



Official Community Plan **2025**



Land Use Policies - Social and Community Well-Being

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Support Urban
Densification



Support the Availability of
Diverse Housing Options



Improve Transportation
and Connectivity



Invest in Arts, Culture,
Sports and Recreation



Support Local and
Regional Food Systems



Promote Environmental
Stewardship



Promote Economic
Resiliency



Build Regional
Partnerships



Optimize Existing
Municipal Infrastructure

The City of Kamloops fosters a culture of health and well-being in the community by investing in arts, culture, sport, recreation, and social development. The City works in partnership with the regional health authority, other government agencies, and social agencies to provide the necessary services, infrastructure, and programs that support community health and wellness. The policies in this section provide direction to help support a socially equitable, accessible and inclusive community, with improved a high quality of life and positive well-being outcomes for all residents.

1. Social Planning and Food Security

GOAL: Support the development of partnerships, policies, and programs that strengthen and enhance the well-being of residents.

PROPOSED CHANGES: Merge “Social Planning” and “Food Security” sections and updated policies to the following:

- Work with other levels of government and community partners to ensure that available underutilized public spaces are used to support community needs as required. Non-market housing, community services, child care facilities, educational institutions, and recreational, cultural, or heritage facilities may be considered appropriate community uses.
- Foster family-friendly communities by encouraging the development of new child care facilities close to home through land use planning (e.g. permitting child care in multi-unit developments in proximity to green spaces needed for outdoor play), partnerships with not-profit and private daycare providers, and incentives such as the Commercial Daycare Facility Revitalization Tax Exemption Bylaw.
- Support a sustainable local food system in urban and suburban areas through ongoing implementation of the City’s Food and Urban Agriculture Plan (2015), including encouraging urban agriculture such as community gardens as a means of placemaking; revitalizing vacant and underutilized lots, remediated brownfield sites, and public spaces; and supporting farmers’ markets.
- Continue to support community food action infrastructure, such as community food hubs, food banks, gleaning, community kitchens, and public produce, in partnership with local agencies.

2. Accessibility and Social Inclusion

GOAL: Ensure that amenities, services, and cultural and recreational opportunities are equitably available and accessible to all residents, reflecting the diverse needs, identities, and experiences within the community.

PROPOSED CHANGES: Update goal wording and policies to the following:

- Encourage the development of community amenities and services, including child care facilities within mixed-use areas as identified on Map 1, Land Use, that are accessible to all residents through public transit and active transportation routes.
- Continue implementing the Accessibility Plan (2023), as required by the *Accessibility BC Act*, with a goal of making Kamloops one of the most accessible, inclusive cities in Canada. This includes using universal design principles in all civic areas of built environment, programs and services, employment, and transportation to enhance accessibility.
- Incorporate an organizational diversity lens that ensures the City’s workforce reflects the diversity of the community we serve, improves accessibility, and builds employee capacity to foster inclusion and equity.

3. Civic Engagement

GOAL: Provide opportunities for all residents to participate in civic affairs.

PROPOSED CHANGES: Change heading from “Public Engagement” and updated policies to the following:

- Foster community participation by providing public engagement opportunities during the planning process for municipal plans and strategies and for major capital projects.
- Utilize an Indigenous-led process to include Indigenous voices and perspectives in land use, environmental stewardship, and cultural heritage policies. This may include planning processes, integrating Indigenous traditional knowledge, and supporting Indigenous housing, culture, sport, and language development.
- Continue to work with neighbourhood associations and other community partner organizations, including Indigenous agencies, during municipal planning processes to enhance sense of place, support neighbourhood improvement initiatives, and ensure that policy decisions reflect the cultural, racial, socio-economic, linguistic, age and gender identity-based diversity of Kamloops residents, including Indigenous voices.
- Evaluate the effectiveness of engagement activities and adjust them as needed to encourage meaningful participation from Kamloops’ diverse residents. Encourage developers, businesses, and other community organizations to communicate with the public early and often on proposed development and land use changes.



