It is the policy of SPMRM Council to:

- 4.3.1. Direct guest-oriented commercial services to those areas designated as Village Core on the Land Use Designations map Schedule C;
- 4.3.2. Encourage commercial uses that support the vitality of the resort-oriented village such as restaurants and cafés, retail commercial, art galleries and studios, hotels and other businesses;
- 4.3.3. Work collaboratively with key stakeholders to ensure the village will be expanded to meet the needs of commercial businesses;
- 4.3.4. Encourage the development of commercial uses, such as grocery stores and other uses that provide services for residents living at Sun Peaks;
- 4.3.5. Support SPRLLP's village design principles, through adherence to building schemes that include design guidelines, building footprints and building envelopes, to ensure new development integrates with the character and scale of development within the village core;
- 4.3.6. Ensure that commercial facilities are designed and located to screen loading and other back-of-house functions from public view;
- 4.3.7. Ensure that landscaping areas are well maintained and attractive. Include benches and seating areas throughout the village, and ensure that there is adequate signage to welcome visitors and provide wayfinding;
- 4.3.8. Encourage the use of the village public areas for festivals, art exhibits, events and concerts.

GENERAL COMMERCIAL

It is the policy of SPMRM Council to:

- 4.3.9. Direct general commercial uses to those areas designated as General Commercial on the Land Use Designations map Schedule C;
- 4.3.10. Require that general commercial uses have a high architectural standard that complements the resort experience;
- 4.3.11. Prohibit land consumptive commercial uses not related to primary resort use within the General Commercial areas;
- 4.3.12. Encourage the development of general commercial uses (i.e. office) that support the permanent population of Sun Peaks; and
- 4.3.13. Support uses such as gas stations and convenience stores in areas designated General Commercial.

LIGHT INDUSTRIAL AND UTILITIES

It is the policy of SPMRM Council to:

- 4.3.14.** Direct light industrial uses such as water and wastewater treatment, solid waste management, propane gas distribution and storage/maintenance facilities to those areas designated as Light Industrial on the Land Use Designations map Schedule C;
- 4.3.15.** Prohibit industrial uses that do not support the development or operation of a resort-oriented community;
- 4.3.16.** Require that all light industrial uses integrate screening and landscaping so that they are not visible from the road network and minimize impacts on neighbouring properties;
- 4.3.17.** Ensure that light industrial functions are complementary to the image and quality of the resort experience;
- 4.3.18.** Limit industrial development to locations where they will not pose any negative incompatible impacts and ensure negative impacts are minimized; and
- 4.3.19.** Promote development of energy sources complementary to the resort that are progressive, economic, and ecologically sound.

4.4 PARKS AND RECREATION

BACKGROUND

Recreation and leisure is one of the main drivers of a high quality lifestyle and growing economy in this mountain environment. A network of skiing, hiking, mountain biking and multi-use trails is enjoyed by both visitors and residents year round. There are many recreational offerings including skiing/snowboarding, an eighteen-hole golf course, an NHL sized covered rink, tennis courts, cross country skiing, sports fields, snowshoeing, mountain bike park and fitness facility. There is great pride in the way that the resort and municipal facilities have been integrated into the natural environment, and there is a desire to continue to expand recreational facilities and programming.

Future expansion of the east valley includes a new school site, large community park, and two additional parks with playing fields and tennis/pickle ball courts. These improvements will further enhance the recreational opportunities for residents and visitors within the community.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Ensure high quality recreation facilities are available to support a healthy, active lifestyle for residents and visitors;
2. Support the continued expansion and development of community parks and recreational facilities and programs;
3. Ensure that recreational opportunities highlight and respect Sun Peaks' natural environment;
4. Retain open space for recreation and leisure activities and conserve habitat;
5. Ensure that an open space network flows throughout the village;
6. Continuation and expansion of the valley trail system as development proceeds to the east; and
7. Promote multi-use trails within and between the various parts of the community, as well as promoting ski-in and ski-out access to all developments in the community.

POLICIES

It is the policy of SPMRM Council to:

- 4.4.1. Direct recreation and leisure infrastructure such as playgrounds, tennis/pickle ball courts, ice skating, playing fields, parks and school facilities to those areas designated as Parks & Recreation on the Land Use Designations map Schedule C;
- 4.4.2. Encourage the development of recreation attractions and activities that promote the health and well-being of residents and visitors;
- 4.4.3. Develop a Parks and Recreation Master Plan that provides direction for future planning for parks and recreation facilities, and programming. Include small parks and picnic areas throughout the community as part of the valley trail system;
- 4.4.4. Further develop plans for multi-use recreation sites to accommodate recreational activities as well as consider incorporating institutional uses. Facilities could include a new school site, daycare, outdoor ice skating rink, soccer fields, baseball fields, community hall and gathering space;
- 4.4.5. Collect cash-in-lieu of dedication of land for park space at time of new subdivisions;
- 4.4.6. Ensure that land that is not suitable for park space such as wetlands, riparian areas, steep slopes or rockfall hazards will not be utilized as park space;
- 4.4.7. Evaluate opportunities to develop indoor and outdoor community gathering places where possible with the development of school and other community services;
- 4.4.8. Provide opportunities for organized and passive recreation activities in the natural environment; and
- 4.4.9. Support seniors and people of all abilities in the community by providing essential amenities to facilitate walking and skiing around the village, as well as encouraging groups that promote accessible recreation and adaptive sports.

4.5 OPEN SPACE

BACKGROUND

Undeveloped, open space is one of the key assets of alpine resorts. Visitors and residents alike are drawn to Sun Peaks for the natural beauty, its flora and fauna, the ease of access to the outdoors, and the diversity of activities that are available. The primary activities that occur at within the Municipality include skiing (downhill and cross-country), snowboarding, snowshoeing, ice skating, dogsled tours, mountain biking (downhill and cross-country), golf, tennis, hiking, and horseback riding. Just outside of the Municipality, activities exist such as fishing, canoeing and kayaking, and snowmobiling. Many of these activities depend on open space. As such, there is a need to ensure continued access to this resource and to maintain the health of the open space surrounding the community, such as forests, riparian areas and open meadows.

SAND AND GRAVEL DEPOSITS

The Local Government Act requires the identification of sand and gravel deposits within municipal boundaries. There are no licensed sand and gravel deposits within the municipal or controlled recreation area. However, there is an existing gravel pit situated just outside the municipal boundary to the southeast toward McGillivray Lake, and there may be other deposits not yet known.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Recognize the importance of open space to promote biodiversity and enhance the alpine experience;
2. Support the continuation of tourism and recreation activities in open space areas;
3. Preserve and protect environmentally sensitive and unique natural areas;
4. Protect open space amenities for passive recreational use and enjoyment by residents and visitors alike; and
5. Provide non-motorized, environmentally friendly access to many of the open space areas.

POLICIES

It is the policy of SPMRM Council to:

- 4.5.1. Direct outdoor recreation uses to those areas designated as Open Space on the Land Use Designations map Schedule C;
- 4.5.2. Protect open space amenities for passive recreational use and enjoyment;
- 4.5.3. Encourage a range of uses such as skiing/snowboarding, mountain biking, snowshoeing, golf, dogsled tours, hiking, and horseback riding within open space areas;
- 4.5.4. Require that the development of roads as well as utilities and communication corridors in open space areas minimize the negative impact on existing and potential development areas; and
- 4.5.5. Support the expansion and development of the valley trail network as well as mountain access where environmentally possible.

4.6 INSTITUTIONAL AND COMMUNITY SERVICES

BACKGROUND

Sun Peaks has a full health care centre and school facility (Sun Peaks Academy) supported by a non-profit society (Sun Peaks Education Society). Both facilities are quickly outgrowing their capacity to deliver services given the current and future needs of the community. Moving forward, it will be necessary to enhance these services to meet expectations of the residents. Municipalities do not normally fund, build or operate health centres and Sun Peaks Community Health Centre will need IHA/provincial funding or assumption of the health services by the agency responsible. With rapid growth, Sun Peaks has been handicapped by the lack of recognition of the need for the essential provincial services such as health and education and the failure of provincial agencies to recognize that the rate of growth has forced the community to self-fund the critical community needs of health and education.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Coordinate with provincial health and educational services responsible to have these essential services delivered in Sun Peaks;
2. Lobby senior governments and agencies to facilitate health and education services in the community;
3. Establish TNRD library services to provide modern public library services and a community gathering space;
4. Improve services for younger families and employees; and
5. Provide access to facilities for Provincial health/social services professionals to rotate to Sun Peaks from time to time.

POLICIES

It is the policy of SPMRM Council to:

- 4.6.1. Direct a range of institutional uses such as healthcare, schools, churches, fire halls, government offices to those areas designated Institutional on the Land Use Designation map Schedule C;
- 4.6.2. Work with Interior Health Authority and Sun Peaks Health Association to enhance health services and address a full range of community wellness issues;
- 4.6.3. Work with the Province of BC, BC Ambulance Services to develop a best practices strategy for emergency response services by utilizing the Sun Peaks-based resources more effectively;
- 4.6.4. Work with the Sun Peaks Education Society (SPES), School District 73, and the Province of BC to expand the school facilities in keeping with the Provincial Neighbourhood Learning Centre model which includes early childhood care, daycare, community shared gym and exercise facilities as well as classrooms and learning environment;
- 4.6.5. Negotiate with School District #73 to ensure that the permanent school includes multi-use space, full gymnasium, library, playing fields, and daycare facilities;
- 4.6.6. To facilitate the development of a school, density will be transferred from the new school site to adjacent sites to be utilized for future development;
- 4.6.7. Continue to work with TNRD to obtain Sun Peaks-based library services;
- 4.6.8. Work with the community to identify social needs at Sun Peaks and coordinate with responsible provincial agencies to work towards meeting all identified needs; and
- 4.6.9. Review opportunities to integrate institutional uses with parks and recreation facilities to create synergies in service offerings within the same location.

4.7 TEMPORARY USE PERMITS

BACKGROUND

Temporary Use Permits may be considered by the Municipality to allow specific land uses to occur for a period of up to three years with one extension for up to another three years. The permit can contain detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions. Such permits are provided at the discretion of SPMRM Council and are only in effect for the period approved. Temporary Use Permits are not a substitute for a rezoning.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Avoid conflicts between different types of uses (i.e., residential, commercial, industrial);
2. Provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide rezoning and long-term land use patterns; and
3. Ensure that Temporary Use Permits are not considered a substituted for a rezoning applications.

