

The Village of
Midway

OFFICIAL COMMUNITY PLAN



DRAFT of June 16, 2020

The Corporation of the Village of Midway

BYLAW No. xxx

A Bylaw to Establish an Official Community Plan for the Village of Midway

WHEREAS an Official Community Plan may be enacted pursuant to the provisions of the Local Government Act and the Community Charter;

AND WHEREAS the Council of the Village of Midway has conducted a review of the Village of Midway Official Community Plan, Bylaw No. 380 which has resulted in a comprehensive rewrite of the Plan's objectives and policies and substantial changes to the maps associated therewith;

NOW THEREFORE the Council of the Village of Midway, in open and public meeting assembled, enacts as follows:

1. Citation

This Bylaw may be cited as "Midway Official Community Plan Bylaw No. xxx, 2020".

2. Repeal

Midway Official Community Plan Bylaw No. 380, 2007 and all amendments thereto are hereby repealed.

3. Plan Schedules

The Community Plan text (Schedule A), Schedule B (the Land Use Map), Schedule C (the Development Permit Area Map), Schedule D (the Water Service Area Map), and Schedule E (the Sewer Service Area Map) attached hereto and forming part of this Bylaw, are hereby designated as the Midway Official Community Plan.

READ A FIRST time this xx day of xxx 2020.

READ A SECOND time this xx day of xxx 2020.

PUBLIC HEARING NOTICE ADVERTISED this xxth day of xxx 2020.

and also

this xxth day of xxx 2020.

PUBLIC HEARING HELD on this xxx day of xxxxx.

SECOND READING RESCINDED on this xxx day of xxxxx.

READ A SECOND time this xx day of xxxx 2020.

PUBLIC HEARING NOTICE ADVERTISED this xxx day of xxxx 2020.

and also

—
this xxx day of xxxx 2020.

PUBLIC HEARING HELD on this xx day of xxx 2020

SECOND READING RESCINDED on this xx day of xxx 2020.

READ A SECOND time this xx day of xxx 2020.

PUBLIC HEARING NOTICE ADVERTISED this xx day of xxx, 2020

and also

this xxx day of xxx 2020.

PUBLIC HEARING HELD on this xx^h day of xxx, 2020

READ A THIRD time this xxx day of xxx 2020.

RECONSIDERED AND FINALLY PASSED AND ADOPTED this xx day of xxx 2020.

Mayor

Chief Administrative Officer

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Schedule 'A'

Village of Midway

Official Community Plan

This Schedule 'A' is the Schedule 'A' to the Village of Midway Official Community Plan referred to in the Village of Midway Official Community Plan Designation Bylaw No. xxx, 2020.

I, Penny Feist, Administrator of the Village of Midway, hereby certify that this is a true and correct copy of Schedule 'A' to the Village of Midway Official Community Plan Designation Bylaw No. xxx, 2020.

Chief Administrative Officer

Dated this day of , 2020.

Schedule A - Plan Text

PART 1 | INTRODUCTION & CONTEXT

1.1 Acknowledgements

The contribution of many people during the time between the summer of 2019 and the spring of 2020 made this update to the Official Community Plan possible. It is truly a 'made-in-Midway' plan. In addition to the many citizens who participated in the public open house and the contributing workshops of the Aging-friendly Assessment and Action Plan, the following people played particularly important roles:

Advisory Committee

- Ross Elliott
- Christine Hinks
- Kim McIntyre
- Len Schmidt
- Paul Steer
- Gary Schierbeck, Village Councillor
- Penny Feist, Village CAO
- Kady Hunter, Interior Health

Village Council

- Mayor Martin Fromme
- Councillor Richard Dunsdon
- Councillor Fred Grouette
- Councillor Darin Metcalf
- Councillor Gary Schierbeck

Consultant

- James van Hemert of van Hemert and Company

1.2 Community Vision

Midway, unique because of its small-town atmosphere and its strong sense of pride, will aspire to be a complete community where:

- Citizens of all ages have a collective sense of belonging, and contribute to the quality of life in the community;
- The community celebrates a vibrant culture and heritage;
- The environment is nurtured for present and future generations;
- Planned development strengthens the character of the community; and
- Economic diversity contributes to the prosperity and well-being of the community.



*don't forget young families we have
-we want to keep them and draw more in
--Citizen*



1.3 Traditional Lands

The Village of Midway recognizes, acknowledges and respects that this Official Community Plan (OCP) area is located within the non-treaty traditional lands of the Okanagan Nation Alliance and the Osoyoos Indian Band.

1.4 Purpose of the Plan

To guide the development of municipalities in British Columbia, the Province has authorized municipalities to adopt community plans under the Local Government Act and the Community Charter.

An Official Community Plan (OCP) is a general statement of the broad objectives and policies of the local government respecting the physical, environmental, economic and social development of the community. It sets out, in reasonably clear terms, the goals of the community and the policies which must be followed in order that these goals may be achieved. Once adopted, an OCP serves as a foundation for all policies, regulations and decisions pertaining to land use and development in the municipality.

The purpose of the Plan is to ensure that new development takes place in an orderly and economical way; that sufficient and appropriate lands are designated for all necessary purposes; that services are adequate to serve present and future development; that the social, health and economic needs of the residents are provided; and that the environmental qualities of the area are preserved and even enhanced.

In an age-friendly community, policies, services, settings, and structures support and enable people to age actively by:

1. recognizing the wide range of capacities and resources among people of all ages;
2. anticipating and responding flexibly to age-related needs and preferences;
3. respecting decisions and lifestyle choices of all age groups;
4. protecting those who are most vulnerable;
5. promoting the inclusion in and contribution to all areas of the community life by all age groups; and
6. ensuring accessibility for all with safe travel throughout the Village and convenient entrance to and movement within public facilities.

1.5 Enabling Legislation

The Official Community Plan has been prepared in accordance with the requirements of the Local Government Act, which states that the plan must include statements and map designations for the area covered by the plan. The relevant Division is cited below.

Division 4 — Official Community Plans

Content and process requirements

473 (1) An official community plan must include statements and map designations for the area covered by the plan respecting the following:

- (a) the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;
- (b) the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- (c) the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- (d) restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- (e) the approximate location and phasing of any major road, sewer and water systems;
- (f) the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- (g) other matters that may, in respect of any plan, be required or authorized by the minister.

(2) An official community plan must include housing policies of the local government respecting affordable housing, rental housing and special needs housing.

(2.1) Unless a local government is exempted, or is in a class of local governments exempted, under section 585.11 [*application of this Division*], the local government must consider the most recent housing needs report the local government received under section 585.31 [*when and how housing needs report must be received*], and the housing information on which the report is based,

- (a) when developing an official community plan,
- (b) when amending an official community plan in relation to statements and map designations under subsection (1) (a) of this section, or
- (c) when amending an official community plan in relation to housing policies under subsection (2) of this section.

(3) An official community plan must include targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

(4) In developing an official community plan, the local government must consider any applicable guidelines under section 582 [*provincial policy guidelines*].

Policy statements that may be included

474 (1) An official community plan may include the following:

- (a) policies of the local government relating to social needs, social well-being and social development;

(b) a regional context statement, consistent with the rest of the plan, of how matters referred to in section 429 (2) (a) to (c) [*required content for regional growth strategy*], and other matters dealt with in the plan, apply in a regional context;

(c) policies of the local government respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;

(d) policies of the local government relating to the preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity.

(2) If a local government proposes to include a matter in an official community plan, the regulation of which is not within the jurisdiction of the local government, the plan may state only the broad objective of the local government with respect to that matter unless the minister has, under section 473 (1) (g), required or authorized the local government to state a policy with respect to that matter.

1.6 Interpretation

This Plan consists of a text (Schedule 'A'), a Land Use Map (Schedule 'B'), a Development Permit Area Map (Schedule 'C'), a Community Water System Map (Schedule 'D') and a Community Sewer System Map (Schedule 'E').

This Plan is not intended to be a precise instrument, and contains broad policies that apply to the Village over a long period of time.

Boundaries shown on the Land Use Map are approximate and shall be defined in detail in the implementing bylaws that will follow. Similarly, references in the text to uses, density and similar matters are to be considered flexible, provided the intent of the Plan is not altered.

The policies of this Plan are those of the Council of the Village of Midway.

1.7 Demographic Characteristics, Population Change, Income, and Shelter Costs

This section provides a brief overview of relevant Census population data from the recent 2016 census as well as pertinent highlights from the Interior Health Authority's Local Health Area (LHA) Profile for the Kettle Valley 2019 which contains useful information on population health. The overview also draws from BC Stats' PEOPLE population projections for the Kettle Valley LHA.

1.7.1 Current Population Characteristics¹

The Village's permanent resident population is 649 in 2016. This is a 3.7% decrease from the 2011 population of 674. Males number 315 or 48.5%; females 330, or 51.5%. A majority of 605, or 93%, live in private households. The census counts 321 occupied private dwellings.