Official Community Plan 2025



Land Use Policies - Economic Development

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Improve Transportation
and Connectivity



Invest in Arts, Culture,
Sports and Recreation



Promote Economic
Resiliency



Build Regional
Partnerships

A thriving economy is fundamental to the well-being of the city's residents. It is essential for stimulating new growth, attracting business investment, and providing quality employment opportunities. Serviced by two international rail companies and located within a four-hour drive of Canada's largest port, Kamloops is naturally sited to function as a core service centre for the Interior of BC and for businesses looking to expand into Western Canada and international markets. This section identifies policies that will help build on existing capacity to support a sustainable and vibrant economy in Kamloops.

1. Community Economic Development

GOAL: Support a thriving local economy that generates business opportunities and fosters entrepreneurship.

PROPOSED CHANGES: Add policy language as follows:

- Continue supporting home-based businesses under the Zoning Bylaw, and review the existing regulations to consider increasing the range of uses for which client visits to the home may be permitted to support start-up businesses.
- Review opportunities to support the development of neighbourhood-serving commercial uses, including reviewing zoning regulations.

2. Investment-friendly Business Climate

GOAL: Provide a favourable environment and support local economic development initiatives to retain, expand, and attract business investment in the community.

PROPOSED CHANGE: Add policy language as follows:

- Prioritize policies and partnerships that expand and improve access to affordable, high-quality child care and other social infrastructure needed to ensure working families can fully participate in the economy and local businesses can access the talent they need to succeed.

3. Strategic Partnerships

GOAL: Strengthen strategic partnerships for the mutual economic benefit of the region.

PROPOSED CHANGES: Add policy language as follows:

- Work collaboratively with organizations including but not limited to the Thompson-Nicola Regional District, Tíkemlúps te Secwépemc and its affiliated agencies, the Kamloops and District Chamber of Commerce, Community Futures Thompson Country, Tourism Kamloops, Thompson Rivers University, the Kamloops Airport Authority, local business improvement associations, and local businesses to promote and establish the city as a premier location for business and tourism, leading to a more diversified and healthy economy.
- Continue to foster a strong, co-operative relationship with Tíkemlúps te Secwépemc to address matters of mutual concern, including, but not limited to, economic development, and continue to work collaboratively towards economic reconciliation.
- Explore opportunities to collect and share business and economic data that can be used to enhance local understanding of key trends and indicators and better inform policy and investment decisions.
- Collaborate with Tíkemlúps te Secwépemc, Tourism Kamloops, and other interest holders as part of Host Kamloops Tíkemlúps and other initiatives to identify and seize opportunities for major community, cultural, and sporting events.
- Collaborate with local, provincial, and national sport organizations to support the Canada's Tournament Capital brand as a key economic driver in the region.

4. Tourism

GOAL: Support tourism opportunities that increase community vibrancy and contribute to a thriving economy.

NO PROPOSED CHANGES



Official Community Plan 2025



Land Use Policies - Arts, Culture, and Heritage

KAMPLAN COMMUNITY VALUES:



Invest in Arts, Culture,
Sports and Recreation



Build Regional
Partnerships

Arts, culture, and heritage play a vital role in how we engage with one another and support community and economic development. Our local cultural sector reflects our community's identity, vitality, resilience, and livability. This section provides goals and policies for arts, culture, and heritage planning to guide initiatives, partnerships, and investments that support the creation of public art and cultural facilities and preserve and protect cultural heritage and heritage resources, including archaeological sites. Language has been adopted to reflect current practices and align with the You Are Here Cultural Strategic Plan 2024–2034.

1. Cultural Heritage and the Arts

GOAL: Enhance the quality of life for residents and strengthen community identity by supporting cultural heritage and the arts.