POLICIES

It is the policy of SPMRM Council to:

- 4.7.1. Designate all land within the Sun Peaks Mountain Resort Municipality, as per Section 492 of the **Local Government Act**, as an area in which Temporary Use Permits may be issued.
- 4.7.2. Consider the following criteria in evaluating a Temporary Use Permit application submitted to SPMRM:
 - a) The use must be temporary;
 - b) Compatibility of the proposal with adjacent uses;
 - c) Impact of the proposed use on the natural environment, including groundwater, wildlife and all natural hazard lands and riparian area development permit areas;
 - d) Intensity of the proposed use;
 - e) Opportunity to conduct the proposed use on land elsewhere in the community; and
 - f) The remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.
- 4.7.3. In issuing a Temporary Use Permit, SPMRM may specify conditions including, but not limited to:
 - a) The buildings to be used;
 - b) The area of use;
 - c) The hours of use;
 - d) Appearance;
 - e) Environmental protection measures; and
 - f) Groundwater protection.
- 4.7.4. As a condition of issuing a Temporary Use Permit, SPMRM may require a security or posting of a bond to ensure compliance with the conditions of the permit.



5.0 COMMUNITY-WIDE GOALS

5.1 INFRASTRUCTURE AND SOLID WASTE MANAGEMENT

BACKGROUND

Sun Peaks is serviced with infrastructure including community water and sanitary services as well as a propane gas distribution system. The latter being owned by the SPRLLP and administered by SPMRM. The TNRD administers facilities for managing solid waste, including a transfer station located within Sun Peaks as well as the Heffley Creek Landfill.

Sun Peaks is responsible for the provision of potable water and sanitary services for the community. Due to the high elevation of the community and with fully allocated water rights for those drainages running through the community, Sun Peaks' water sources are limited to ground water and/or surface run-off in the freshet period. No water can be taken from the streams in Sun Peaks during the July to September periods as the full flow is needed in the Louis Creek valley below. Ground water supply is also limited although initially supply volumes were estimated to be greater than what has been experienced to date. By 2018, the municipal engineers confirmed that the groundwater wells in Sun Peaks were not producing water as fast as the consumption rate and recommended a surface collection reservoir.

As the scarcity of water supply was anticipated at the commencement of development, Sun Peaks utility initially anticipated limitations to the water supply volumes and low-flow fixtures were required for all developments. Water conservation is an essential factor for Sun Peaks. All developments require water meters and water fees are based largely on consumption in order to promote conservation.

In 2020, the municipality committed the funding to build a large reservoir high above the community between Sunburst and Sundance lifts. This water reservoir will provide additional water to augment the groundwater supply for the winter season 2022/23.

Sun Peaks has an innovative wastewater treatment plant. The treated effluent is discharged into a settling pond and then is dispersed through rapid infiltration trenches. However, there are limitations to the amount of effluent that can be discharged annually due to soils and number of acceptable discharge sites. In the future, Sun Peaks will need to upgrade the level of treatment at the wastewater treatment facility and recycle treated wastewater for snowmaking and irrigation. This expansion project will be jointly funded by SPMRM and SPRLLP.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Ensure efficient and well-maintained infrastructure is provided to the community;
2. Promote water conservation;
3. Protect surface and groundwater supply sources;
4. Monitor and upgrade wastewater treatment to ensure that discharge meets provincial standards;
5. Work with the Ministry of Environment to obtain approval of a pilot project to test the snowmaking treatment of wastewater;
6. Plan and prepare for longer term recycling of wastewater as the community grows;
7. Promote the responsible management of solid waste in a manner that reflects the mountain environment;
8. Promote the reduction of solid waste, including composting where practical; and
9. Monitor existing utilities to plan for the expansion of capacity necessary to service the community over time.

POLICIES

It is the policy of SPMRM Council to:

- 5.1.1. Develop a Subdivision and Development Servicing Bylaw to guide future infrastructure servicing requirements;
- 5.1.2. Plan for future expansion to meet the technical requirements and continually upgrade the systems to manage increased demand;
- 5.1.3. Implement Development Cost Charges for all future development at a level that would provide approximately 75% of future utility capital costs;
- 5.1.4. Require all new development to connect to the community water and sanitary system, and be serviced by the propane gas distribution system;
- 5.1.5. Encourage all existing utility users to install the most efficient water fixtures to promote water conservation;
- 5.1.6. Require that all new development adhere to the most efficient water fixtures and the highest level of water conservation;
- 5.1.7. Monitor and encourage restaurants to limit grease and fat into the wastewater systems;
- 5.1.8. Establish a test program for composting of commercial food waste and establish a full composting system for household waste when feasible;
- 5.1.9. Require new development adhere to the requirements of the SPRLLP Master Drainage Plan and other subsequent drainage plans and policies;
- 5.1.10. Ensure that the water quality of creeks, streams, rivers and other water bodies that may receive stormwater discharges from the development at Sun Peaks are not adversely affected;
- 5.1.11. Encourage developers to use best practices to integrate practical and effective strategies for protecting and/or improving water quality, and minimizing non-point sources of sediment and pollutant loading;
- 5.1.12. Manage solid waste in accordance with the TNRD's Solid Waste Management Plan;
- 5.1.13. Require the screening of solid waste facilities from general view within all development;
- 5.1.14. Encourage recycling as part of the TNRD recycling program;
- 5.1.15. Require that all construction waste be controlled and disposed of off-site at the Heffley Creek Landfill;
- 5.1.16. Encourage enhanced internet service in the community;
- 5.1.17. Ensure the most cost efficient and high quality delivery of utility services to Sun Peaks' residents and businesses;
- 5.1.18. Work with Ministry of Transportation and Infrastructure (MOTI) on the management of SPMRM storm water collection and detention systems; and
- 5.1.19. Encourage electrical and telecommunications facilities and infrastructure to be located underground.

5.2 TRANSPORTATION

BACKGROUND

SPMRM is accessed by Heffley-Louis Creek/Sun Peaks Road which connects to the Yellowhead Highway (Hwy. 5) at Heffley Creek. The existing developments in SPMRM are serviced by a combination of public and private roads. The valley trail system serves as a multi-use (pedestrian and cycling) pathway network throughout the community and is primarily located on lands owned by the SPRLLP. Public roads at Sun Peaks have been designed to the standards outlined in the BC Ministry of Transportation and Infrastructure's Alpine Ski Village Roads Chapter (TAC) of the Supplement to TAC Geometric Design Guide. These guidelines were developed to address the unique challenges of constructing and maintaining roads in alpine ski villages.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Ensure safe and accessible transportation options for all residents and visitors;
2. Provide integrated, multi-modal transportation options that provide linkages throughout the community including multi-use pathways, trails, sidewalks, and roads;
3. Minimize dependence on the private automobile for circulation within the resort and encourage alternate modes of transport through the creation of a dedicated network of trails and paths;
4. Encourage higher density developments within walking distance of ski lifts/village core locations thus reducing winter and summer traffic and parking requirements;
5. Encourage '**bare land strata**' development for subdivisions at higher elevation where snowfall is significantly higher than the lower elevations of the Municipality; and
6. Collaborate with SPRLLP in the development of a resort transportation plan.

POLICIES

It is the policy of SPMRM Council to:

- 5.2.1. Encourage the development of a safe road network, as shown on the Transportation and Mobility Network Schedule D;
- 5.2.2. Support the development and maintenance of multi-use (pedestrian and bicycle) valley trail network throughout the resort as shown on the Transportation and Mobility Network Schedule D;
- 5.2.3. Ensure that transportation networks are well-maintained and funding is in place to ensure safety and functionality;
- 5.2.4. Collaborate with key partners to create east access to the Shuswap area;
- 5.2.5. Enhance community entrances and the arrival experience as significant gateways into the community;
- 5.2.6. Enhance navigation throughout Sun Peaks with directional signage for both vehicular and pedestrian traffic;
- 5.2.7. Ensure the provision of adequate off-street parking and safe access to serve residential, commercial and recreational uses;
- 5.2.8. Adopt construction standards for local roads that are consistent with the unique needs of a mountain resort community, such as maintaining a natural setting and facilitating snow clearing, snow storage and removal;
- 5.2.9. Consider developing a road safety plan that addresses concerns such as lighting, sidewalks, curb let-downs, vehicular and pedestrian signage and connection points along the valley trail system.
- 5.2.10. Work with the community to develop and implement outreach and awareness measures to encourage pedestrians to utilize the multi-use valley trail network;
- 5.2.11. Encourage, where possible, the construction of safe ski-in/ski-out routes between the ski area and tourist and residential accommodation within the community;
- 5.2.12. Support the establishment of transit connections to/from Kamloops and its airport; and
- 5.2.13. Work with private developers to obtain dedicated public rights-of-way for the existing and future valley trail network shown on Transportation and Mobility Network Schedule D.

5.3 SOCIAL AND COMMUNITY DEVELOPMENT

BACKGROUND

The provision of health care and education services, along with other social and community services is critical to Sun Peaks' continued evolution and growth as a year-round community. Substantial progress has been made through the establishment of the Sun Peaks Health Association and the operation of the community health centre, as well as the local school known as the Discovery Centre for Balanced Education (DCBE) and Sun Peaks Elementary School. However, there are many other provincial services that could take place in Sun Peaks from time to time if office space was available. Health and education funding obligations have still not been transferred to the provincial agencies responsible.

Moving forward, the construction of more community facilities and expansion of services continues to be pursued by SPMRM in order to strengthen the local community and ensure that Sun Peaks is an attractive place for people to live permanently.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Strive to ensure community health and social services facilities meet the needs of residents and visitors by planning for flexibility and future demand within the Sun Peaks Community Health Centre;
2. Encourage School District #73 and the Province to ensure that the educational opportunities in the community can expand to meet the projected growth of the community through the provincially-approved Neighbourhood Learning Centre model which addresses issues from early childhood learning, daycare to high school graduation and provides for community use and sharing of recreational and other facilities; and
3. Ensure that community and social facilities such as daycare and provincial services are developed to support the growing needs of residents.