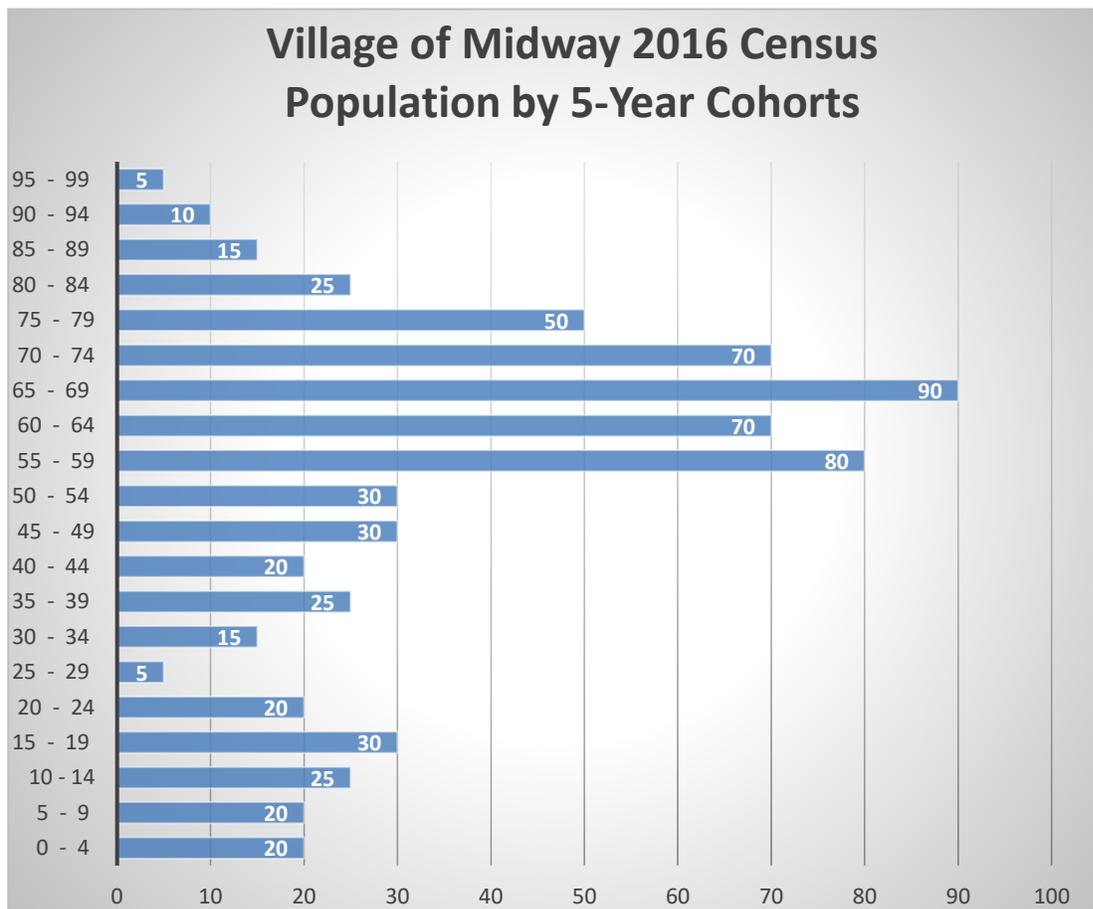
¹ Unless stated otherwise, all population data is from the 2016 Census.

1.7.2 Population by Broad Age Group

- 0-14 years (children): 10%
- 15 to 64 years (working age): 50%
- 65 years and over (primarily out of work-force): 40%

1.7.3 Population Distribution By 5-Year Cohorts

The population distribution is illustrated in a graphic on the following page. It is clear that one of the defining characteristics of the Village’s population profile is a mature and aging population. The largest cohorts are those between 55 and 70 years.



1.7.4 Median Age

The median age is 60.2 years. This compares to 51.6 years in the Kootenay Boundary Regional District and 43 in BC.

1.7.5 Population Change

Within the 5-year period between 2018-2023 the community is experiencing substantial increases in the older adult cohorts.

- All Ages - 3%
- Ages 65 and over +19%
- Ages 75 and over +67%
- Ages 85 and over +72 %

This population change projection is for the entire Kettle Valley Area and it represents a reasonable proxy for the anticipated change in the Village of Midway. This data is published in Interior Health's Local Health Area profile (2019) for the Kettle Valley.²

Population projections prepared by the PEOPLE program of BC Stats provides both a closer and longer perspective population change. The smallest geographical unit available is the Local Health Area (LHA). Midway lies within the Kettle Valley LHA and its population of 649 represents 21% of the LHA population of 3,116. Use of this data provides us with a reasonable proxy of anticipated population change which is characterized by long term decline and an aging population.

Relevant highlights of the Kettle Valley LHA population change to 2041:

- Overall population decline of 24%
- Proportion of population 75+ changes from 10% to 39% of the population, an almost four-fold increase

Population growth projections for small populations are subject to variability due to factors such as changes in employment opportunities and migration of retiree populations.

The relatively wide range of support services, resources and amenities available in Midway suggests that it will continue to attract migration from outlying rural areas and from high-cost urban areas in BC and Alberta.

1.7.6 Population Change & Housing Need

Average household size in BC has been in decline for decades generally, and specifically in Midway between 2011 (2.2) and 2016 (2.1). The number of private households has increased from 305 in

² BC Ministry of Health, Health Sector Information, Analysis and Reporting Division. Local Health Area Profiles. February 2019.

200 to 321 in 2016. Therefore, even with a declining or stable population, demand for dwelling units will increase. Average household size is projected to be 1.7 in 2030.

The Village is targeting an annual growth increase in population of 1% per year over the next 10 years.

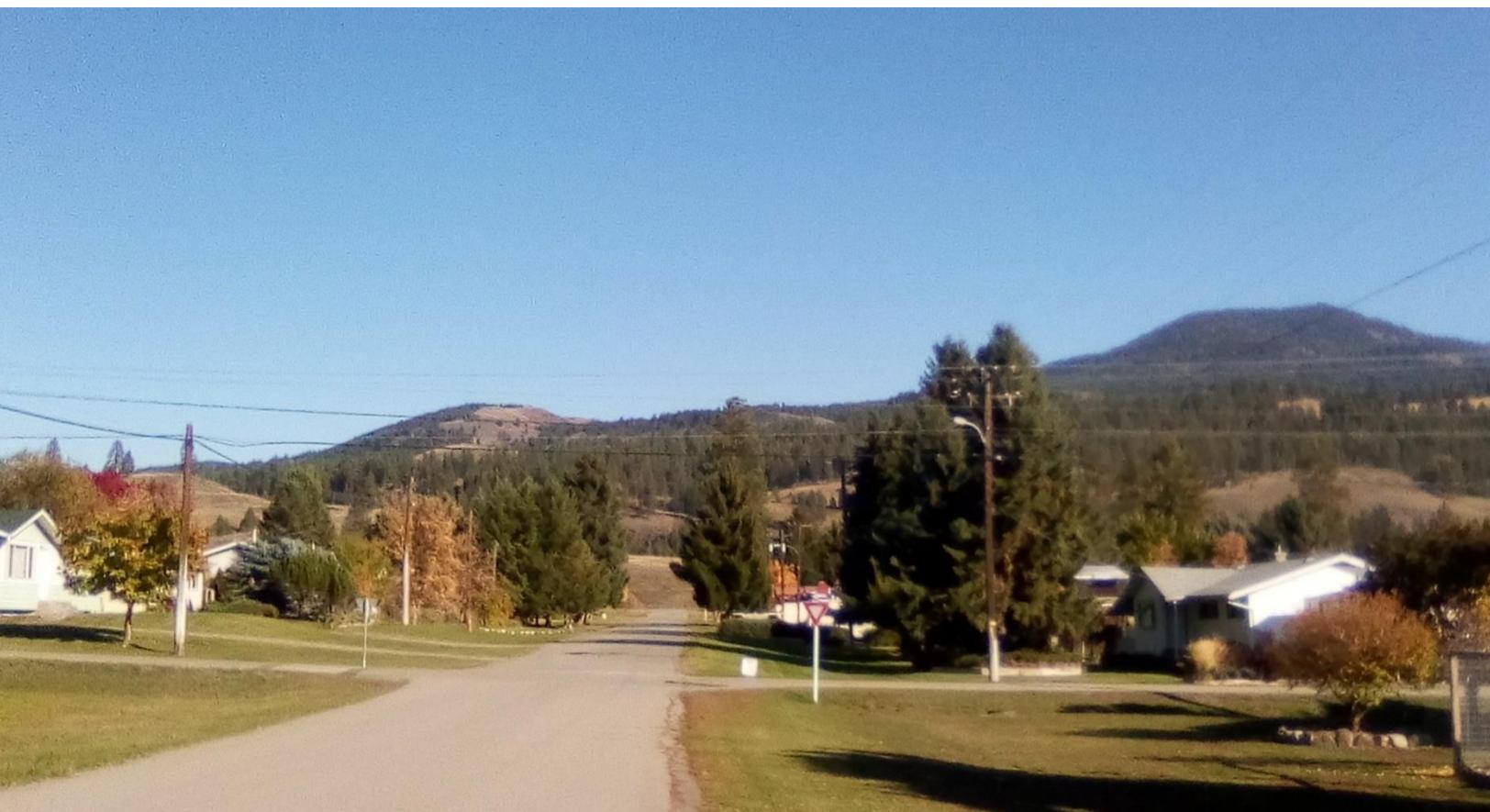
- Population target to 2030: 720
- Number of dwelling units required: 423
- Additional number of dwelling units required between 2020 and 2030: 100

The targeted population projection of 720 is subject to a considerable amount of potential variance, as population projections for small communities are particularly difficult to establish accurately, as changes in the circumstances of the community that might be considered minor in a larger municipality can result in significant changes in population estimates and growth trends in a municipality such as Midway (e.g. one new employer moves to town, one new subdivision is developed, or one existing employer leaves town).