PROPOSED CHANGES: Add policy language as follows:

- Use public art as an opportunity for creative placemaking and a wayfinding function to guide and convene residents to key community gathering places, heritage monuments, natural features, and nodes.
- Engage and collaborate with Tkemlúps te Secwépemc and other area First Nations to encourage, support, and facilitate reconciliation, authorship, and voice of First Nations culture and heritage in Kamloops.
- Collaborate with the cultural community in understanding local arts, culture, and heritage resources and needs and supporting the development of arts and culture infrastructure, as identified in the You Are Here Cultural Strategic Plan 2024–2034.
- Support the integration of creative spaces and cultural amenities into new developments and explore the potential to repurpose existing spaces for cultural use, as identified in the You Are Here Cultural Strategic Plan 2024–2034.

2. Heritage Resources

GOAL: Identify and preserve heritage resources.

PROPOSED CHANGES: Add policy language as follows:

- Identify and, where possible, preserve heritage resources and assets in Kamloops through a variety of mechanisms, including continued engagement with the City's Heritage Engagement Group, Heritage Recognition Plaque Program, Heritage Designation and Heritage Register Program, and heritage revitalization agreements.
- Work closely with Tkémłúps te Secwépemc to ensure alignment with the protocol agreement and the *Heritage Conservation Act* in carefully preserving local Indigenous cultural heritage, and through the Joint Cultural Heritage Working Group, continue to collaborate with Tkémłúps te Secwépemc on heritage protection.
- Provide incentives to preserve, restore, and rehabilitate heritage buildings under the City's Heritage Resources Tax Incentive Program.
- Support the preservation of heritage buildings in their original location wherever possible. Where this is not possible, the City may encourage relocation and restoration in an appropriate alternative site.
- Encourage adaptive reuse of heritage buildings appropriate with future land use designations, provided that a heritage revitalization agreement is negotiated with the City and the use is permitted under the Zoning Bylaw.
- Celebrate and enhance public awareness about the city's rich cultural heritage and architectural history through diverse means, including heritage plaques, museum exhibitions, special events, and walking tours, recognizing that:
 - Natural and human-altered landscapes and the built environment may have heritage value reflecting Indigenous and Settler relationships with the land.
 - Heritage value may not solely reflect tangible elements of culture, such as structures or Ancestral belongings, and places and landscapes may hold stories, memories of events, and teachings that connect communities to those places and enhance our collective sense of belonging.

3. Archaeology Resource Management

GOAL: Avoid unauthorized damage to protected archaeological sites.

PROPOSED CHANGES: Update goal and policies to the following:

GOAL: Mitigate unauthorized impacts to protected archaeological sites.

- Mitigate development-related impacts to archaeological sites in accordance with the provincial *Heritage Conservation Act* via the following process:
 - Screen applications for archaeological risk per provincial standards and issue local government notification letters to applicants who provide screening results and provincial guidance regarding compliance with the *Heritage Conservation Act*. In cases where a direct conflict has been identified between a proposed development and a known archaeological site, require written assurance from the BC Archaeology Branch or a qualified consulting archaeologist that provincial archaeological requirements have been or will be met before development approval.
 - Conduct application screening and response in a manner that reflects the intent of the Letter of Understanding of Negotiation and Formalization of Cultural Heritage Protocol Agreement (2019) and any subsequent protocols, processes or memoranda of understanding developed between the City and Tkémłúps te Secwépemc.
- Mitigate City project-related impacts to archaeological sites in accordance with the provincial *Heritage Conservation Act* via the following process:
 - In the spirit and intent of the Letter of Understanding of Negotiation and Formalization of Cultural Heritage Protocol Agreement (2019), recognize and support Indigenous stewardship responsibility for archaeology and cultural heritage in the Secwepemcúlcw.
 - In collaboration with the Tkémłúps te Secwépemc Archaeology Department, screen upcoming City projects for archaeological needs and engage in planning and execution of archaeological assessments that are compliant with the methods, terms, and conditions, described in active *Heritage Conservation Act* permits and Tkémłúps te Secwépemc guidelines, policies, and protocols pertaining to cultural heritage informed by Indigenous cultural laws.