POLICIES

It is the policy of SPMRM Council to:

- 5.3.1. Collaborate with the Interior Health Authority in reviewing healthcare infrastructure capacity in conjunction with future community development;
- 5.3.2. Work collaboratively with the Sun Peaks Health Association towards the expansion of health care and emergency services;
- 5.3.3. Work with School District No. 73, the Province of BC and the Sun Peaks Education Society (SPES) to develop a Neighbourhood Learning Centre facility at Sun Peaks;
- 5.3.4. Review opportunities to co-locate community facilities and services, such as the future school, daycare, library, municipal hall, and other institutional uses and potential indoor recreation facilities, in order to take advantage of potential synergies as well as cost and operational efficiencies through a common location;
- 5.3.5. Encourage the continued operation of the Sun Peaks Farmers Market;
- 5.3.6. Encourage the development of community-based arts and cultural events and non-profit groups supporting youth and sports in Sun Peaks;
- 5.3.7. Review and encourage opportunities to enhance local learning about the history (Sun Peaks Historical Society) and heritage of the Sun Peaks area including First Nation communities and encourage two-way student exchanges between Sun Peaks and neighbouring communities;
- 5.3.8. Encourage the implementation of a First Nations message in Sun Peaks in partnership with Secwepemc communities and facilitate First Nations history, values and culture to be part of the Sun Peaks Centre;
- 5.3.9. Ensure adequate open space is available for play areas, rest areas, and community gathering and recreation; and
- 5.3.10. Support community-based organizations that provide opportunities for special needs individuals to experience the outdoor activities available at Sun Peaks.

5.4 COMMUNITY SAFETY

BACKGROUND

The Sun Peaks community has access to 911 emergency services. Sun Peaks Fire Rescue currently provides fire suppression, emergency management and first responder and Emergency Responder services in the community. Police services in the area are provided by the Royal Canadian Mounted Police (RCMP).

The TNRD implemented a Sun Peaks Evacuation Plan (November 2009). Since incorporation, SPMRM has implemented an Emergency Management Program which includes the creation and exercise of emergency plans based on the TNRD's Hazard, Risk and Vulnerability Analysis, as well as the development of an Emergency Operations Center group and Emergency Social Services.

With the recreational activities in Sun Peaks, there are a number of emergency calls for ambulance, ski patrol and first responders. There are an estimated 2,000 medical incidents per year where patients are seen by the Sun Peaks ski patrol, Sun Peaks first responders or the community health centre which operates year round with weekend coverage during the winter. Over 200 ambulance calls per year are required.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Maintain a safe community through the provision of well- trained fire, rescue and best practices emergency and medical services;
2. Maintain a safe and secure resort community through practical law enforcement, bylaw enforcement and crime prevention strategies;
3. Improve and upgrade community health services; and
4. Improve and upgrade emergency transportation between Sun Peaks and Royal Inland Hospital located in the City of Kamloops.

POLICIES

It is the policy of SPMRM Council to:

- 5.4.1. Review and maintain the SPMRM All Hazards Emergency Management Plan to identify high-risk facilities or situations in the community and to plan for a coordinated emergency response;
- 5.4.2. Support the continued use of statutory building schemes prohibiting the use of highly flammable building materials;
- 5.4.3. Support the preparation of a Resort Fire Prevention Plan, which addresses several scenarios regarding prevention, control, emergency egress, and fuel management;
- 5.4.4. Support the development of a Fire Smart educational program for resort guests, owners, and staff, supported by interpretive signage and integrated with the trail system;
- 5.4.5. Support the implementation of the recommendations in the Fire Smart manual by all property owners and developers;
- 5.4.6. Encourage homeowners that have secondary suites to rent their suites to employees on a year- round basis, as this provides ongoing occupancy and security for private property;
- 5.4.7. Have a locally based ambulance to reduce the response time to Royal Inland Hospital located in the City of Kamloops. Seek the approval of the Province of BC to permit Sun Peaks based emergency responders and fire & rescue trained staff to transport emergency cases to Royal Inland Hospital thus significantly improving the medical outcomes for seriously injured or sick patients;
- 5.4.8. Encourage education and training in health care and emergency response at Sun Peaks; and
- 5.4.9. Consider developing a road safety plan that addresses concerns such as lighting, sidewalks, curb let-downs, vehicular and pedestrian signage and connection points along the valley trail system.

5.5 ECONOMIC DEVELOPMENT

BACKGROUND

The economy at Sun Peaks is almost entirely dependent on tourism. While the winter months attract the most visitors, the summer season is growing in popularity. There is a diversity of business ranging from large hotels and restaurants to retail stores and recreational amenities and services. The quality of life at Sun Peaks is also attracting new residents whose employment is not location dependent and are able to work from any location as well as retirees who chose to live in a mountain resort community.

The economic base reflects the values and assets of the community. Sun Peaks will continue to build on the mountain experience offered in a resort community while striving to diversify the economic opportunities within the community.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Develop a thriving year-round economy that offers opportunities for employment, entrepreneurship, and community growth; and
2. Ensure economic development fosters community pride, enhances community character and results in positive community development.

POLICIES

It is the policy of SPMRM Council to:

- 5.5.1. Work towards implementing the economic policies and direction established in the 2014 Sustainability Development Action Planning for SPMRM;
- 5.5.2. Encourage marketing initiatives by SPRLLP, Tourism Sun Peaks, and local businesses, to enhance year-round tourism;
- 5.5.3. Support the diversification of the economy by attracting entrepreneurs and professionals to develop and operate small businesses in the community;
- 5.5.4. Support efforts to expand tourism opportunities at Sun Peaks by providing events and attractions during the shoulder months, as well as promoting activities that diversify winter and summer attractions. This includes cross country skiing, mountain biking, ice skating, hockey, snowshoeing, dogsled tours, golf, tennis/pickle ball, fishing, water sports, horseback riding and artistic events and workshops;
- 5.5.5. Identify opportunities to work with neighbouring First Nations to explore opportunities for economic development partnerships, and the enhancement of cultural sharing through the continued development of community-to-community relationships with local First Nations;
- 5.5.6. Share the recreational experiences at Sun Peaks with neighbouring First Nations communities;
- 5.5.7. Encourage trades and construction businesses to locate in and offer services to Sun Peaks;
- 5.5.8. Encourage the development of home-based businesses in the community;
- 5.5.9. Encourage the development of facilities that support small business owners at Sun Peaks such as shared office space, boardrooms, photocopiers, printers, etc.; and
- 5.5.10. Support initiatives that will improve transportation access to Sun Peaks including air access via Kamloops and Kelowna as well as road access to the Trans-Canada Highway to the east.



6.0 ENVIRONMENT

6.1 ENVIRONMENTAL MANAGEMENT AND HAZARDOUS LANDS

BACKGROUND

Sun Peaks is located in the Upper McGillivray Creek valley. The Village, and surrounding mountains receive 429 cm of snow, on average, in the winter and less precipitation in the summer. There are over 2000 hours of sunshine a year on the mountains. The average temperature in December is -7.1 degrees Celsius, 1.4 degrees Celsius in April and 15.1 degrees Celsius in August.

The natural environment is arguably SPMRM's most important asset. Sun Peaks is an attractive resort area because of the surrounding environment, open space and geography. Therefore, it is of paramount importance that the key features of the area's environment be protected. SPMRM is committed to protecting the integrity of the diverse ecosystems at Sun Peaks. Fostering biodiversity and sound environmental practices contributes to the health and well-being of all visitors and residents to Sun Peaks. In addition, key considerations must be given to hazardous lands and safeguarding people and property from potentially hazardous conditions. Hazardous lands and sensitive ecosystems that require consideration include:

Watercourses: There are numerous creeks and watercourses that have a range of habitat value. The most significant of these are McGillivray Creek, 5 Mile Creek, Resort Creek, Snowmobile Creek, Switchback Creek and Dave Creek.

Wildlife: Species include bear, deer, moose, bobcats, coyotes, cougars, lynx, foxes, badgers and many smaller mammals, as well as many species of birds.

Grazing: There are a number of grazing licenses that allows ranchers to bring livestock to Sun Peaks in the summer for grazing.

Flora: Sun Peaks has a rich natural plant and wildflower habitat. The alpine areas have a full array of spectacular alpine wildflowers.

Geotechnical hazards: The McGillivray Creek valley is broad and relatively flat at the eastern end and steepens considerably towards the west. Slopes in the valley typically range from 10% to 35%. The soils are predominantly glacial till with clay inclusions. There are often areas of seepage where the slopes meet the valley floor and the water table is relatively high due to the substantial aquifer that extends through the valley floor.

Forest fires: Sun Peaks was threatened by forest fires in 2003 and 2021. The community is surrounded by forest that is susceptible to forest fires due to the hot, dry climate experienced in the summer months. While not as prevalent at Sun Peaks, the region has experienced significant mountain pine beetle kill which has increased the forest fire risk.

Air quality: As Sun Peaks is located in a high mountain valley, air quality must be managed carefully as air flow can be reduced in certain climatic conditions such as temperature inversions.

OBJECTIVES

It is the objective of SPMRM Council to:

1. Protect and enhance the biodiversity of aquatic features, flora and fauna recognizing that wildlife and plant life are significant in terms of biophysical integrity, as well as a tourism attraction for Sun Peaks;
2. Protect the features, functions and conditions of riparian and wetland zones;
3. Protect water quality;
4. Protect air quality;
5. Consider impacts of hazardous lands on development;
6. Continue to support water conservation within the community; and
7. Continue to minimize the threat of forest fires to the greatest extent possible.

POLICIES

It is the policy of SPMRM Council to:

- 6.1.1. Encourage the use of current environmental best management practices in all new development within sensitive habitat, ecosystems and/or riparian areas;
- 6.1.2. Implement the requirements of the Provincial Riparian Areas Regulations (RAR) when evaluating new development applications which may impact the riparian areas of waterbodies identified in the Development Permit Areas within this Official Community Plan;
- 6.1.3. Support the use of erosion and sediment control measures supported by environmental monitoring during construction to minimize the impact of construction on the water resources within the Municipality;
- 6.1.4. Ensure that development on land with slopes exceeding 25%, and/or susceptible to erosion and landslip, are supported by a geotechnical report certified by a qualified geotechnical engineer;
- 6.1.5. Seek to protect scenic views and mitigate visual impacts of development on steep slopes; and
- 6.1.6. Require that new development adhere to minimum setbacks and flood construction levels for development near the natural boundary of water bodies and watercourses.
- 6.1.7. Continue to require water conservation measures for all new developments;
- 6.1.8. Encourage the adoption and implementation of Fire Smart principles and wildfire mitigation measures by property owners, resort guests, and building contractors;
- 6.1.9. Implement the SPMRM Community Wildfire Protection Plan, including forest fuel management and interface risk reduction to manage risks associated with potential fire threats from outside the municipal boundary;
- 6.1.10. Protect and enhance the wildlife and plant habitat throughout the valley, by replanting disturbed areas with indigenous species;
- 6.1.11. Respect ranchers' grazing licenses and historic rights by maintaining access corridors for livestock grazing;
- 6.1.12. Prepare an air quality plan that addresses concerns related to wood burning fireplaces within the community, automobile idling restrictions and reduction of air pollutants; and
- 6.1.13. Encourage minimum use of salt for snow removal during the winter.