The Village currently has vacant, subdivided and serviceable land sufficient to accommodate 54 additional dwellings.

Land to accommodate an additional 46 units is required to meet the housing need to 2030. The Land Use map identifies additional land as follows:

1. Reserve for residential development south of Seventh Street between Division and Beamish Streets. This area is designated Comprehensive Development and could accommodate 24 multi-unit attached units.
2. Maintain the existing area designated Mobile Home Subdivision south of the Kettle River. Estimated unit yield is 22.



1.7.7 Household Income

The prevalence of low income in 2015 based on after-tax low-income measure LIM-AT (%) for those 65 years and over is 17.4%.

The median household income for Kettle Valley is \$40,526. This compares to \$69,979 for B.C.

1.7.8 Shelter Costs

Twenty six percent of households face unaffordable monthly shelter costs in the Kettle Valley. Unaffordability is based on shelter costs (including insurance, taxes, maintenance) exceeding 30% of gross household income.

1.8 Healthy Community

A healthy community is a place where healthy, social, economic, natural and the built environments give citizens the opportunity to live to their full potential and where people come together to make their community better for themselves, their family, their friends, their neighbours, and others.³

The update to this plan has been viewed through the lens of fostering a healthy community.

About 60% of what influences our health is related to factors in our physical and socio-economic environments, spheres in which this Plan has direct influence.⁴

Effective planning creates supportive environments that promote healthy lifestyles and social interactions that result in a positive population health impact. The path from plan policy to community health is illustrated in the following image.



Diagram created by Kady Hunter, MPH, Community Health Facilitator, Healthy Communities Team, Interior Health and adapted from Frank L., Kavage S, Litman T. (2006). Promoting Public Health through Smart Growth. Smart Growth BC: Vancouver, BC. Images from www.nounproject.com.

³ Canadian Institute of Planners, 2018, Policies on Healthy Communities Planning. Available at <http://cip-icu.ca/Files/Policy-2018/policy-healthy-eng-FINAL.aspx>. Visited on November 13, 2019.

⁴ Canadian Medical Association, Health equity and the social determinants of health, 2012.

1.9 Review and Amendment of the Plan

Although an effort has been made to anticipate most situations which could arise in the foreseeable future, new information and changing circumstances must be monitored to ensure that this Plan remains current. The Plan should be reviewed on an annual basis and a comprehensive review should be undertaken at least every five years.

Amendments to this Plan must be made by bylaw and in accordance with the provisions of the *Local Government Act*.

Persons requesting revisions to the Plan shall submit an application to the Village Council, along with such supporting material as may be deemed by Council to be necessary.

1.9.1 Professional Review & Community Engagement in the 2019/20 Review of The Plan

A comprehensive review and robust community engagement process was undertaken between the summer of 2019 and winter of 2020.

The background review included the following components:

1. demographic characteristics and population change;
2. community health statistics;
3. gap analysis of the legal context and administrative limitations;
4. sustainability principles;
5. development of a common, non-hierarchical framework; and
6. consistency review of the OCP relative to:
 - a. Village of Midway Zoning Bylaw No. 464-2015;
 - b. Regional District of Kootenay Boundary (RDKB) Strategic Plan 2015-2018; and
 - c. the BC Climate Action Charter.

The review was supported by community engagement in the following formats:

1. a citizen's advisory committee met five times to review and provide insight and comments on the evolving plan;
2. a robust level of support provided by Interior Health throughout the process via the participation of Kady Hunter, Community Health Facilitator on the Healthy Communities Team;
3. a series of 'key informant' style interviews and focus groups with representatives of the Fire Department, Community Futures, Ministry of Transportation & Infrastructure, ISL Engineers (flood mapping and mitigation), Interior Health, West Boundary Community Forest, and the Agricultural Land Commission;
4. a presentation and dialogue with the Village Council on October 9, 2019; and
5. a community drop-in style open house held on October 30, 2019 to elicit feedback on a range of topics and questions of community interest, listed as follows:

- population trends (hint: we are getting older)
- what is our community vision?
- what is the land use plan map all about?
- what type of housing do we need?
- where should we build a universally accessible public washroom and information kiosk?
- natural hazards: flooding and wildfire –and what we are doing about it
- how can we be a healthy community?
- should we allow Short Term Vacation Rentals?
- what should the Village do about climate change?
- where is the recent Village land purchase and what should we do with it?



Figure 1 Community Drop-in Open House

The making of the plan was also supported by concurrent work of the Aging-friendly Assessment and Action Plan, in the form of a mobility audit and development of a set of age-friendly OCP policies, all of which are integrated into the update.

1.10 Sustainability Principles

The most widely accepted and succinct definition of sustainable development is the one created by the United Nations in 1987:

Sustainable development is the kind of development that meets the needs of the present without compromising the ability of future generations to meet their own needs.⁵

This definition is consistent with the view of sustainability viewed through the more specific lens of the three pillars: economic, social, and environmental. A popular way to visualize the three pillars is shown in the diagram below.



For our purpose of creating a community plan we can describe a sustainable approach in the following way:

Inherently, a sustainable community works to live in harmony with its natural environment, create a healthy economy and do so in a manner that supports and enriches all elements of society, with particular focus on various populations and their needs. Further, sustainability can be seen as an urban tapestry that weaves together the many elements of a community into a delicate balance, such as walkable streets, compact development, high-performance buildings and neighbourhood scale infrastructure, while linking people to the natural environment through well-defined trail systems connected to preserved open space.

⁵ United Nations, Brundtland Commission, 1987

1.10.1 Environmentally Sustainable Guiding Principles

It is most important to recognize that we, the people, are also ‘the environment’, not separate. If we harm the environment, we harm ourselves. Our efforts may also serve to enhance and improve the natural environmental health.

1. Ecosystem Health

- We recognize that we need healthy ecosystems for our survival, health and well-being, and that species and ecosystems also have intrinsic value (in their own right). For example, recognizing that ecosystems perform many valuable services for us, like providing clean water for drinking, purifying the air, pollinating food crops, and providing places for recreation.

2. Integration of Systems

- We recognize that economic vitality, environmental health, social equity and human health are all inter-related and mutually dependent.
- We seek synergies rather than trade-offs, and strive for solutions with multiple benefits. For example, using green infrastructure like constructed wetlands and trees to manage stormwater, instead of just relying on hard infrastructure like pipes.

3. Wise Use of Resources

- We proactively manage our resources by seeking creative solutions and prioritizing actions that create holistic and long-term value for our community. For example, multiple and shared uses of public buildings.

4. The Long View

- We make decisions and act today with the long-term resilience of our community and ecosystems in mind, and prepare ourselves for changes to come.
- We recognize our responsibility for the well-being of future generations.
- We will actively plan and advocate on behalf of our watershed.
- We will plan for climate change adaptation and mitigation.

1.10.2 Socially Sustainable Guiding Principles

Social sustainability is about people—individuals and the community working together to meet their needs, realize their potential, and prosper in a healthy environment. Principles for consideration include the following:

1. **Caring:** we are compassionate and sensitive to the needs of our community and each other.
2. **Inclusive:** we are welcoming, and embrace and promote accessibility for all.
3. **Safe:** we are free from fear, and secure from risk and harm in our community.
4. **Liveable:** we enjoy a high quality of life and a wide range of opportunities for meeting our needs and our potential.
5. **Just:** we treat each other fairly, demonstrate mutual respect, and ensure equal opportunity for all.
6. **Age-friendly:** we embrace and support people of all ages and during all life stages—from birth to death.
7. **Diversity:** we see our differences as a source of strength and opportunity.
8. **Culture:** we value the arts, the humanities, shared values and attitudes, and other products of human intellect and invention.
9. **Belonging:** we feel connected to and accepted by a community.
10. **Participation:** we engage actively as individuals, groups and organizations, fostering community.
11. **Adaptability:** we are flexible and resourceful in the face of change.



1.10.3 Economically Sustainable Principles

1. **Smart:** we take an intelligent, practical approach to encouraging economic growth that contributes to a strong community.
2. **Prosperity for our community:** we create economic opportunity for business and citizens.
3. **Consistent and supportive:** our growth is consistent with and supportive of Midway's goals for quality of environment, community, and life.
4. **Support for local businesses:** all can contribute to a dynamic economy in which benefits are contributed by and shared with all.
5. **Employment for everyone who needs it:** we maintain and increase the diversity of the local economy, in order to be economically robust, to contribute to social diversity, and to maximize the range of employment opportunities available in a wide variety of sectors and a wide variety of occupations.



PART 2 | NATURAL ENVIRONMENT

2.1 Natural Hazards

2.1.1 Objective for Natural Hazards

Avoid areas which are prone to natural hazards when designating land for intensive uses such as residential, industrial and commercial.

2.1.2 Policies for Flooding Natural Hazards

1. Areas which, due to existing physical conditions or known natural hazards such as flooding, rockfall and erosion, are not useful for urban activities shall be left in a natural state.
2. Lands which are known to be subject to high water table or flooding shall not be used for residential, commercial, institutional or industrial use. New developments shall be constructed in accordance with the policies and the 200-year floodplain map of the Village of Midway's Floodplain Management Bylaw.
3. Flood mitigation for the area bound by the south side of the Kettle River, Central Avenue and the Mobile Home Subdivision designated area will be addressed in the current (years 2019-2020) ongoing Flood Mapping and Mitigation study being undertaken by registered professionals.
4. Unless a site-specific exemption to that bylaw has been granted by Council, where an application for a site-specific exemption is submitted by a property-owner, a report prepared by a qualified engineer or geoscientist will be required to be included with the application.