Official Community Plan 2025



Land Use Policies - Parks and Recreation

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Improve Transportation
and Connectivity



Invest in Arts, Culture,
Sports and Recreation

Parks, open space, and recreational facilities contribute to the health and well-being of residents and visitors by providing a diversity of lifestyle choices and opportunities. Kamloops' extensive networks of parks and recreation facilities provide health benefits through active and passive recreation opportunities and strengthen social networks by serving as key community gathering places.

1. Parks, Programming, and Facilities

GOAL: Ensure access to parks, recreation programming, and facilities for residents and visitors.

PROPOSED CHANGES: Add policy as follows:

- Implement the recommendations of the City's Parks Plan for decisions related to parkland acquisition, parks planning and capital development, outdoor recreation, parks operations, and park management.
- KAMPLAN currently references the Parks Master Plan (2013). A new Parks Plan is being developed to replace the 2013 plan. Once the Parks Plan has been adopted, the future parks identified in the plan will be incorporated into KAMPLAN's Map 6, Parks and Recreation.
- Continue to implement the recommendations of the Recreation Master Plan (2019) regarding service delivery and planning for infrastructure such as arts and culture facilities (including development of a new performing arts venue and other creative spaces); aquatics facilities; indoor ice arenas, curling facilities, court, field and specialty spaces; sports fields, and play spaces.
- Explore opportunities for increased public ownership and access along the waterfront where possible, including through development approval processes.

2. Parkland and Open Space

GOAL: Provide funding for maintaining, enhancing, acquiring, and preserving parks, open space, and trail networks.

PROPOSED CHANGES:

- Replace references to the 2013 Parks Master Plan with the new Parks Plan in reference to acquiring new parkland.
- Update language to facilitate future park acquisition and development at the time of subdivision when the City may take 5% of the subdivided land or take the cash equivalent of the 5% parkland dedication in accordance with the *Local Government Act*.



Official Community Plan 2025



Land Use Policies - Residential and Commercial

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Support Urban
Densification



Support the Availability of
Diverse Housing Options



Improve Transportation
and Connectivity



Promote Economic
Resiliency



Optimize Existing
Municipal Infrastructure

Residential

GOAL: Encourage the development of compact urban form and walkable neighbourhoods with convenient access to transit and daily needs.

PROPOSED CHANGES:

- Update language clarifying development requirements. New residential development planning to address transportation design (including streets, pedestrian paths, cycle routes, and transit linkages) that contributes to a network of fully integrated, safe, and accessible routes to all destinations, including:
 - For minor infill development, including small-scale multi-unit residential, active transportation infrastructure (sidewalks and/or multi-use pathways) identified in the Active Transportation Plan must be provided along property frontages.
 - For significant residential development, active transportation infrastructure (sidewalks and/or multi-use pathways) must be provided along property frontages and should connect to the existing off-site active transportation network in the area.
- Add policy to foster improved urban form, streetscapes, and building cohesiveness by:
 - In areas identified for medium- and high-density growth, encouraging the consolidation of smaller individual lots to enable comprehensive redevelopment of larger-scale developments and discouraging the creation of orphaned individual lots that cannot be easily redeveloped.
 - Prioritizing taller, higher-density development, such as apartment buildings of four or more storeys on corner lots unless there is already an apartment building on the block face.
 - Requiring active transportation and streetscape improvements along frontages of development projects.
 - Limiting vehicle access to lanes and local roads where possible to minimize impacts on traffic flow, emergency response, and active transportation networks.
 - Requiring loading zones for residences and businesses.