6.2 ENERGY AND GREENHOUSE GAS MANAGEMENT

BACKGROUND

SPMRM acknowledges the importance of air quality and proactively addressing climate change and reducing greenhouse gas emissions. Local governments are required to establish targets and identify specific policies and actions for the reduction of greenhouse gas emissions under the Local Government (Green Communities) Statutes Amendment Act. Actions that support these policies and targets are set out in the 2013 Sun Peaks Greenhouse Gas Management Plan. The continued development of the resort provides an opportunity to promote reductions in the consumption of energy and emission of greenhouse gases within the development through proactive land use, building techniques, and transportation planning.

OBJECTIVES

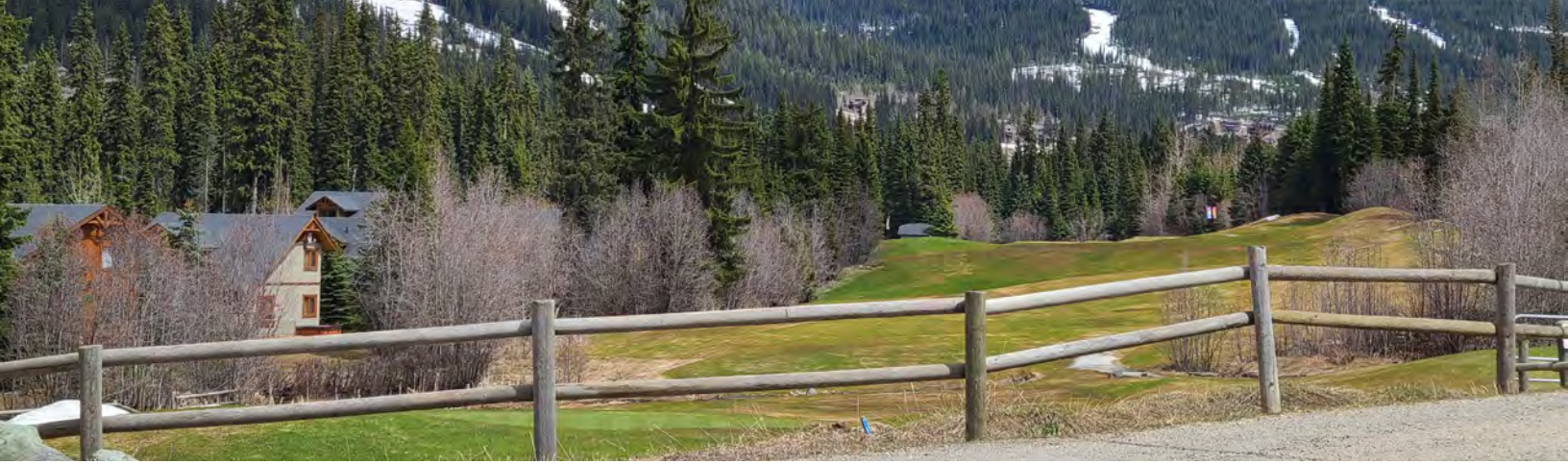
It is the objective of SPMRM Council to:

1. Encourage the continued development of the community in an energy efficient manner;
2. Minimize greenhouse gas emissions where possible; and
3. Minimize smoke and other air pollutants within Sun Peaks.

POLICIES

It is the policy of SPMRM Council to:

- 6.2.1. Strive to achieve greenhouse gas (GHG) emissions reductions target (using 2011 as a baseline) of 5% by 2020, and 30% by 2032 recognizing these targets will need to be adjusted if significant new growth is experienced in Sun Peaks;
- 6.2.2. Support the principles of the Climate Action Charter, a cooperative initiative between the Provincial Government, Union of British Columbia Municipalities and local governments;
- 6.2.3. Support the integration of a comprehensive trail network, as shown on the Transportation and Mobility Network on Schedule D, which provides reasonable opportunity for year round access to alternative non-motorized modes of transportation, such as walking, biking, skiing or snowshoeing;
- 6.2.4. Support the restriction in use of wood-burning heating appliances currently contained in the statutory building schemes;
- 6.2.5. Encourage the reduction of carbon emissions through the integration of energy efficient buildings that will maintain reduced emission levels and provide opportunities for technological upgrades throughout the building's lifespan;
- 6.2.6. Encourage all developments to consider opportunities to minimize the energy and resource requirements of buildings and structures, such as utilization of passive solar energy through solar orientation; integration of permeable or semi-permeable surfacing to reduce stormwater run-off, and integration of landscape features such as xeriscaping or use of native vegetation to minimize outdoor water use;
- 6.2.7. Encourage the integration of energy efficient and renewable energy infrastructure and utilities;
- 6.2.8. Discourage the clearing of land or extensive removal of vegetation on the open space lands within the Municipality as the forested land provides a natural carbon sink;
- 6.2.9. Support the conversion from propane to natural gas when feasible; and
- 6.2.10. Restrict the use of wood burning fireplaces through the community.



7.0 DEVELOPMENT PERMIT AREA GUIDELINES

Under the authority granted by the **Local Government Act**, an OCP may designate development permit areas and associated guidelines to achieve particular objectives or address specific conditions. Development permit areas may be designated to safeguard community goals for architectural and site form and character; protection of the natural environment, protection of development from hazardous conditions; water and energy conservation; and for the reduction of greenhouse gas emissions.

Development Permit Areas indicate specific areas within the Municipality where more detailed information is required before a subdivision is approved or a building permit is issued. Guidelines are established for each DPA with which property owners are expected to comply. After submitting a development permit application, Council may decide to issue a development permit. The development permit can modify conditions found in the Municipality's regulatory bylaws (i.e. zoning, subdivision and development servicing) as long as it does not alter use or density.

SPMRM has established two development permit areas (DPAs) as follows:

- Natural Hazard Lands Development Permit Area (DPA 1)
- Riparian Areas Development Permit Area (DPA 2)

The purpose of DPA 1 is to reduce potential hazards to development and to protect the natural environment with respect to development on steep slopes as shown generally on the map contained in Schedule H.

The purpose of DPA 2 is to protect the features, functions and conditions of riparian habitat. Riparian areas include all streams as identified under the Provincial Riparian Areas Regulations and are shown generally on the map contained in Schedule I.

Where lands are subject to more than one DPA designation only one development permit application is required. However, the application should address the requirements of each applicable DPA. All development within designated DPAs will be reviewed by administration and shall be considered in accordance with the applicable DPA objectives and guidelines. Conditions or restrictions may be imposed on the development accordingly.

7.1 NATURAL HAZARD LANDS DEVELOPMENT PERMIT AREA (DPA 1)

AUTHORIZATION

- 7.1.1.** Pursuant to Section 488(1)(b) of the *Local Government Act*, portions of the OCP area are designated as areas for the establishment of objectives and provisions for the protection of development from hazardous conditions.

DESIGNATED AREA

- 7.1.2.** Development Permit Area 1 contains all lands with slopes that are equal to or greater than 25% as shown generally on Schedule H.

JUSTIFICATION

- 7.1.3.** Steeply-sloped lands are susceptible to surface erosion, gulying, avalanche and slides. Siltation from these events within the OCP area could also have a negative effect on fish habitat in McGillivray Creek. DPA 1 is designated to reduce potential hazards to development and to protect the natural environment related to development of steep slopes.

DEVELOPMENT PERMIT TRIGGERS

- 7.1.4.** Unless otherwise indicated as an exemption in Section **7.1.6** and **7.1.7**, a development permit must be obtained for any of the following development activities associated with or resulting from the SPMRM regulations or approval of residential, commercial, industrial, institutional or ancillary uses to the extent that they are subject to local government powers under Part 14 of the *Local Government Act*:

- a) Subdivision of land;
- b) Construction, addition or alteration of a building or other structure; or
- c) Alteration of land.

OBJECTIVES

- 7.1.5.** The objective of Development Permit Area No. 1 is to protect development from hazardous conditions.

EXEMPTIONS

- 7.1.6.** DPA 1 does not apply to the reconstruction or repair of a permanent structure described in Section 532 of the *Local Government Act* if the structure remains on its existing foundation.
- 7.1.7.** DPA 1 does not apply to agricultural, mining, or forestry-related development.

DEVELOPMENT PERMIT GUIDELINES

- 7.1.8.** A Development Permit will be required for all parcels having slopes exceeding 25%. Applications with lands having the above-noted constraints must be accompanied with an application for Development Permit containing the following information:
- a) Survey plans indicating existing slopes, proposed lot grading, safe access and top and toe of the slopes;
 - b) A geotechnical report certified by a geotechnical engineer (registered with the Association of Professional Engineers and Geoscientists of BC) verifying that it is suitable to build on the lots with the above constraints;
 - c) Proposed building envelopes defining the limits for building footprints and identifying sufficient usable site area as required by the Zoning Bylaw. The building envelopes must be registered as covenants on the proposed parcels;
 - d) Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering; and
 - e) A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 25% or greater.

7.2 RIPARIAN AREAS DEVELOPMENT PERMIT AREA (DPA 2)

AUTHORIZATION

7.2.1. Lands adjacent to streams/creeks are designated as a Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

DESIGNATED AREA

7.2.2. Development Permit Area 2 consists of all riparian assessment areas within SPMRM as shown generally on Schedule I.

JUSTIFICATION

7.2.3. DPA 2 seeks to address flood issues, to control erosion, and to protect the environmental and habitat value of watercourses and their adjacent riparian areas. Watercourses, riparian areas, fish and wildlife habitat, and travel corridors act as natural water storage, drainage and purifying systems. Riparian areas need to remain in a largely undisturbed state in order to maintain healthy watercourse environments as well as protect private property from flooding and potential loss of land due to channel erosion and instability. DPA 2 aims to protect riparian areas from the effects of residential, commercial and industrial development.