2.1.3 Policies for Wildfire Natural Hazards

1. Applicants shall demonstrate how they will address wildland/urban interface fire hazards during the rezoning and subdivision approval process.
2. Recognize that the Village of Midway Wildfire Protection Plan places the majority of developed portion of the Village within a moderate fire risk classification.
3. Support FireSmart practices including education, neighbourhood focused activity, and vegetation management.

2.2 Natural Environment

2.2.1 Natural Environment Objective

Practice good environmental stewardship for all public lands and ensure that development occurs in a manner that is in harmony with the natural environment.

2.2.2 Natural Environment Policies

1. Support the RDKB waste management policies and program.
2. Promote and enforce water conservation for all users of the municipal water system through education and will explore a metered, block-rate fee system in the future.

*We need to address water conservation more seriously;
we don't need to water lawns 7 X a week.
--citizen*

3. Support the policies and actions of the Kettle River Watershed Management Plan and its implementing body of the RDKB, the Boundary Integrated Watershed Service.
4. Activities which would have a detrimental effect on the natural environment of the Village should be mitigated to the greatest extent possible.
5. Construction within the Village shall minimize adverse effects on the natural environment. For example, the use of permeable paving materials reduces stormwater runoff.
6. The Village opposes exploration and mining of uranium and other potentially hazardous minerals within the Watershed area of the Village.
7. The Village opposes the extraction of fresh water resources in gas, liquid or solid form from surface or groundwater for the purpose of commercial bottled water sales.
8. The Village opposes significant upstream diversion of water from the Kettle River, nor developments anywhere on the river that may negatively impact the municipality's water rights.
9. Recognize that Lewis' Woodpecker (red-listed) and Western Rattlesnake (blue-listed) species have been identified within District Lots 637 and 424.
10. Recognize that Lewis' Woodpecker (red-listed), Western Rattlesnake (blue-listed) and Gopher Snake (blue-listed) have been identified within District Lot 2227.

2.3 Climate Protection

2.3.1 Climate Change Adaptation Objective

In a hotter and drier future, the Village provides a comfortable and environmentally sustainable environment for its citizens.

2.3.2 Climate Change Adaptation Policies

1. Seek funding for water metering and a block rate structure to conserve water.
2. Initiate a street tree planting program to create a Village shade canopy.

2.3.3 Reducing Greenhouse Gas Emissions

BC's Climate Change Accountability Act replaces the 2007 Greenhouse Gas (GHG) Reduction Targets Act. It sets new legislated targets of a 40% reduction in carbon emissions from 2007 levels by 2030, and a 60% reduction from 2007 levels by 2040. The current target of an 80% reduction in emissions by 2050 remains in place. For comparison, the Paris Accord includes a 30% reduction on 2005 levels by 2030, which is a somewhat lower target.

The legislation is not prescriptive. Local governments may choose to set their own targets and are encouraged to establish secondary, community supported targets.

The Village is a signatory of the BC Climate Action Charter, which commits the Village to monitor and report on corporate (local government operations) and community emissions.

The Village prefers to direct GHG reduction efforts to local initiatives rather than to purchase carbon offsets.

To be consistent with legislative language, this plan uses the term '*corporate*' for Village operations and the term '*community*' refers to residents and businesses.

2.4 Corporate GHG Reduction Objective

The Village is carbon neutral for corporate operations.

2.4.1 Corporate Policies

1. Monitor corporate and community-wide energy consumption and emissions.
2. In accordance with Village Council policy of the Climate Action Revenue Incentive Program (CARIP) reserve, fund corporate energy efficiency or Greenhouse Gas (GHG) initiatives. Funding examples of the policy include: (1) use by the Village of Midway for corporate energy efficiency or GHG reduction projects; (2) facilitate community

engagement or awareness about climate change of GHG reductions; or (3) evaluation and implementation of energy and emissions reduction activities.

3. Reduce energy consumption and emissions for corporate operations, including facilities, vehicles, and infrastructure. Chosen actions will be developed into a long-term plan that will guide future actions for the Village.
4. New Village-owned buildings will be multi-use and meet high energy efficiency and green design standards such as LEED certification. Existing buildings will undergo energy assessments and retrofits as funding allows.
5. Formulate a strategy for its vehicle fleet, through joining a green fleet program such as Energy Environment Excellence (E3) Fleets Program, administered by the Fraser Basin Council, and aim to attain a green fleet rating.
6. Plant trees and other vegetation, in order to improve air quality, manage storm water runoff and offset carbon emissions.
7. Consider the impacts on climate change as an important factor in decision-making related to land use, site planning, building design, transportation and infrastructure.
8. Use Climate Action Reserve Incentive Fund (CARIP) funds for community projects of enduring value
9. Collaborate or partner with other organizations, government agencies, communities and other stakeholders, to achieve emissions reduction goals.
10. Commit to be 100% energy renewable by 2050 by participating with an organization such as the Community Energy Association (CEA).
11. Support the organics recovery program administered by the RDKB.
12. Replace energy inefficient street lights with LED lighting.

Corporate Target

1. Reduce corporate greenhouse gas emissions by 50% by 2030 and 100% by 2040.

Secondary Targets

1. By 2025 reduce greenhouse gas emissions by achieving the following:
 - a. vehicle fleet fossil fuel consumption by 20%;
 - b. facility fossil fuel consumption by 20%;
 - c. water supply operations energy consumption by 20%;
 - d. sanitary sewer operations energy consumption by 20%; and
 - e. energy consumption of resource recovery operations by 20%.
2. By 2030 reduce greenhouse gas emissions by achieving the following:
 - a. vehicle fleet fossil fuel consumption by 50%;
 - b. facility fossil fuel consumption by 50%; and

- c. water supply operations energy consumption by 30%.

2.4.2 Community GHG Emissions Reduction Objective

Community-wide greenhouse gas emissions are substantially reduced.

Community GHG Emissions Reduction Policies

1. Encourage and promote active transportation by adding and improving walkways, trails, sidewalks and cycling facilities.
2. Support commuter vans and internet-based ride sharing.
3. Consider a no-idling bylaw.
4. Participate, via the Regional District of Kootenay Boundary's building permit and inspection service, in the province's Energy Step Program by adopting Step 1 for residential buildings (Part 9 of the BC Building Code)— (all new buildings in BC must meet a net-zero energy ready level of efficiency by 2032).
5. Seek funding and opportunities for partnerships to achieve reductions, foster public awareness and gain support for climate change mitigation strategies.
6. Use Village media to promote Fortis BC's Home Renovation Rebate Program to improve efficiency. Rebate based program covers insulation, ductless heat pumps, and draught proofing.
7. Consider energy consumption, efficiency and emissions when reviewing applications for development, rezoning and subdivision. This may be done through the use of the Regional District of Kootenay Boundary's sustainability checklist to evaluate the impacts of new development.
8. Encourage landowners to retain and plant trees and other vegetation, including the planting of rain gardens, in order to improve air quality, manage storm water runoff and offset carbon emissions.
9. Support programs, policies and local businesses targeting the collection of residential, commercial and institutional yard and garden waste, organic materials and food scraps.

Community-Wide Target

1. Reduce community-wide greenhouse gas emissions by 30% by 2030, and 80% by 2050, relative to 2007 levels.

Secondary Targets

1. By 2030 reduce greenhouse gas emissions by achieving the following:
 - a. Reduce average energy demand for buildings:
 - i. homes by 20%;

- ii. commercial buildings by 30%; and
- iii. institutional buildings by 30%.

PART 3 | BUILT ENVIRONMENT

3.1 Compatible and Energy Efficient Land Use

3.1.1 Compatible and Energy Efficient Land Use Objectives

1. Realize an orderly form of development in which land uses of various types are appropriately located and compatibly inter-related. This promotes the safety, convenience and health of residents and visitors as well as the efficiency of services and facilities.
2. Encourage energy conscious community planning and building design and support all efforts to promote energy conservation and the use of alternative energy sources which are environmentally friendly and sustainable.

3.1.2 Compatible and Energy Efficient Land Use Policies

1. Prevent land use conflicts with required landscaped buffers or screening between non-compatible uses.
2. Promote energy efficiency as a component of land use and development planning. The responsible location of land use, site planning, and building design can all contribute to a reduction in energy use. Energy efficiency principles and practices shall be followed in land use planning, site planning, and building design.
3. The Village of Midway will seek partnerships with Terasen Gas, Fortis, the Regional District of Kootenay Boundary, provincial and federal agencies, and others to foster achieving the energy objectives of the community.
4. Participate in appropriate programs and initiatives that address climate change impacts, and that help municipalities plan for local-scale impacts of climate change.
5. Areas which are not suitable for development or have high environmental preservation value are designated as Open Space on the Land Use Map.
6. Minimum parcel area requirements in areas designated as Open Space on the Land Use Map is 5 hectares in the implementing zoning bylaw.

3.1.3 Buildings Objective

All public buildings, including government and non-profit owned facilities, achieve universal accessibility standards.