- Discourage development other than small-scale multi-unit residential required by legislation in areas without sidewalks and in neighbourhoods serviced by only one access road that must cross a railway line.
- Require taller and higher-density developments to sensitively integrate when adjacent to lower-density designations (e.g. using step backs, greater setbacks, and various other site planning, landscaping, or architectural methods).
- In Low-Rise areas:
 - Discourage rezoning or variance applications to allow smaller lots or panhandle lots in areas with a high potential for lot consolidation to enable more comprehensive development.
 - Where zoning or variance applications to allow small lots (less than 464 m²) or panhandle lots are considered, restrict development on the individual subdivided lots to single detached with residential suite so that the combined density of the lots does not exceed the legislated density of the parent parcel (typically four units), to minimize adverse community impacts of vehicle parking and maneuvering and loss of landscaped green space along street frontages. Infill development greater than one single-detached dwelling with a suite may be considered on oversized panhandle lots where all maneuvering can occur on site and required servicing is provided.

Commercial

GOAL: Encourage commercial development that is appropriately-scaled for the context and well-operated to support vibrant, livable communities.

PROPOSED CHANGES: Add or amend policies to the following:

- Encourage larger-scale office development, such as multi-storey office complexes to locate in the City Centre or other town centres.
 - This policy statement has been updated from the current wording of “limit office development to the mixed-use centres and major neighbourhood centres” to “encourage larger-scale office developments in areas identified as employment centres, without discouraging smaller-scale offices throughout the community to meet the needs of Kamloops residents and businesses.”
- Continue to support home-based businesses in accordance with the Zoning Bylaw and review the range of one-person home-based business types where client visits are permitted, along with associated regulations, to support small-scale start-up businesses without adversely impacting residential neighbourhoods.
 - Currently, customer visits to home-based businesses are only permitted in a limited range of business types, including tutoring, personal services, registered massage therapy, and animal grooming. The proposed policy change supports a broader range of business types with clients to encourage the development of new enterprises while ensuring businesses shift to commercial locations when they need to grow.



Official Community Plan 2025



Land Use Policies - Suburban, Rural, and Agricultural

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Support Urban
Densification



Support the Availability of
Diverse Housing Options



Improve Transportation
and Connectivity



Promote Economic
Resiliency



Optimize Existing
Municipal Infrastructure

Lands designated Suburban, Rural, and Agricultural are outside of Kamloops' urban area. Due to limitations in municipal services, such as water, sewer, and sidewalks, and the location of lands within the Agricultural Land Reserve, properties within these designations will not accommodate significant residential growth.

Suburban

GOAL: Maintain suburban neighbourhoods as low-density, single-detached residential development.

Rural

GOAL: Maintain rural neighbourhoods as primarily large lot, single-detached residential development.

PROPOSED CHANGES TO SUBURBAN AND RURAL:

- Policy direction has been added to permit one residential suite per lot in accordance with provincial legislation, while limiting subdivision to what is currently permitted in the Zoning Bylaw to maintain neighbourhood character and respect servicing capacity constraints.
- Development requires properties to meet applicable servicing standards, which are limited in Suburban and Rural areas.
- Development is required to meet the South Thompson Silt Bluff Development Permit Area Guidelines and the Intensive Residential Development Permit Area Guidelines (primarily for garden/carriage suites).

Agricultural

GOAL: Protect, promote, and enhance local agriculture.