DEVELOPMENT PERMIT AREA TRIGGERS

7.2.4. Unless otherwise indicated as an exemption in Section 7.2.9 and 7.2.10, a development permit must be obtained for any of the following development activities associated with or resulting from the SPMRM regulations or approval of residential, commercial, industrial development or ancillary uses to the extent that they are subject to local government powers under Part 14 of the *Local Government Act*:

- a) Subdivision of land;
- b) Construction, addition or alteration of a building or other structure; or
- c) Alteration of land.

OBJECTIVES

7.2.5. To protect riparian areas and the features, functions and conditions that are vital in the natural maintenance of stream health and productivity.

7.2.6. To implement the Provincial Riparian Area Regulation for the protection of fish habitat.

7.2.7. To protect water quality and quantity.

7.2.8. Discourage development in areas that are susceptible to flooding as a result of proximity to a watercourse that could flood, as identified by the Province.

EXEMPTIONS

7.2.9. DPA 2 does not apply to the reconstruction or repair of a permanent structure described in Section 532 of the *Local Government Act* if the structure remains on its existing foundation.

7.2.10. DPA 2 does not apply to agricultural, mining, or forestry related development.

DEVELOPMENT PERMIT GUIDELINES

7.2.11. Development Permits shall be issued in accordance with the following:

- a) Development within Development Permit Area No. 2 including streams that may not be shown on the map, shall be permitted only if:
 - i) A Qualified Environmental Professional (QEP) in an assessment report certifies he or she is qualified to conduct the assessment; certifies that the assessment methods as set out in the schedule to the Riparian Areas Regulations were followed; provides an opinion that no natural features, functions or conditions that support fish life processes in the riparian assessment area will be harmfully altered, disrupted or destroyed; and
 - ii) SPMRM is notified by the Ministry of Forests that the Ministry has received the QEP's assessment report that meets the above conditions;

OR

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



8.0 IMPLEMENTATION, MONITORING, & REPORTING

This OCP sets out broad objectives and policies for the MRM of Sun Peaks, but does not provide the tools for implementing its policies. The Municipality has several tools and methods available for implementing the OCP. The purposes of this section is to set out specific steps Sun Peaks can take to implement this OCP. Some of the steps include refining the Plan; changing existing bylaws; adopting new bylaws; conducting studies to obtain more information and direction; and working closely with other jurisdictions, government agencies and SPRLLP. Some of the specific steps are set out below.

8.1 REFINEMENTS AND AMENDMENTS

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by Municipal staff to keep the plan up-to-date and to meet the needs of a changing community.

The **Local Government Act** regulates the process for an application for an OCP amendment. The process requires public notification, public hearing, opportunities for consideration of the application by SPMRM Council and Provincial approval.

The SPMRM may also consider refinements to this OCP. These refinements may include but are not limited to the following:

- Periodic assessment of the OCP to determine area revisions;
- Coordination with changes to Provincial legislation (e.g. Local Government Act, Community Charter, etc.)
- Coordination with new or revised Provincial plans and policies that relate to land use and community issues in Sun Peaks
- Coordination with new or revised regional plans and policies (e.g. Thompson-Nicola Regional District Growth Strategy).
- Changes resulting from transportation planning (and capital improvements).
- Updates to the Sun Peaks Master Development Plan

Recognizing this OCP is a living document, it has been identified that the OCP should be reviewed and updated every 5 to 10 years and that a comprehensive review and update should take place every 10 to 15 years.

8.2 ACTION AND IMPLEMENTATION PLAN

[Table 7](#) summarizes the key actions and municipal priorities outlined in this OCP.

TABLE 7: ACTION AND IMPLEMENTATION SUMMARY

IMPLEMENTATION ITEMS		POLICY REFERENCE
General	Update the OCP following regular updates to the Sun Peaks Resort Master Plan	4.1.5
	Update Zoning Bylaw No. 1400	4.1.16
	Implement a signage bylaw that regulates the size and location of all signage within Sun Peaks	4.1.17
Residential	Continue to collaborate with SPRLLP on all future land use planning	4.2.14
Parks & Recreation	Further develop plans for multi-use recreation sites to accommodate recreational activities as well as consider incorporating institutional uses.	4.4.4
Infrastructure & Solid Waste Management	Develop a Subdivision and Development Servicing Bylaw to guide future infrastructure servicing requirements;	5.1.1
Social and Community Development	Work with School District No. 73, the Province of BC and the Sun Peaks Education Society (SPES) to develop a Neighbourhood Learning Centre facility at Sun Peaks;	5.3.3
Economic Development	Work towards implementing the economic policies and direction established in the 2014 Sustainability Development Action Planning for SPMRM;	5.5.1
Environmental Management & Hazardous Lands	Implement the SPMRM Community Wildfire Protection Plan, including forest fuel management and interface risk reduction to manage risks associated with potential fire threats from outside the municipal boundary;	6.1.9
	Prepare an air quality plan that addresses concerns related to wood burning fireplaces within the community, automobile idling restrictions and reduction of air pollutants;	6.1.12

8.3 ZONING BYLAW

The SPMRM Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land.

Zoning Bylaw No. 1400 was adopted by the TNRD Board back in 1994. While there have been numerous amendments to the Zoning Bylaw over the past 28 years (consolidated as of Sept. 7, 2021), the Zoning Bylaw should be updated to reflect current planning practices and ensure it is consistent with this OCP update.

8.4 MONITORING AND EVALUATION

The SPMRM will monitor the OCP on an ongoing basis. The OCP will be revised when necessary to ensure it addresses current needs and aspirations of the community and reflects changing local and external conditions. In support of this initiative, SPMRM will monitor:





- Population and demographic changes;
- Water supply, consumption and management issues;
- Changing housing requirements; and
- Economic, social, and environmental factors.

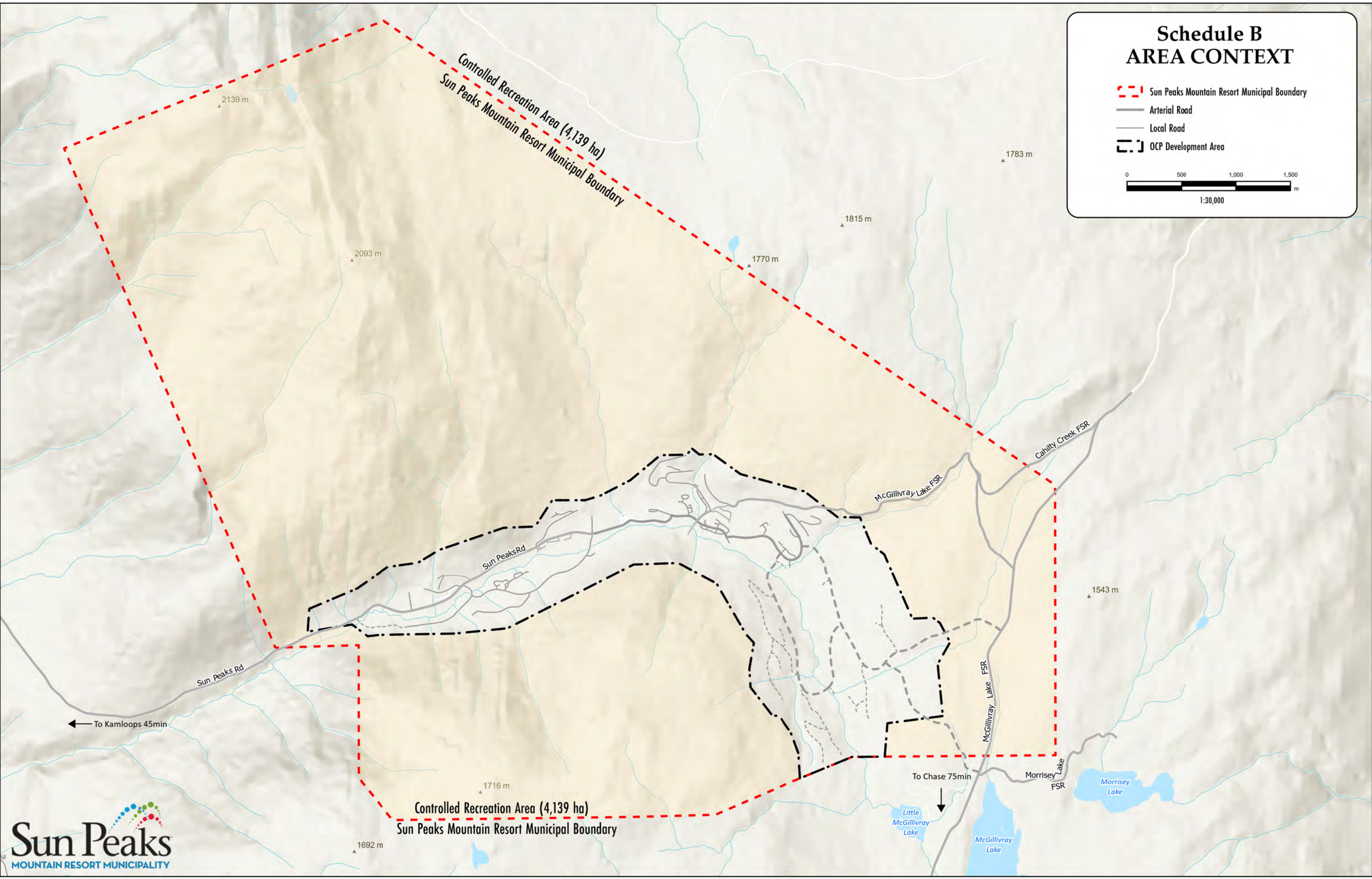
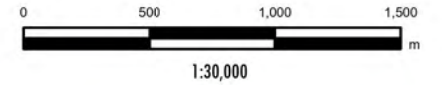
Based on the review of information collected from OCP monitoring, the SPMRM may choose to refine or amend the OCP accordingly as resources permit.