3.1.4 Building Policies:

1. All new and renovated public buildings shall be built to universal accessibility standards.

2. All existing public buildings will be renovated to satisfy the maximum degree of universal accessibility standards as funding permits.
3. The Village will work with private business in offering financial incentives using its Revitalization Tax Exemption Bylaw for retrofitting existing commercial structures to universal accessibility standards.
4. All Village-owned facilities will be upgraded to meet access requirements and universal washroom standards of the BC Building Code by 2025.

3.1.5 Connectivity: Transportation and Accessibility Objectives

1. To maintain and develop a transportation network that provides safe and efficient movement for pedestrians, mobility device, cyclists, automobiles, aircraft, and freight.
2. Both the Southern Trans-Provincial Highway No. 3 (Crownsnest Highway) and the local airstrip are important assets to Midway. In addition, an efficient local road network is important for the convenience and safety of local residents and visitors.

3.1.6 Transportation Policies

1. Adequate off-street parking is required for all commercial, institutional, religious, cultural, industrial, and residential development.
2. Adequate loading facilities are required for all commercial and industrial development.
3. Collaborate with the Ministry of Transportation and Infrastructure to ensure a safe and convenient route for truck traffic through the Village.
4. Pursue all avenues to upgrade the airstrip and related facilities, recognizing that it is a valuable asset to the community.
5. Discourage direct access to the highway from light industrial and highway commercial areas, in favour of common entrances.
6. Collaborate with the Ministry of Transportation & Infrastructure to accomplish the following safety improvements on Highway 3:
 - a. Pursue the development of a left turn lane to allow eastbound traffic on Highway 3 safe access to the museum site.
 - b. Move the existing 100 km/h speed limit sign for westbound traffic from its current location just west of the museum to a point westward and beyond the curve near Murray Street.
 - c. Seek a realignment of the Cleghorn Street intersection with Highway 3 to provide a 90-degree intersection to improve traffic safety and at that location (or nearby) advocate for a pedestrian crossing with a painted crosswalk, warning signs and lights.

- d. Seek a pedestrian crossing with painted crosswalk, warning signs and lights at or near Florence Street
7. Ensure safe access for all ages and abilities is provided in the design and modification of all streets, sidewalks and pathways. Specific improvements to be considered, included but not limited to, are as follows:
 - a. Install signage and painted crosswalks with pedestrian crossing warning signs at these locations:
 - i. the crossing of Florence Street immediately south of Highway 3 between the Mile Zero Restaurant and The Spot, and
 - ii. at the crossing of Florence on the south side of Ninth Avenue.
 - b. Replace and rebuild sidewalk adjacent to Post Office to adequately support mobility device use—wider and level.
 - c. Replace concrete corner of the sidewalk at the northeast corner of Florence Street & Fifth Avenue with an accessible ramp embedded in the sidewalk.
 - d. Construct a fully separated and/ or raised concrete sidewalk or asphalt pathway along both sides of Florence Street between Highway 3 and Fifth Avenue.
 - e. Construct a separated asphalt pathway along the north side of between Florence Street and Jessalin Street.
 - f. Widen the paved shoulder along south side of Ninth Avenue between Florence Street and the entrance to McMynn’s Foods.
8. Support the development of the area located along the highway directly facing Palmerston Avenue as a rest area / pull-out with access to the site via Cleghorn Street or Palmerston Avenue.

3.1.7 Local Identity and Community Appearance Objective

Realize a form of development which is visually attractive, and to realize the conservation, rehabilitation and development of structures and sites of high visual and architectural quality.

3.1.8 Community Appearance Policies

1. Encourage the proper care and maintenance of all properties and buildings as a means of upgrading the general appearance of the Village, and require that all properties are maintained in accordance with the municipality’s unsightly premises bylaw.
2. Undertake a program for improvement of the Village's image, with landscaping being a major component of that program and the corridor between the international border crossing and Florence St. (Dominion St – Fifth Ave) being considered a priority. This may include participation in the “Communities in Bloom” program.

3. Ensure that the municipal works yard is maintained in a neat condition, which will include weed control, and may erect a landscape screen around the site to reduce its visual impact.
4. Consider the acquisition of land for a rest area for highway travellers, and financial aid for this endeavour will be sought from the appropriate Provincial authorities.
5. Support rehabilitation and preservation of Heritage buildings and structures as valuable social and economic resources.
6. The CPR station buildings are considered to be valuable heritage structures, and the Village may operate these as a historical park, museum, hostel, and tourist information centre.
7. Improve local amenities for the benefit of residents and visitors, and also as a means of attracting new residents and businesses.

3.2 Housing

3.2.1 Housing Objective

Housing of a variety of types, tenure, and levels of affordability is available for all citizens.

3.2.2 Servicing Policy

New lots created for housing shall be fully serviced.

3.2.3 Residential Categories and Standards Policies

General Residential Policies

1. The Plan provides that a wide range of housing choices is available to Village residents of all ages and abilities.
2. Encourage development of a wide range of housing types including small homes on small lots, retiree housing, secondary suites, carriage houses, and garden suites.
3. Encourage diverse types of housing tenure including co-operatives and co-housing.
4. Home-based businesses are supported in single family residential areas, provided they do not adversely impact neighbouring properties.
5. Encourage the construction of additional rental accommodation in the Village.
6. Ensure a ten-year supply of residential land outside of the Agricultural Land Reserve to satisfy projected demand and offer sufficient choices of housing options. Population growth target of 720 residents by 2026 requires an additional 100 dwelling units. At an average gross density of 15 units per hectare this represents approximately 6.7 hectares.

Rural Residential Policies

7. Areas with larger parcels which, because of various constraints to development, are not suitable at this time for Village Residential subdivision are designated as Rural Residential on the Land Use Map.
8. Areas zoned within the implementing bylaw for rural residential use shall be subject to a minimum parcel area requirement of 2000 m² if community sewer and/or water services are available to the parcel and 1 hectare if community sewer and/or water services are not available.

Village Residential Policies

9. Areas considered at this time to be suitable for single unit residential purposes are designated as Village Residential on the Land Use Map.
10. In areas designated as Village Residential on the Land Use Map, only one dwelling unit per parcel shall be permitted outright in the implementing bylaws.
11. Development of parcels of less than 2000 m² require full community sewer and water servicing; parcels greater than 2,000 m² but less than 1 (one) hectare (10,000 m²) require community water; parcels of 1 (one) hectare (10,000 m²) or greater in size where no community sewer or water services are available, may be developed upon approval from Council.
12. Notwithstanding Subsections 9 and 10 above, Council may consider designating land within the Village Residential designation for duplex use on a site-specific basis, by way of rezoning without amendment to this plan, subject to the following:
 - a. consideration of the uses prevailing on neighbouring properties;
 - b. the need for rental accommodation in the village;
 - c. the ability of the Village to adequately service the proposed development;
 - d. community sewer and water services being available to the subject property; and
 - e. any external effects which the proposed duplex may have.
13. Notwithstanding Subsection 12 above, upon receipt of a written request, Council may consider permitting, by way of rezoning, the subdivision of the parcel upon which a duplex is located into two lots subject to the following criteria:
 - a. the availability of, and demand for, rental housing units in the Village;
 - b. the new interior lot line must be coincidental with a vertical common party wall; and
 - c. the conformity of the existing building with the *B.C. Building Code*, this to be ascertained by the Building Inspector.

Multi-unit Residential Policies

14. Areas considered at this time to be suitable for multi-unit residential purposes are designated as Multiple Family Residential and Florence Street District on the Land Use Map.
15. Multi-unit residential uses may be considered, by way of rezoning, throughout the Plan area, without amendment to this Plan subject to:
 - a. review of a traffic impact study to be prepared at the expense of the proponent;
 - b. review of the visual compatibility of the proposed use;
 - c. the availability of both community sewer and water services;
 - d. the compatibility of the proposal with surrounding land uses; and
 - e. the proposed form of tenure (i.e. strata units or rental units) and the Village's need for rental accommodation.
16. Upon receipt of a written request, approval of a Form T conversion (into strata lots) for existing duplexes and multiple family dwellings pursuant to Section 242 of the *Strata Property Act*, may be considered in accordance with the following:
 - a. the availability of, and demand for, rental housing units in the Village; and
 - b. the conformity of the existing building with the *B.C. Building Code*, this to be ascertained by the Building Inspector.

Aging-in-Place and Senior's Housing Policies

17. Support 'aging-in-place' retrofits of homes with wheelchair ramps and accessible washrooms through relaxed zoning bylaw setback requirements.
18. Support 'aging-in-place' accessory dwelling units in the form of secondary suites, coach house suites, and garden suites in appropriate locations in the community. Amend the Zoning Bylaw to permit these accessory uses and clarify appropriate zone districts, building locations, setbacks, and heights.
19. Encourage senior's housing development that may include, for example, independent living, assisted living, independent/supportive and residential care type facilities.



Figure 2 Parkview Manor

3.2.4 Mobile & Manufactured Homes Objective

Provide for mobile homes in two specially designated areas.