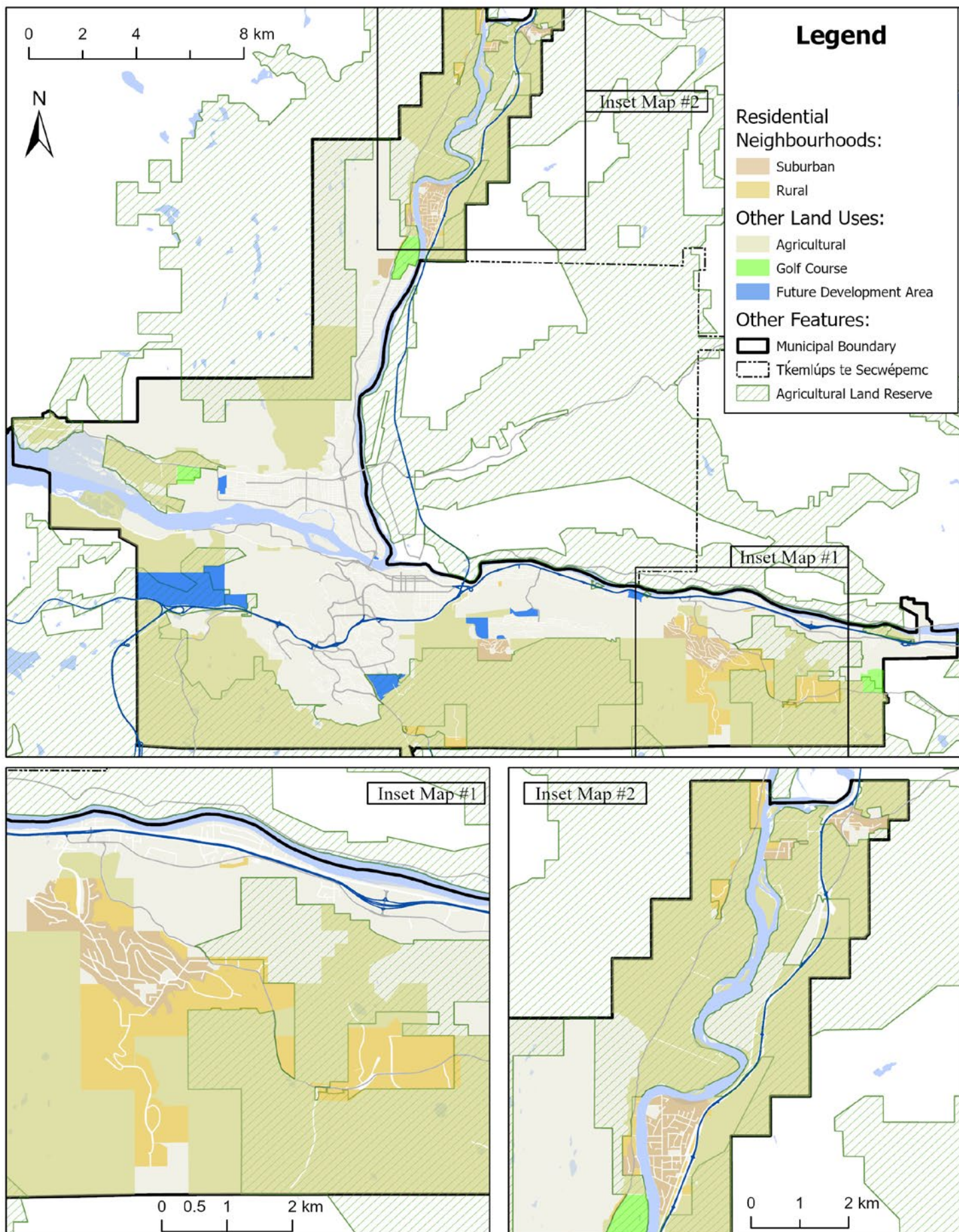
PROPOSED CHANGES:

- Currently, the Agricultural policies limit accessory dwelling units to family or farm help only. To support additional housing opportunities, the policy is updated to support residential suites, including manufactured homes, more broadly, subject to servicing constraints and, where applicable, to requirements for properties within the Agricultural Land Reserve.*
- The area south of McGowan Park that is currently designated Agricultural is proposed to be designated McGowan South Future Development Area (see the Future Development Areas board for more information). This property is located within the Agricultural Land Reserve.*
- The area west of the Pineridge Golf Course that is currently designated Agricultural is proposed to be designated as Orchards Walk East Future Development Area to provide additional housing and a second connection between the Valleyview and Dallas neighbourhoods.
- A portion of property designated Agricultural in Valleyview is proposed to be designated Parks and Open Space to accommodate the future Orchards Walk Park.