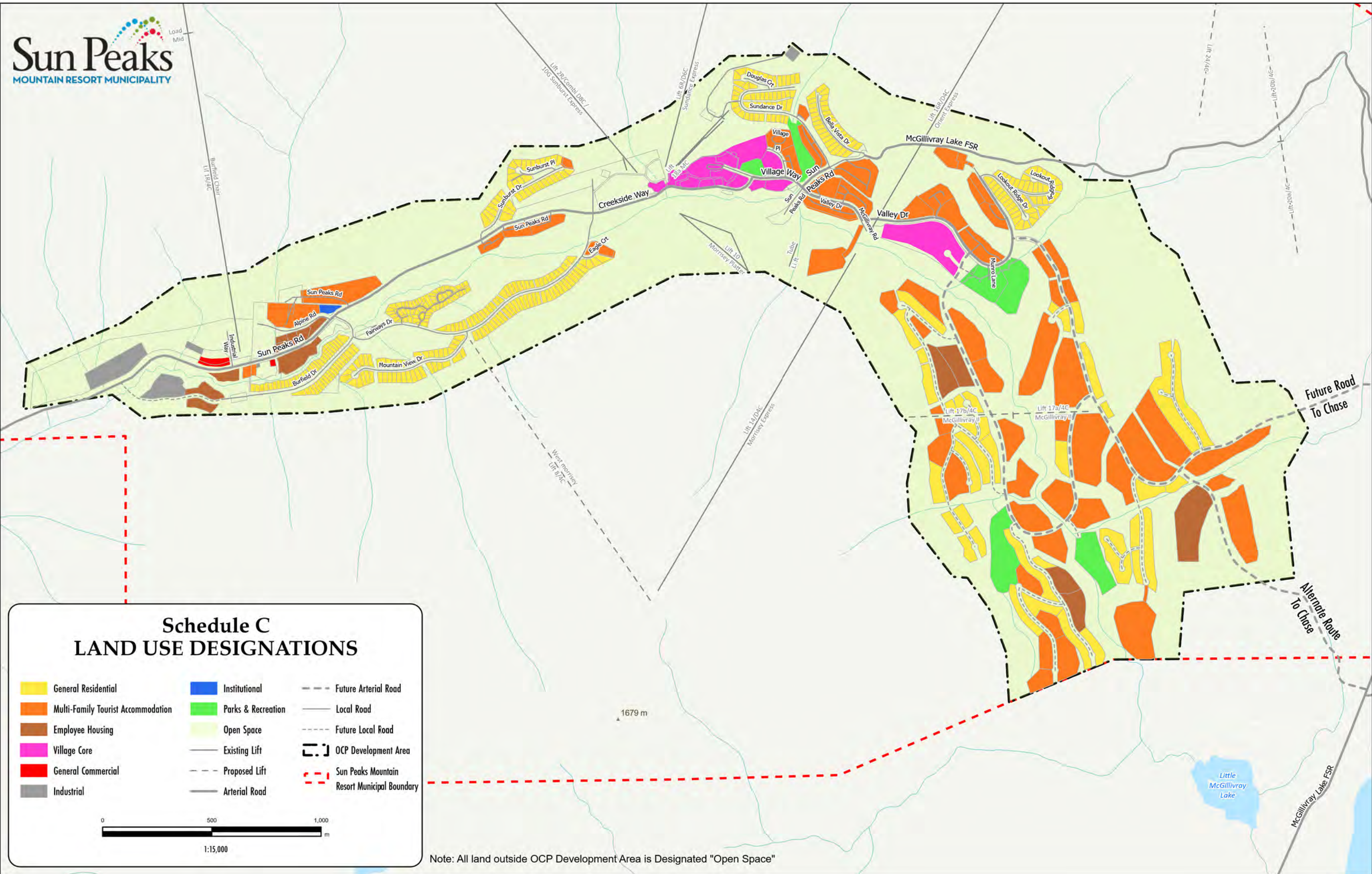


9.0 MAPS

Schedule B AREA CONTEXT

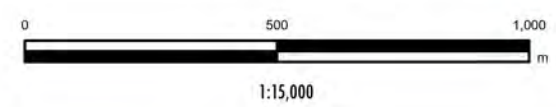
-  Sun Peaks Mountain Resort Municipal Boundary
-  Arterial Road
-  Local Road
-  OCP Development Area



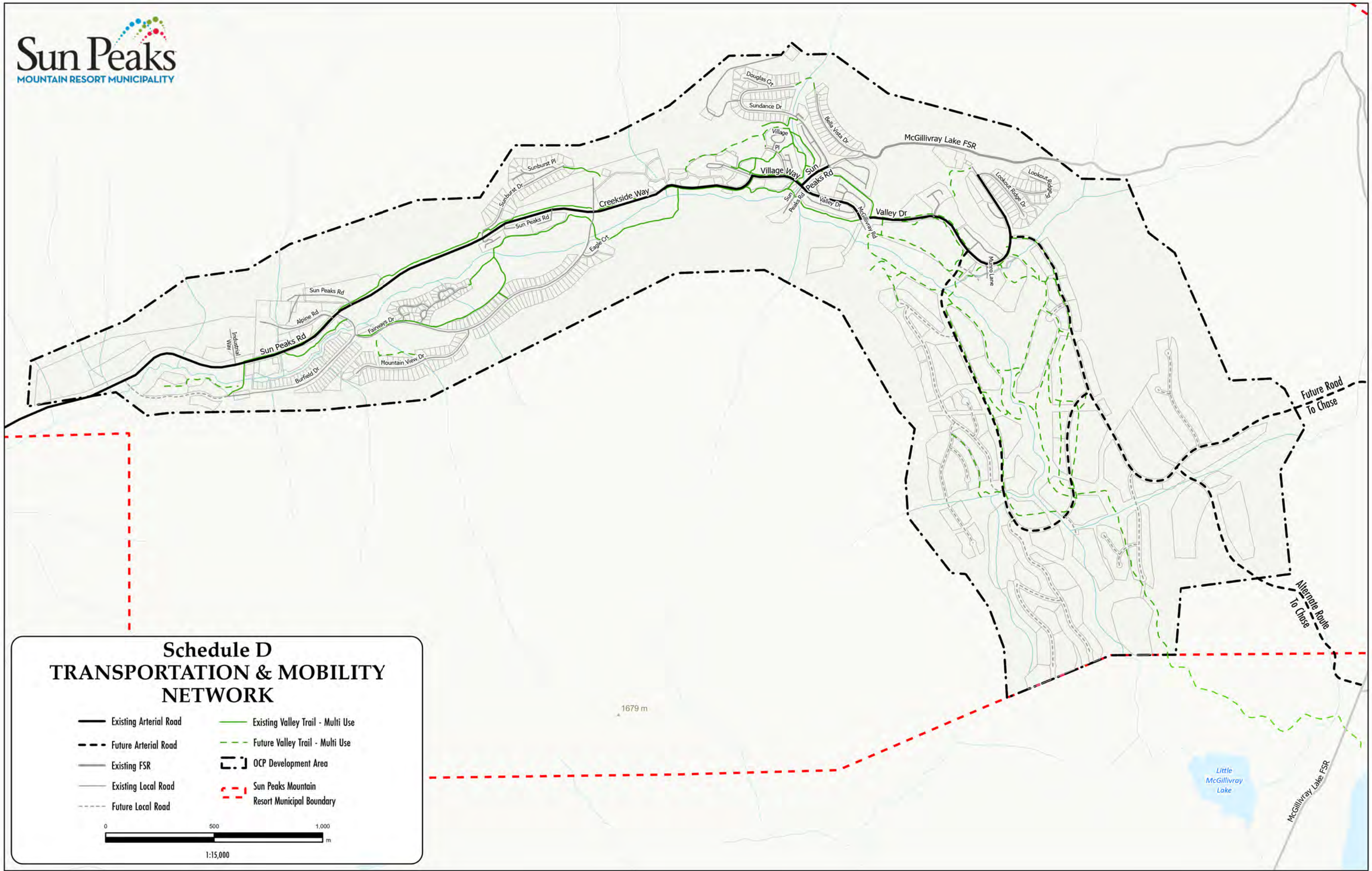


Schedule C LAND USE DESIGNATIONS

- | | | |
|------------------------------------|--------------------|--|
| General Residential | Institutional | Future Arterial Road |
| Multi-Family Tourist Accommodation | Parks & Recreation | Local Road |
| Employee Housing | Open Space | Future Local Road |
| Village Core | Existing Lift | OCP Development Area |
| General Commercial | Proposed Lift | Sun Peaks Mountain Resort Municipal Boundary |
| Industrial | Arterial Road | |

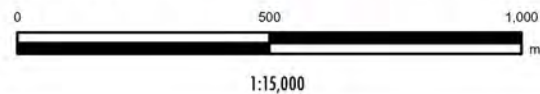


Note: All land outside OCP Development Area is Designated "Open Space"



**Schedule D
TRANSPORTATION & MOBILITY
NETWORK**

- Existing Arterial Road
- - - Future Arterial Road
- Existing FSR
- Existing Local Road
- - - Future Local Road
- Existing Valley Trail - Multi Use
- - - Future Valley Trail - Multi Use
- ⌈⌋ OCP Development Area
- - - Sun Peaks Mountain Resort Municipal Boundary