3.2.5 Mobile & Manufactured Homes Policies

1. Areas considered to be suitable for the exclusive use of mobile homes are designated as Mobile Home Park on the Land Use Map.
2. Areas zoned for mobile home park use in the implementing bylaw are subject to the provisions of Village of Midway Mobile Home Park Bylaw No. 52 as amended, or any successor thereto.
3. Areas considered to be suitable for the use of both conventional homes and mobile homes are designated as Mobile Home Subdivision on the Land Use Map.
4. Single and double-wide mobile or manufactured homes (certified under the CSA A277 - Z240 series and CSA A277 - modular series), constructed prior to June 1, 1989 shall not be permitted in areas not specifically designated for that use, or in new Village Residential subdivisions.
5. Areas suitable for single and double-wide mobile or manufactured homes and conventional single-detached dwellings are designated as Mobile Home Subdivision on the Land Use Map (Schedule 'B').
6. Areas zoned in the implementing bylaw for mobile home subdivision use are subject to a minimum parcel size of 400 m² for a mobile home and 500 m² for a single-detached dwelling if both community water and sewer services are available and 1 hectare if community sewer and/or water services are not available.

3.2.6 Affordable and Special Needs Housing Objective

The Village will facilitate and encourage building an adequate supply of affordable and special needs housing.

3.2.7 Affordable and Special Needs Housing Policies

1. Affordable housing can be provided by the private, non-profit, co-operative, and public sectors separately or through partnership models.
2. Affordable housing includes a variety of tenure models including ownership, rental, co-housing, and cooperative.
3. Encourage and support special needs housing, including homes specially designed or adapted for those with particular physical or social needs, such as those of the elderly or disabled, or with specialist staffing support to address mental health.
4. Encourage and support an expansion of Parkview Manor to accommodate all levels of housing including full time care units and complex care units as needed.

5. Support special needs housing, which includes homes specially designed or adapted for those with particular physical or social needs, such as those of the elderly or disabled, or with specialist staffing support such as those with a mental health problem.
6. Recognize a requirement (and a potential obligation) of any community to accept a community care facility as defined in the Community Care and Assisted Living Act, which includes a facility serving any age group, including a seniors' assisted living facility.

3.2.8 Short Term Vacation Rental Policies

1. Support for short term rental of rooms for a duration of no more than 30 days in principal residence subject to business licenses.
2. Purpose-built short-term vacation rental facilities are considered a commercial use as defined and regulated by the Zoning Bylaw.
3. Bed and Breakfast facilities are supported in all residences in accordance with the Zoning Bylaw.

3.3 Commercial

3.3.1 Commercial Objective

Minimize the time-distance movement of population between areas of residence and business/shopping areas.

3.3.2 Commercial Policies

1. Areas considered at this time to be suitable for commercial purposes are either designated as Commercial or Highway Commercial on the Land Use Map.
2. For areas zoned for various commercial uses in the implementing bylaw, the minimum parcel area requirement is 230 m² if both community water and sewer services are available, 2000 m² if only community water or community sewer are available and 1 hectare where neither community water or sewer are available.
3. Council may consider permitting Commercial development proposals on lands that are located in close proximity to areas designated for Commercial use under this Plan by way of rezoning, subject to consideration of the following criteria:
 - a. submission of a report prepared by the proponent demonstrating that the site for which rezoning is requested is the most suitable location for the proposed use;
 - b. consideration of the effects of the proposed commercial use on the neighbouring properties;
 - c. a review of the ability of the sewer and water systems to service the proposed development;
 - d. consideration of the effect of the proposed development and zoning on the traffic patterns in the area; and
 - e. consideration of the effect of the proposed rezoning on the areas already designated as commercial on the Land Use Map, and whether such rezoning would impair the viability of these existing commercial areas.
4. Commercial and institutional development shall remain concentrated where such activities are currently located in order to maintain a pedestrian-oriented, compact community.
5. Sufficient land should be designated to accommodate the expected growth in commercial activities. To enhance the commercial centre of Midway, lands along the Florence Street corridor between Ninth Avenue and Fifth Avenue are designated as the Florence Street District in order to encourage redevelopment for commercial and mixed commercial/residential land uses. This may be done by way of rezoning without amendment to this Plan.
6. An aggressive promotional strategy, aimed largely at highway travellers, should be adopted as a means of increasing the viability of local commercial enterprises.

7. The Village should continue to participate in the Regional District Economic Development Program, subject to review on an annual basis, as a means of supporting new and existing businesses.
8. Notwithstanding Article 2 above, within commercially-designated areas, existing single-unit dwellings which were legally constructed shall be recognized in the implementing zoning bylaw as legal and conforming land uses.
9. Cannabis retail sales may be considered on a case-by case basis in accordance with Council policy.



3.4 Industrial

3.4.1 Industrial Objective

Support the industries which are currently within the Village and to encourage diversification of this industrial base wherever possible.

3.4.2 Industrial Policies

1. Areas suitable for industrial purposes are identified as Industrial on the Land Use Map. Heavy industrial uses such as wood and fibre mills are limited to areas with immediate access to Highway 3 and separated from residential areas. Light industrial uses such as manufacturing and assembly are appropriate in areas near Highway 3 and in close proximity to the settled area of the Village.
2. Council will continue to maintain a dialogue with the various government agencies with respect to resource issues that affect the economy of the community.
3. The highest priority in budget allocations is the enhancement of the long-term economic viability of the Village.
4. An available stock of land for light industrial use should be maintained in order to diversify the Village's economic base.



Figure 3 Vaagen Fiber Canada mill

PART 4 | COMMUNITY HEALTH & WELLNESS

The policy foundation for a community that fosters citizen health and wellness includes clean and safe water and sanitary sewer infrastructure, comprehensive roadway and mobility systems, productive agriculture, economic prosperity, and quality of life elements of social cohesion, recreational opportunities, strong institutions, and respect and preservation of local heritage.

4.1 Municipal Services

4.1.1 Municipal Service Objective

Attain a form of development which ensures the safety of residents and visitors, and to which services can be provided economically.

4.1.2 Municipal Services Policies

1. Areas serviced by the Municipal Water and Sewer systems are identified on Schedules D and E. The location of sewer and water infrastructure is identified on these maps. In addition, properties which are serviceable or presently serviced are identified on the map. Permitted densities within the Village shall reflect the level of service available to each lot.
2. Potential extensions to the service areas, as indicated on Schedules D and E, which may be contemplated under different circumstances is reviewed by Council having regard for the following:
 - a. the need for development of additional lands in the particular land use category;
 - b. the maintenance and operational costs of the proposed service extension; and
 - c. such other factors as may be considered to be of relevance by Council.
3. Service extensions to areas not identified as possible service area expansions on Schedule D or E shall not be permitted without the prior amendment of this Plan.
4. Urban development should take place within the serviced portions of the Village, maximizing the efficiency of services (e.g. schools, recreational areas, sewer and water).
5. Proposed Village Residential subdivisions shall not be permitted unless Council believes it to be economical to service them with both municipal water and sewer. The cost of any such extensions and any required system upgrades shall be paid for by the developer.
6. Areas designated as Agricultural or Rural Residential on Schedule B - Land Use Map - shall not be provided with both municipal water and sewer services unless the Water and Sewer System maps (Schedules D and E) identify them as "possible future service area expansion." Any lands so identified shall not be used as a precedent in requests for the servicing of any other lands in the Agricultural or Rural Residential designations.

7. Ground sewage disposal and private wells shall be located in conformity with requirements of the Ministry of Health.
8. Support the solid waste management services of trash collection and curbside recycling and green bin program of the RDKB.
9. Developers are required to provide services (roads, drainage, sewer, water and other such works) to a standard as required by the Village of Midway. Council may consider adopting a Development Cost Charge bylaw in order to address this issue.
10. Existing vacant rights-of-way may be sold to private interests if Council has determined that they will not be required for future road or utility development. When such areas are subdivided, consideration shall be given to maintaining pedestrian walkways.
11. Support the provision of effective, efficient and economical emergency services.
12. Support the development and maintenance of a comprehensive well protection plan with respect to the municipal water system.

4.2 Agriculture

4.2.1 Agricultural Land Reserve

A significant proportion of the lands within the boundaries of the Village are in the Agricultural Land Reserve, and some of these are being actively farmed. It is a goal of this Plan to support agricultural activities within the Agricultural designation in the Village, while recognizing that there are sometimes other competing uses for some ALR lands which are justifiable.

4.2.2 Agriculture Objectives

1. Reserve lands within the ALR for agricultural and related uses.
2. Minimize conflicts between farm and non-farm uses.
3. Support and promote the economic viability of the agriculture sector.

4.2.3 Agriculture Policies

1. Notwithstanding any other provisions of this bylaw, all lands within the Agricultural Land Reserve (ALR) are subject to the Agricultural Land Commission Act (ALCA), the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (the Regulation), and any Orders of the Agricultural Land Commission (ALC). The ALCA and Regulations generally prohibit or restrict non-farm use and subdivision of ALR lands, unless otherwise permitted or exempted.
2. Permit a full range of agricultural and complementary uses in the ALR and encourage value added activities that can improve farm viability.
3. Encourage use of off-channel watering for livestock.
4. Encourage use of Environmental Farm Plan program
5. Require generous setbacks and buffers when developing lands adjacent to the ALR to prevent conflicts and encroachment.
6. Recognize and protect the needs and activities of farm operations when considering adjacent and nearby land uses.
7. Plan for uses that are compatible with agriculture along the ALR boundary.
8. Preserve contiguous areas of agricultural land and avoid severance by transportation and utility corridors.
9. Encourage partnerships with the agriculture community, senior governments and private enterprise to promote the development of the agriculture sector.
10. A minimum parcel size of 10 ha. applies to land that is designated/zoned Agriculture (or other designation that permits agriculture) and is in an ALR designation under the Agricultural Land Commission Act (ALCA), unless the land is excluded from the ALR, the land is approved for subdivision within the ALR, under the ALCA, or subdivision is

permitted or exempted from approval under the ALCA, Agricultural Land Reserve Use, Subdivision and Procedure Regulation, or Order of the Commission.