***Implications of the Agricultural Land Reserve.**

Properties within the Agricultural Land Reserve are subject to provincial land use and subdivision requirements in addition to municipal Official Community Plan designations and zoning. This includes regulations relating to single-detached homes and suites.

Some land in Kamloops is currently and/or proposed to be designated for a use that is not endorsed by the Agricultural Land Commission, which renders such designation inconsistent with the *Agricultural Land Commission Act* and therefore of no force or effect. This primarily affects the Golf Course and the Future Development Area designations, particularly Future Development Areas within Iron Mask and McGowan South.





Official Community Plan 2025



Land Use Policies - Educational and Institutional

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Support Urban
Densification



Support the Availability of
Diverse Housing Options



Improve Transportation
and Connectivity



Promote Economic
Resiliency



Optimize Existing
Municipal Infrastructure

GOAL: Support the development of educational and institutional facilities to meet the needs of residents.

The Educational/Institutional land use designation continues to support public uses such as schools, post-secondary institutions, and healthcare facilities as well as non-institutional uses such as commercial development on the Columbia Precinct lands and Thompson Rivers University lands.

PROPOSED CHANGES: Add policies as follows:

- For the redevelopment of the Columbia Precinct lands (see Map 1, Land Use), consider opportunities for commercial, residential, and mixed-use redevelopment of the area.
- Consider the use of other Educational/Institutional-designated land for multi-unit residential uses through the co-location of schools, government offices, or community facilities with multi-unit residential development.
- Support accessory and small-scale commercial activities in Educational/Institutional designated properties that support the experience and/or intent of the related facility.



Official Community Plan 2025



Land Use Policies - Industrial and Golf Course

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Support Urban
Densification



Support the Availability of
Diverse Housing Options



Promote Economic
Resiliency



Optimize Existing
Municipal Infrastructure

Industrial

GOAL: Provide an adequate supply of serviced industrial land to maintain a diverse range of development opportunities.

The Light Industrial and Medium and Heavy Industrial land use designations and associated policies continue to support the Kamloops employment base.

PROPOSED CHANGES: Update policies to the following:

- Ensure that an adequate supply of Industrial lands exists to meet anticipated future needs, as described in the Growth Plan:
 - Strongly discourage Official Community Plan amendments and rezoning applications that convert Industrial-designated properties to non-industrial uses such as office or retail development.
 - Where Industrial-designated properties are proposed to be redesignated or rezoned to non-industrial land uses to accommodate future growth or for the revitalization of a neighbourhood, the City will review the existing inventory of industrial lands and offset a potential net loss through the identification of future industrial land areas.

Golf Course

GOAL: Promote environmental stewardship in the redevelopment and maintenance of golf courses within the city.

The Golf Course designation guides the maintenance and redevelopment of golf courses in Kamloops.

PROPOSED CHANGES:

- A small portion of The Dunes at Kamloops Golf Course has been removed from the Future Development Area and has been designated as Golf Course.
- The maximum density consideration when evaluating redevelopment of golf courses to accommodate residential development has been removed.



Official Community Plan **2025**



Land Use Policies - Environment

KAMPLAN COMMUNITY VALUES:



Promote Environmental
Stewardship



Optimize Existing
Municipal Infrastructure

As growth continues in Kamloops, land use policies that regulate development will help protect environmentally sensitive riparian or critical habitat areas, including watercourses, water bodies, grasslands, tree stands, and wildlife corridors. Development in areas with silt bluffs, steep slopes, high wildfire risk, or surface and groundwater issues will require policies to mitigate risks to property and residents. Ensuring our community is resilient to climate change is essential to maintaining long-term sustainability of the community. Proposed updates to the Official Community Plan's environmental policies are discussed below under the headings Natural Environment, Hazard Lands, Environmentally Sensitive Areas, and Climate Change.

1. Natural Environment

GOAL: Maintain, restore, and enhance the city's natural environment and biodiversity.