1679 m

Little McGillivray Lake

McGillivray Lake FSR

Future Road To Chase

Alternate Route To Chase

McGillivray Lake FSR

Valley Dr

Village Way

Creekside Way

Sunburst Pl

Sun Peaks Rd

Mountain View Dr

Fairways Dr

Alpine Rd

Industrial Way

Burfield Dr

Sundance Dr

Douglas Cr

Bella Vista Dr

Village Pl

Valley Dr

Valley Dr

McGillivray Rd

Lookout Ridge Dr

Lookout Ridge Dr

McGillivray Rd

McGillivray Rd

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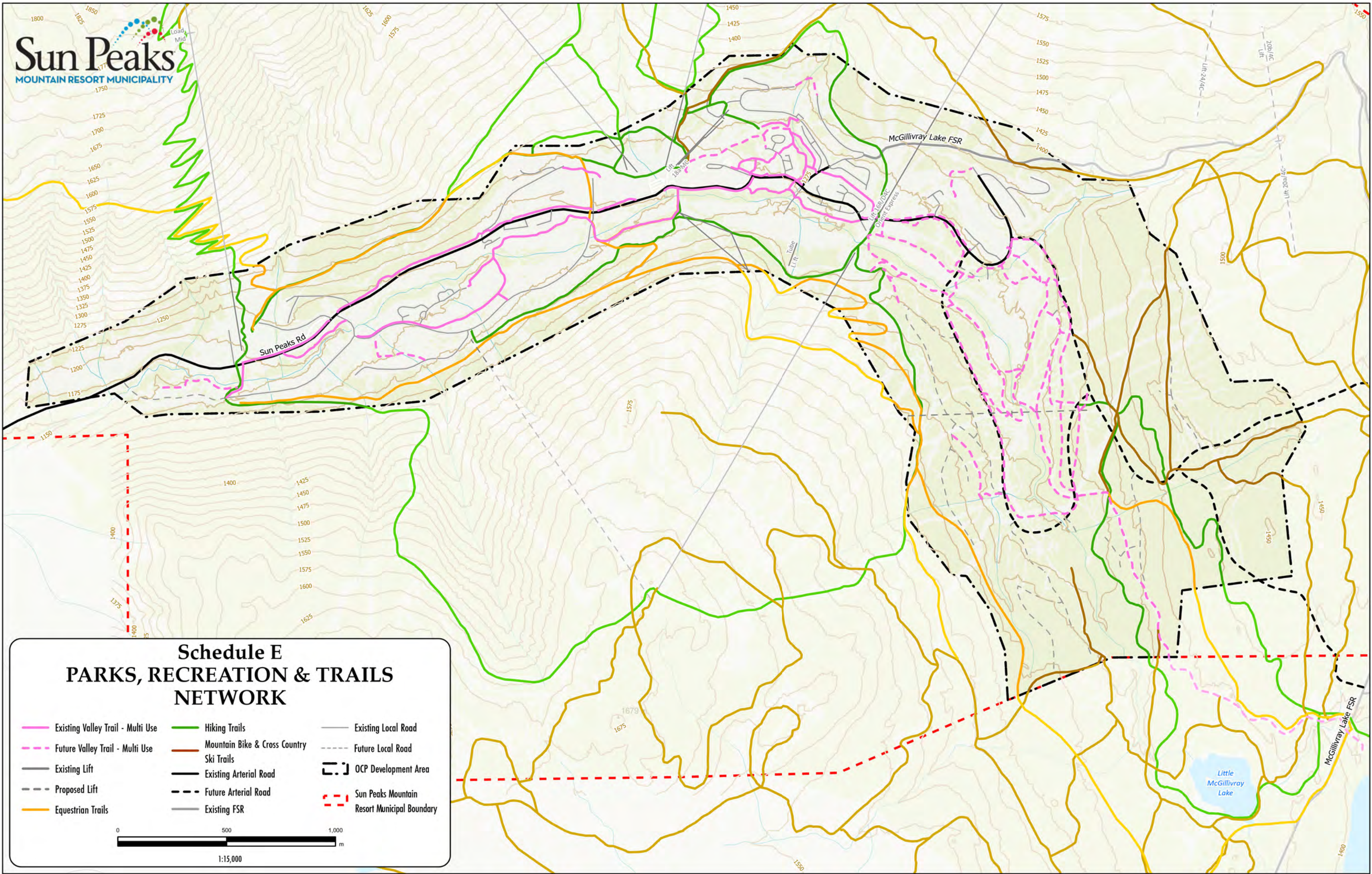
McGillivray Rd

McGillivray Rd

McGillivray Rd

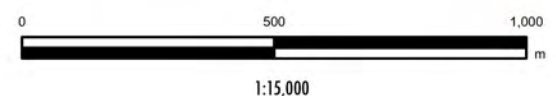
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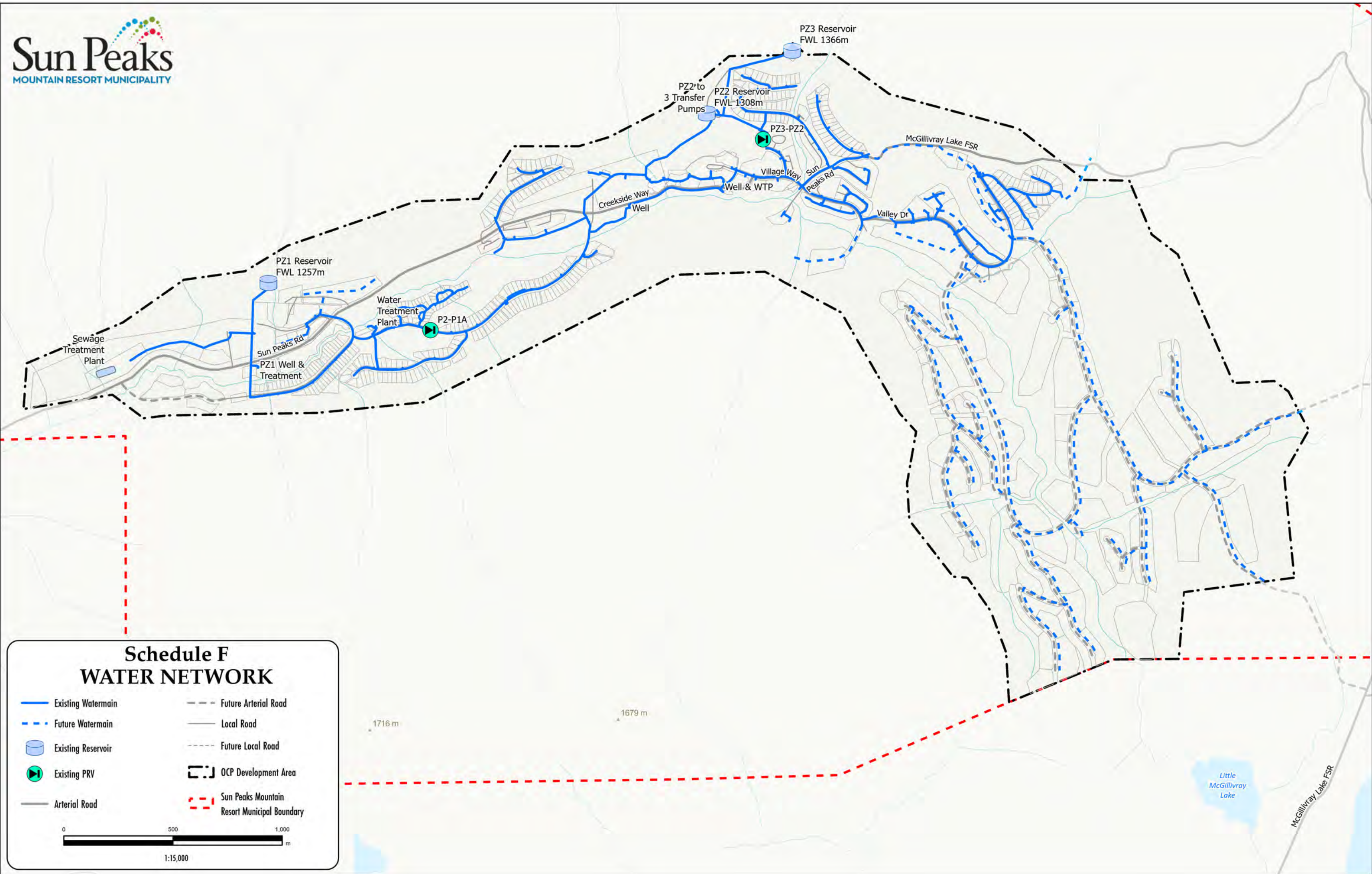
McGillivray Rd




**Schedule E
PARKS, RECREATION & TRAILS
NETWORK**

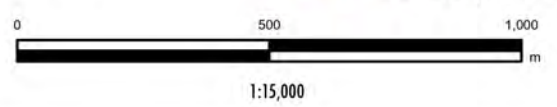
- | | | |
|-----------------------------------|-------------------------------|--|
| Existing Valley Trail - Multi Use | Hiking Trails | Existing Local Road |
| Future Valley Trail - Multi Use | Mountain Bike & Cross Country | Future Local Road |
| Existing Lift | Existing Arterial Road | OCP Development Area |
| Proposed Lift | Future Arterial Road | Sun Peaks Mountain Resort Municipal Boundary |
| Equestrian Trails | Existing FSR | |

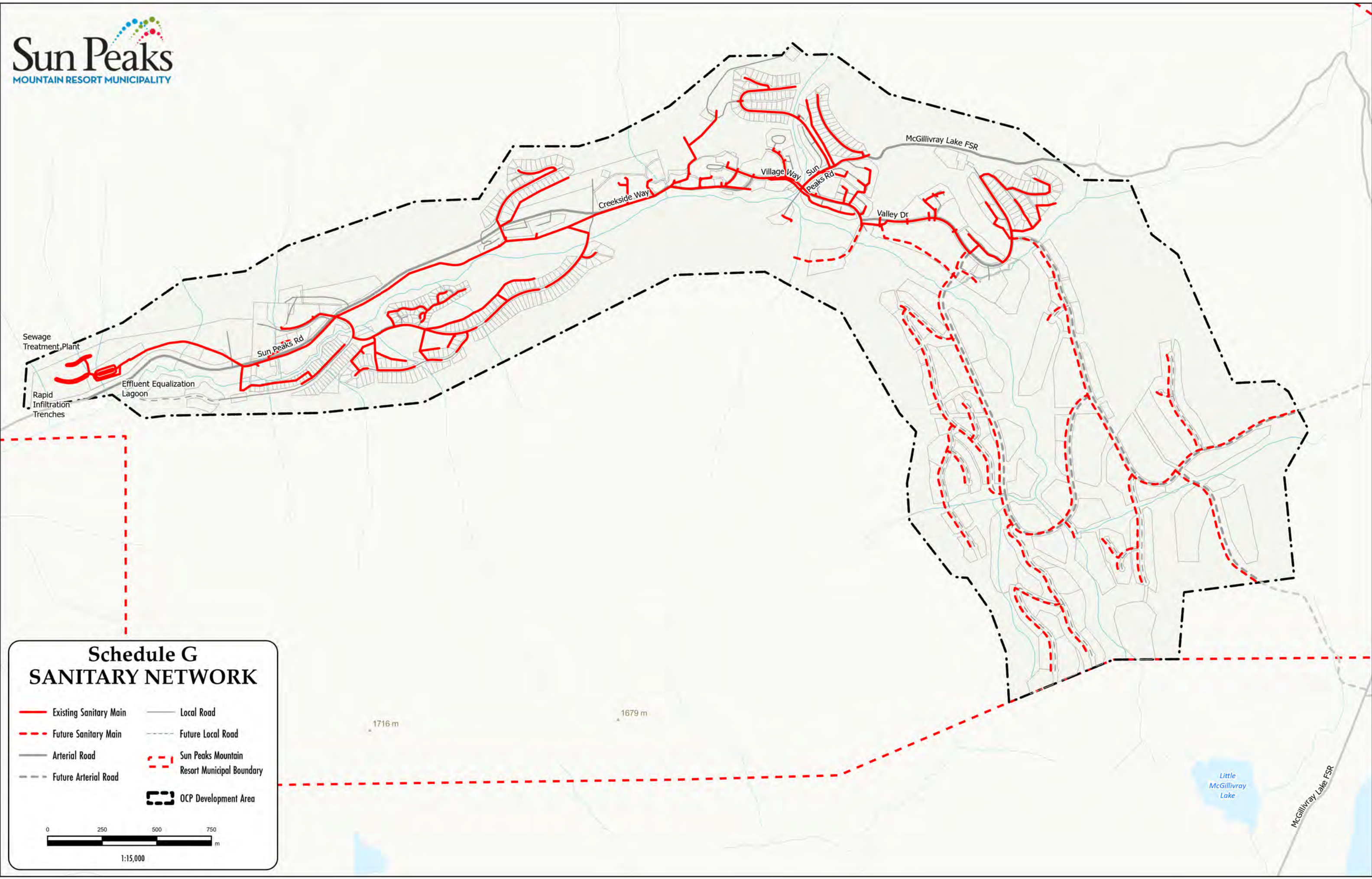




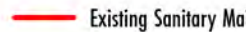
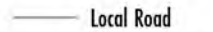
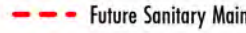
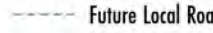