11. Support the objectives and actions of the Boundary Area Food and Agriculture Plan of the Regional District of Kootenay Boundary (June 2018).
12. Recognize that farms qualify for protection under the Farm Practices Protection Act (FPPA), and the farmer does not contravene local government bylaws related to animal control, noise and nuisance if conducting a farm operation in accordance with normal farm practices.
13. Encourage infilling of residential development in the townsite area, in order to promote the efficient services and to minimize urban encroachment on agricultural land.
14. In the event that a need is identified for a non-agricultural land use for which no suitable non-ALR location is available, Council may support a location within the ALR where it can be established that the benefits to the community of the proposed use clearly outweigh agricultural considerations.
15. Encourage the Ministry of Agriculture and Lands to enforce the Code of Practice for Agricultural Environmental Management (AEM Code) on all ALR lands located within the Village.
16. Based upon the recommendations of the provincially funded Village of Midway Community Transition Study, it is the intent of Council to pursue a mixed residential, industrial and airport use development on a portion of the airport lands, requiring amendments to this plan. The support of the Agricultural Land Commission will be sought as part of this endeavour.

4.2.4 Agricultural Land Commission Actions

Request of the Agricultural Land Commission: exclusions from the ALR the following parcels and properties. Full details on individual parcels and properties are in a separate report entitled 'Village of Midway Official Community Plan Update: Agricultural Land Reserve Exclusion Request & Rationale (2020).

Existing Development

- a. Midway Manor
- b. Public health and safety facilities: Ambulance Station, Fire/Road Rescue Hall, and Municipal Office
- c. Recreation facilities
 - i. James McMynn Park
 - ii. Curling rink, Ice Arena, Community Hall parking lot
- d. Various Light Industrial parcels adjacent to Highway 3 and Murray Street
- e. Village cemetery

- f. Developed residential parcels / enclaves: Twelfth Ave. / Adams Street / Division, Plan A 1343, 3 lots at Beamish & Twelfth Ave.
- g. Mobile home park on 13th Avenue
- h. All road rights of ways within urbanized area that lie within the ALR
- i. Blocks of residential and commercial development in centre of Village, comprising Blocks 26 and 27, bounded by Ninth Ave., Florence St., Seventh Ave., and Eholt Street
- j. Residence on Division Street adjacent to the Kettle River

Future Development

- a. Midway Manor future expansion land (noteworthy because of overwhelming support from citizens who participated in the community open house)
- b. Village owned land reserved for future park expansion and affordable housing, identified on Land Use Map as Recreational and Comprehensive Development and comprise all or portions of Blocks 4, 11, 12 and 13
- c. Vacant Industrial parcel on Twelfth Ave. north of the museum
- d. Selected portion of airport lands for airport related economic development land uses adjacent to Cleghorn and Hwy. 3
- e. Three triangular shaped 'parcels' north and west of the airport runway to support future industrial economic development
- f. Selected portion of 'airport lands' for Cleghorn roadway realignment



Figure 4 Tree nursery along Hwy. 3

4.3 Economic Prosperity

4.3.1 Economic Prosperity Objective

Support economic prosperity for all citizens.

4.3.2 Economic Prosperity Policies

1. Encourage and support home-based business by reviewing and possibly revising current Zoning Bylaw provisions.
2. Support a diversity of economic opportunities.
3. Support an increase in the number of jobs.
4. Encourage an increase in the number of permanent, higher paying jobs.
5. Encourage growth that improves overall quality of life.
6. Dividends earned for Midway's share of the West Boundary Community Forest shall be used in accordance with the CF Reserve Bylaw and for tangible projects that benefit the entire community.

4.4 Quality of Life

4.4.1 Social Well-being Objective

Social well-being is promoted for all ages through partnerships and information sharing with community service groups.

4.4.2 Cultural Development Objective

Continue to financially support art, music, and theatre through community grants

4.4.3 Recreational Land Uses and Outdoor Spaces Objective

Promote the use of land designated as "Recreational Land Use and Outdoor Spaces" on the Land Use Map (Schedule 'A') for park and recreational facility use and development for all ages.

- *Need more washrooms, benches, tables on trails
--citizen*

4.4.4 Recreational Policies

1. Council promotes those areas of land designated as 'Recreational' on the Land Use Map (Schedule 'B') for park and recreational facility use and development.
2. Lands zoned for recreational and parks use in the implementing bylaw shall not be subject to a minimum parcel area requirement.
3. Considering the need for recreational land in the community, approval of proposed subdivisions meeting the requirements of Section 510 of the Local Government Act are subject to a dedication of 5% of the total lot area for parks and recreation purposes, or an amount of cash in lieu of land which is acceptable to Council. Any land dedicated as park must be conveyed in a physical condition satisfactory to the Village.
4. Support the recreational potential of the Kettle River, including camping and picnicking facilities.
5. Collaborate in developing and implementing the Trails master Plan for the Boundary.
6. Seek the cooperation of all Boundary area residents and local governments in upgrading and expanding recreational facilities which are located in Midway.
7. Support the continued use and improvements to the community's recreational facilities and the expansion of Riverfront Park.
8. Considering the recreational and economic benefits that they provide to the community; Council supports use of and improvements to:
 - a. the Trans Canada Trail / Kettle Valley Rail Trail;
 - b. the development of walking trails within the community; and
 - c. improvements to the museum.
9. Construct a fully accessible year-round public washroom in McMynn Park.
10. Create a Parks & Trails plan that addresses the layout of amenities for Village Parks, particularly for James G. McMynn Park.
11. The following specific age-friendly design elements should be included for all public gathering places:
 - a. benches;
 - b. hard surface, non-slip walkways;
 - c. clear signage that uses high contrast and large fonts; and
 - d. non-glare lighting.
12. Construct wheelchair accessible benches in the following locations:
 - a. Florence Street near Fifth and Seventh Avenues; and
 - b. additional locations within McMynn Park, ideally linked with future pathway network.
13. Construct hard surface pathways in McMynn Park connecting entrances, the Parkview Manor, playground, benches, and the Community Hall.

14. Seek funding and community participation in the design and construction of active recreation facilities for seniors
15. Promote and support the Village's community garden.



4.4.5 Institutional Objective

Ensure that a sufficient area of land within the Village is reserved for the necessary institutional purposes.

4.4.6 Institutional Policies

1. Areas considered at this time to be suitable for institutional purposes are identified as Institutional on the Land Use Map.
2. Support on-going improvements to the appearance and maintenance of the cemetery.
3. Dialogue with the School District regarding potential alternative uses of surplus school lands and buildings.
4. The Village of Midway will continue to incorporate energy efficient features into municipal facilities and use environmentally friendly building materials where feasible.

4.4.7 Heritage Objectives

1. Encourage the protection of archaeological sites.

2. Preserve the architectural heritage.

4.4.8 Heritage Policies

1. Residents are encouraged to report the discovery of archaeological materials to the Archaeological Branch of the Provincial government. Residents are also encouraged to avoid the disturbance of native cultural sites.
2. Support the preservation of heritage buildings.



Figure 5 Kettle River Museum

PART 5 | DEVELOPMENT PERMIT AREAS

5.1 Development Permit Areas

Building construction within all Development Permit areas will be reviewed by Council having regard for the guidelines contained in this Section. Conditions and restrictions may be imposed on the proposed development accordingly. A Development Permit must be approved by the Council of the Village of Midway before a building permit can be obtained. All mandatory Development Permit Areas are identified on Schedule 'C' (Development Permit Area Map) attached to this Plan.

5.2 Highway Light Industrial / Commercial

5.2.1 Location

Area No. 1, as shown on Schedule C, is designated as a Mandatory Development Area pursuant to the *Local Government Act*.

5.2.2 Justification

Development Permit Area No. 1 is located in a highly visible portion of the Village, being situated along Southern Trans-Provincial Highway No. 3. In order to preserve the visual and aesthetic integrity of this "gateway" to the Village, the form and character of any buildings constructed in these areas should be subject to the following guidelines.

5.2.3 Guidelines

1. The exterior design and finish of buildings should be safe and attractive, and should reflect the heritage motif of historic buildings located in the community.
2. The area surrounding the building(s) shall be landscaped in order to enhance the visual integrity of the site; landscaping plans shall be reviewed by Council prior to approval.
3. Off-street parking and loading spaces located on lands fronting on Hwy. 3 should be screened by landscaping (trees or shrubbery) from Hwy. 3.
4. Off-street parking and loading spaces should be paved with an all-weather hard surface, and should be designed to promote safety and ease of traffic circulation on and in the vicinity of the site.
5. Signs should be designed and located in a fashion which is compatible with the site.
6. The site should be adequately lit with sufficient power to make the manoeuvring of vehicles and pedestrians in the parking area safe.

7. Any on-site lighting shall not be disruptive to the adjacent parcels of land, including Highway 3.

5.2.4 Security / Guarantee

A Development Permit may be issued on the condition that the applicant has provided the Village of Midway with a security in the form of an Irrevocable Letter of Credit, or such other form as may be approved by Council, for a fixed period to guarantee that the conditions contained in the Development Permit are satisfied. The amount of the security shall be set by Council, and be based on the estimated cost of the landscaping/screening and parking/lighting as proposed.