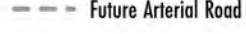
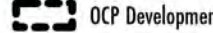
Schedule F WATER NETWORK

- Existing Watermain
- - - Future Watermain
-  Existing Reservoir
-  Existing PRV
- Arterial Road
- - - Future Arterial Road
- Local Road
- - - Future Local Road
-  OCP Development Area
- - - Sun Peaks Mountain Resort Municipal Boundary

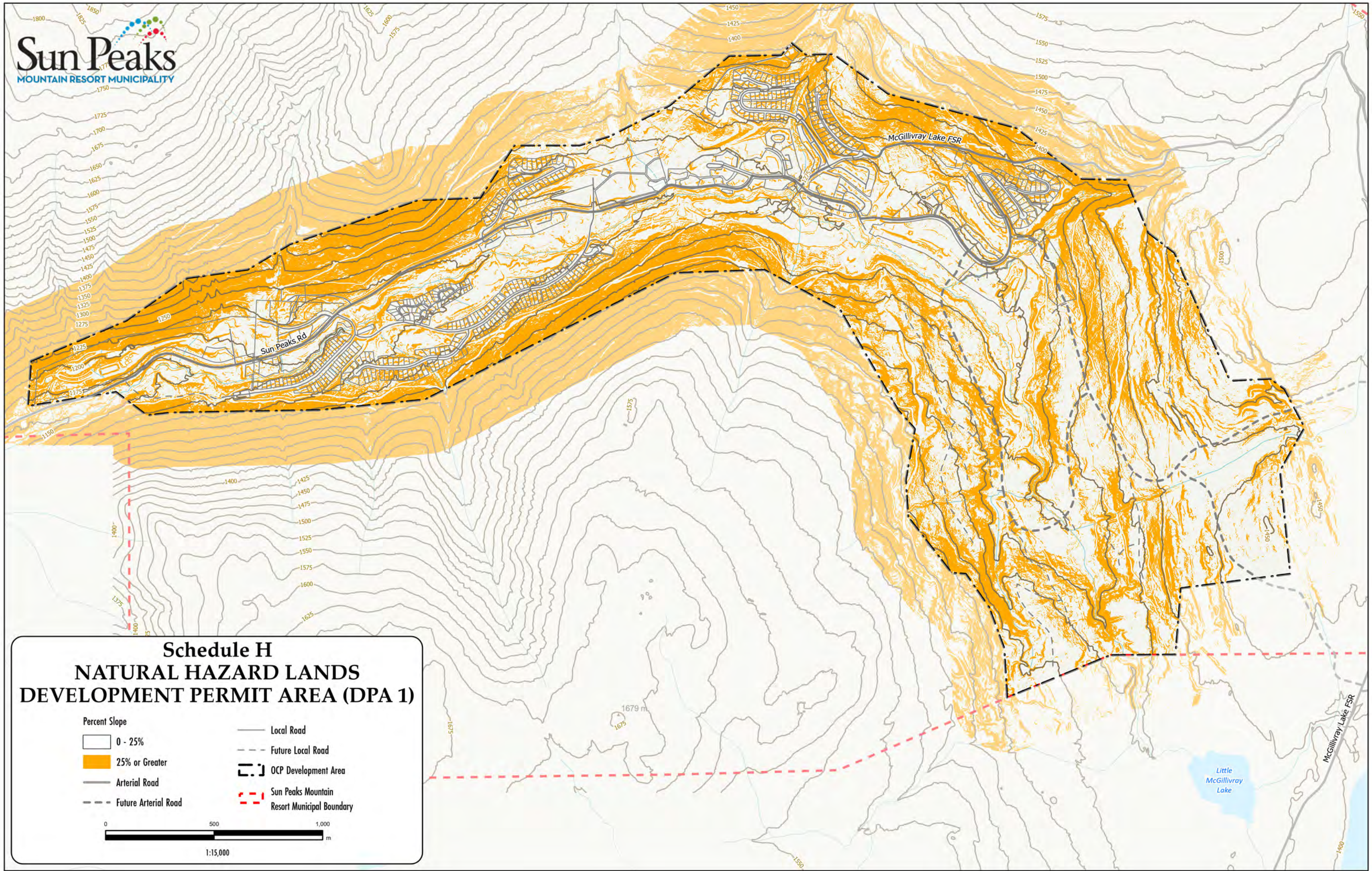




**Schedule G
SANITARY NETWORK**

 Existing Sanitary Main	 Local Road
 Future Sanitary Main	 Future Local Road
 Arterial Road	 Sun Peaks Mountain Resort Municipal Boundary
 Future Arterial Road	 OCP Development Area

0 250 500 750 m
1:15,000



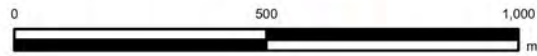
**Schedule H
NATURAL HAZARD LANDS
DEVELOPMENT PERMIT AREA (DPA 1)**

Percent Slope

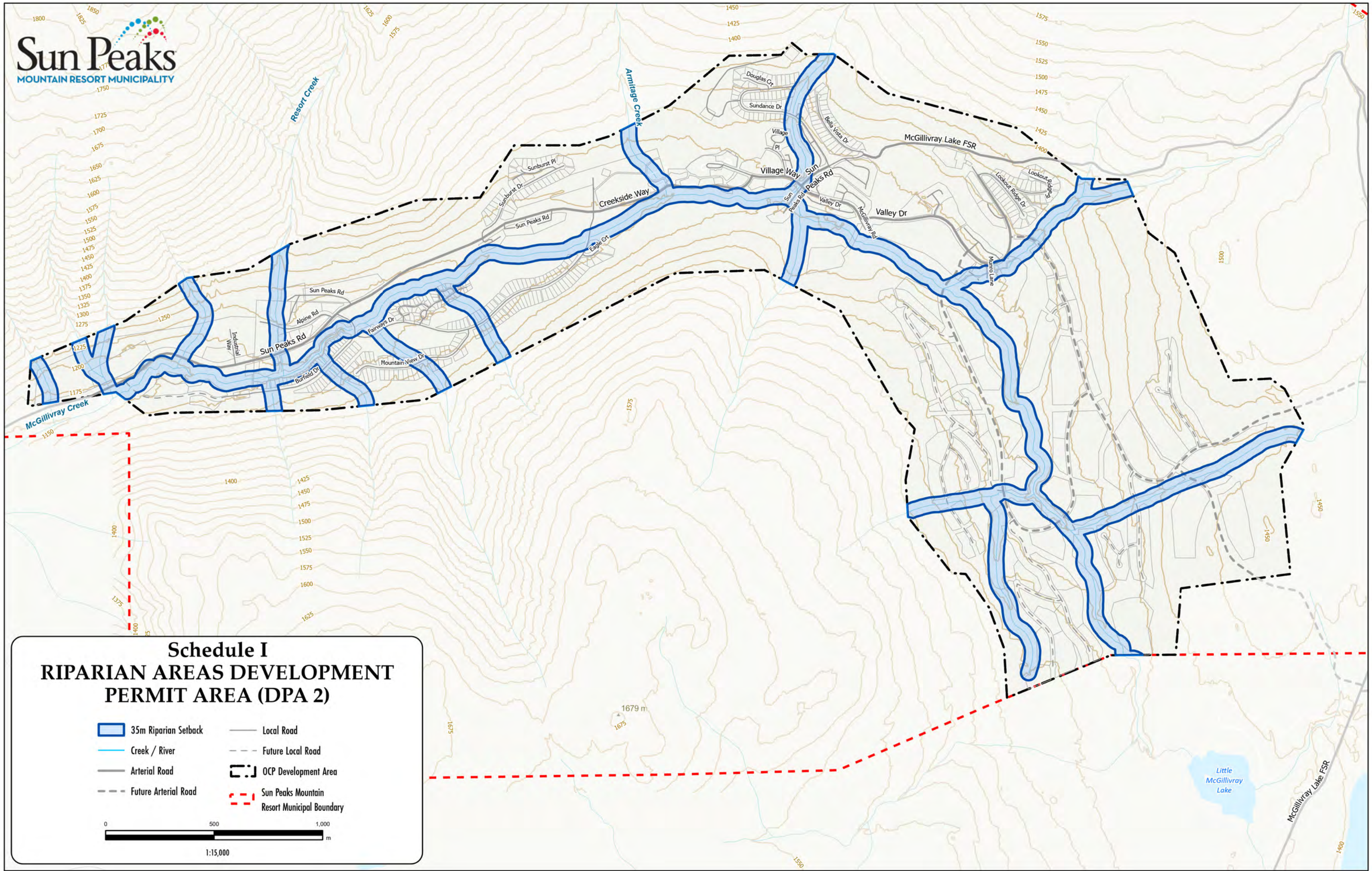
- 0 - 25%
- 25% or Greater

- Arterial Road
- Future Arterial Road

- Local Road
- Future Local Road
- OCP Development Area
- Sun Peaks Mountain Resort Municipal Boundary



1:15,000



**Schedule I
RIPARIAN AREAS DEVELOPMENT
PERMIT AREA (DPA 2)**

- 35m Riparian Setback
- Creek / River
- Arterial Road
- Future Arterial Road
- Local Road
- Future Local Road
- OCP Development Area
- Sun Peaks Mountain Resort Municipal Boundary