Should a permittee fail to fulfil the obligations required by a Development Permit, the Village of Midway may undertake and complete the works required by the Development Permit at the cost of the permittee, and may apply the Security in payment of the cost of the work, with any excess to be refunded to the permittee.

Should there be no default as described above, the Security provided under this subsection shall be returned to the permittee together with any earned interest (if applicable).

PART 6 | LAND USE MAP

6.1 Interpretation

The Land Use Map (Schedule 'B') indicates general locations and distributions of major land use designations in the Village.

6.2 Explanation of Designations

1. **Village Residential** is for low to medium density in the form of single unit detached, duplex, and triplex dwellings.
2. **Mobile Home Subdivision** serves to accommodate single-wide mobile homes and conventional single-unit dwellings on individual lots.
3. **Mobile Home Park**: is for single and double-wide mobile homes on individual pads or spaces.
4. **Rural Residential** is for low density residential with single-unit dwellings.
5. **Multi-unit Residential** is for multiple-unit residential attached buildings containing four or more dwelling units.
6. **Commercial** is for retail and wholesale outlets, offices, services, hotels, motels, short term vacation rentals, restaurants and other such general commercial or highway commercial uses. Residential uses are permitted in conjunction with the above uses throughout the commercial area.
7. **Highway Commercial** is for commercial activities catering to the travelling public (e.g. service stations, motels). Agricultural uses are not an allowable interim use of such lands, as its operation would not jeopardize the ultimate highway commercial use. Limited light industrial uses (e.g. farm machinery service, mobile home service) may also be permitted.
8. **Florence Street District** is for a wide range of land uses in the Village core, including commercial, multi-unit residential, and comprehensive planned development.
9. **Comprehensive Development** provides beneficial opportunities for future affordable residential, recreational, and institutional development in a comprehensive and unified planned manner.
10. **Institutional** provides accommodation for senior citizens, medical, governmental, judicial, religious, educational as well as community buildings and cemeteries.
11. **Public Safety** provides land for critical public safety institutions such as the Fire/Road Rescue Hall, Ambulance Station, Village Office, and RCMP detachment.
12. **Heavy Industrial** is for manufacturing, storage, disposal and extraction industries. These uses are sufficiently segregated from residential development such that their manner of

operation, and associated sounds and smells, should not adversely affect the quality of life in the Village.

13. **Light Industrial** is for industries (including light manufacturing, repair and storage) whose appearance and manner of operation are adequately screened from adjacent urban uses. Also, commercial activities catering to the travelling public (e.g. service stations, motels and restaurants) are permitted uses. Agriculture is an allowable interim use of such lands, as its operation would not jeopardize the ultimate light industrial use.
14. **Recreational** is for facilities and grounds for both active and passive recreation, including playgrounds, tennis courts, sports fields, schools, RV Park, school related facilities, ice rinks and promenades.
15. **Agricultural** is for farming and ranching. Intensive agricultural uses are permitted; their effects on other land uses will be managed with setbacks and lot coverages as per the Ministry of Agriculture publication "Guide for Bylaw Development in Farming Areas", encouraging the use of "normal farm practices" as per the *Farm Practices (Right to Farm) Act* and by encouraging the ministry of Environment to ensure that wastes are managed as per the *Code of Agricultural Practice for Waste Management in the Agricultural Waste Control Regulation of the Environmental Management Act*. Other, "interim", uses (e.g. gravel pits, sawmills, guest ranches, dog kennels, etc.) which would not jeopardize the ultimate use of the land for agriculture may be permitted, subject to the joint approval of Council and the B.C. Agricultural Land Commission where necessary. Subdivision of lots less than two acres and between Thirteenth Avenue and Highway 3A will be considered by Council only after an adequate, proven water supply is available. This designation may be expanded within implementing bylaws to include Rural residential uses on smaller parcels.
16. **Transportation corridor** is for uses associated with transportation.
17. **Major road/proposed major road** indicate roads that are, or will be used for long, medium and short distance trips, and will carry relatively high volumes of traffic, compared to local roads.
18. **Airstrip** is exclusively for a runway for airplanes
19. **Airport Development** is for airport-related structures such as hangars, service centres, aircraft fuel sales outlets.
20. **Open Space** identifies areas, which by reason of excessive slope, high elevation, type of surface or difficult access, are deemed unsuitable for development. Non-urban uses (e.g. grazing, recreation or rural subdivision) may be permitted in such areas.

6.3 OCP Land Use Designations and Implementing Zone Districts

Table 1 OCP Plan Land Use Designations and Implementing Zone Districts		
Official Community Plan Designation	Zoning Bylaw	
	Districts that implement OCP Designation	Symbol
Multi-unit Residential	Multiple Family Residential	R-3
Village Residential	Residential 1	R-1
	Residential 2	R-2
	Multiple Family Residential 3	R-3
Mobile Home Subdivision	Manufactured Home Subdivision 4	R-4
Mobile Home Park	Manufactured Home Park Zone	MHP
Rural Residential	Rural Residential 1	RUR 1
Commercial	General Commercial 1	C-1
Highway Commercial	Highway Commercial 2	C-2
Recreational	Parks, Recreational and School (place schools under revised CF zone)	PR1
Florence Street District	General Commercial	C-1
	Multiple Family Residential	R-3
	Village Residential	R-2
	Comprehensive Development	CD
Institutional	Community Facilities (proposed change, include schools)	CF
Public Safety (new)	Public Safety (new zone)	To be determined
Light Industrial	Light Industrial 1	I-1
Heavy Industrial	Heavy Industrial 2	I-2
Comprehensive Development	Comprehensive Development (future)	CD
Agricultural	Agriculture Resource 2	AGR 2
Open Space	Open Space 3	OS 3
Airstrip	Airstrip 1	A-1
	Airstrip Development 2	A-2
All designations	All zones allow parks, playgrounds, utility uses, recycling transfer stations, accessory buildings	All zones

PART 7 | IMPLEMENTATION OF THE PLAN

The purpose of this section is to indicate the means available to implement the policies and achieve the objectives and goals contained in the Official Community Plan. Actions of the public and private sector development and all municipal bylaws in conformity with the Plan are deemed to implement it.

In accordance with the Local Government Act, an Advisory Planning Commission may be established by Council and one of its functions will be to periodically review the Plan and make recommendations regarding implementing bylaws, Corporate actions, and amendments to the Plan.

7.1 Interpretation

Once adopted, deviations from the policies advanced in the Plan or deviations from the Land Use Map (Schedule 'B') will require an Official Plan Amendment, including a public hearing.

In order to provide for flexibility in the interpretation of the Land Use Map, mapped land use boundaries may be considered approximate only, and minor variations may be permitted without an Official Plan Amendment, provided the general intent of the Plan is preserved.

7.2 Zoning and Subdivision Control

1. The existing zoning and subdivision bylaws for the Village of Midway shall be reviewed and may require redrafting in order to conform with the policies of this Plan. Subsequent applications for amendment to the implementing bylaws will similarly be reviewed in light of this Plan and shall only be approved if in conformity therewith.
2. The minimum parcel sizes referred to in this Plan apply only to subdivision proposals presented after this Plan is approved. In the implementing bylaws, existing undersized parcels are recognized and may be occupied or developed in accordance with the respective land use designation in which they are located and are in conformity with the regulations of the implementing bylaws.

7.3 Development Cost Charge Bylaw

In order to ensure that new subdivisions do not result in a tax burden for the Village, a development cost charge bylaw may be adopted in order to provide funds to pay the capital costs of various municipal works and services as outlined in Section 559 of the Local Government Act.

7.4 Minimum Maintenance Standards / Unsightly Premises Bylaw

Council intends to carry out measures, such as landscaping, to improve the appearance of Village owned structures, streets and other properties; however, such actions may be ineffective if private properties and structures are unsightly. To ensure that Council's attempts are not undermined,

consideration should be given to establishing minimum maintenance standards. Sections 8(3) and 64 of the *Community Charter* empowers Council, by bylaw, to regulate nuisances, including the unsightly conditions of property.

7.5 Miscellaneous Bylaws

In order to ensure that development within the Village of Midway is consistent with the objectives of this Community Plan, Council may enact a bylaw or bylaws respecting: parking, works and services, drainage, signs and screening as provided for in the *Local Government Act*.

7.6 Capital Budget

The policies of the Official Plan will form a basis for Council to formulate and adopt a five-year capital budget. The highest priority in budget allocations shall be given to projects which will enhance the long-term economic viability of the Village.

7.7 Agricultural Land Commission

Property adjacent to the existing built-up area is almost exclusively within the Agricultural Land Reserve. Cooperation must be sought from the Agricultural Land Commission (the administrator of the reserve) that those lands which are necessary to ensure the Village's economic viability will be maintained.

7.8 Public Involvement

Successful implementation of the policies of the Plan will be dependent upon public participation and support. In recognition of this, Council shall endeavour to maximize public participation in civic affairs. Council shall hold an annual general meeting, in the "old town hall" tradition, with an open agenda where all residents are invited to raise issues, express views and voice complaints. In this manner, as the planning process continues and the Plan is implemented and updated, the views of the residents will be considered in determining the direction of development.