PROPOSED CHANGES: Add or amend policies to the following:

- Promote strategies that reduce local air pollution and people's exposure to air pollutants, including periodically reviewing and updating the City's Airshed Management Plan and potentially collaborating with industry and other government agencies in the region.
- Continue to control invasive plant species in accordance with provincial and federal requirements using tools such as public education and the City's Solid Waste, Recyclables, and Organics Bylaw.
- Manage pests using public education, an integrated pest management approach, and compliance with the Pesticide Use Control Bylaw.
- Expand and enhance the city's tree canopy while the City continues to urbanize and densify, as per the City's Urban Forest Management Strategy, to improve air quality, capture carbon dioxide, reduce heat island effects, support public health, and beautify the community. As recommended in the strategy, preservation of mature trees, replacement of removed trees, and planting of new trees should occur in conjunction with new development, infill development, and redevelopment.

2. Hazard Lands

GOAL: Discourage land uses and land disturbance in areas that could risk public safety or cause property damage.

PROPOSED CHANGES: Add or amend policies to the following:

- Proactively reduce and mitigate wildfire impacts on communities adjacent to high-risk wildfire areas, including:
 - Incorporating FireSmart principles into neighbourhood planning and property development (e.g. encouraging removal of combustible materials close to the home, replacing highly flammable plants with fire-resistant vegetation, and using non-combustible cladding on new buildings).
 - Aligning local government actions with the Community Wildfire Resiliency Plan.
 - Continuing to require registration of a wildland-urban interface covenant for all new developments in high wildfire risk areas before subdivision approval or issuance of a building permit.
 - Continuing to require the preparation and implementation of wildfire threat control plans as a condition of approvals for new development in high wildfire risk areas, particularly where forested open space will be transferred to the City.
 - Establishing a Wildfire Risk Development Permit Area.
- Much of Kamloops falls within the 200-year flood plain of the Thompson Rivers and various creeks, where development is subject to risk of injury, trauma, loss of life, and property damage during flood events. Careful management of development in the flood plain can minimize impacts on properties, residents, and ensure the community is resilient to major flood events. The following policies are proposed:
 - Continue to prohibit habitable space below the 200 year flood plain elevation through restrictive covenants as a condition of subdivision approval and for all new carriage suites, garden suites, multi-unit, and small-scale multi-unit development in accordance with zoning regulations.
 - Review options for managing risk to public safety related to all development within the 200-year flood plain, inclusive of new single-detached dwellings, new duplexes, additions and alterations to existing buildings that create new dwelling units, and commercial buildings, which could include:
 - Continuing to register save harmless covenants where development is permitted within the flood plain.
 - Amending zoning regulations or creating a flood plain development permit area to discourage development below the 200-year flood plain elevation, provide building setbacks to accommodate shoreline erosion, and provide conditions for safe development.
 - Review options for managing risk to public safety related to development adjacent to watercourses, such as Peterson Creek.
- Detailed geotechnical analyses and studies have identified that the Aberdeen neighbourhood is susceptible to geological instability under adverse slope, groundwater pressure, and geological conditions. New development in Aberdeen is currently subject Council Policy No. EDS-16, Technical Criteria for Development in the Aberdeen Hills Neighbourhood (1995). The City is proposing to replace this Council policy with the Aberdeen Slope Hazard Development Permit Area, which aims to regulate development to protect life and property from the identified hazardous conditions. The development permit area also aims to minimize development impacts on or near unstable slopes, encourage professional design of drainage structures, safeguard life and property, and encourage the maintenance and monitoring of groundwater conditions and geotechnical stability near unstable slopes.
- In addition to establishing this new development permit area, the Official Community Plan will encourage the City to explore opportunities to fund infrastructure such as piezometers and de-watering wells necessary to monitor and manage groundwater within and downstream of the Aberdeen Slope Hazard Zone to maintain long-term geotechnical stability and public safety.

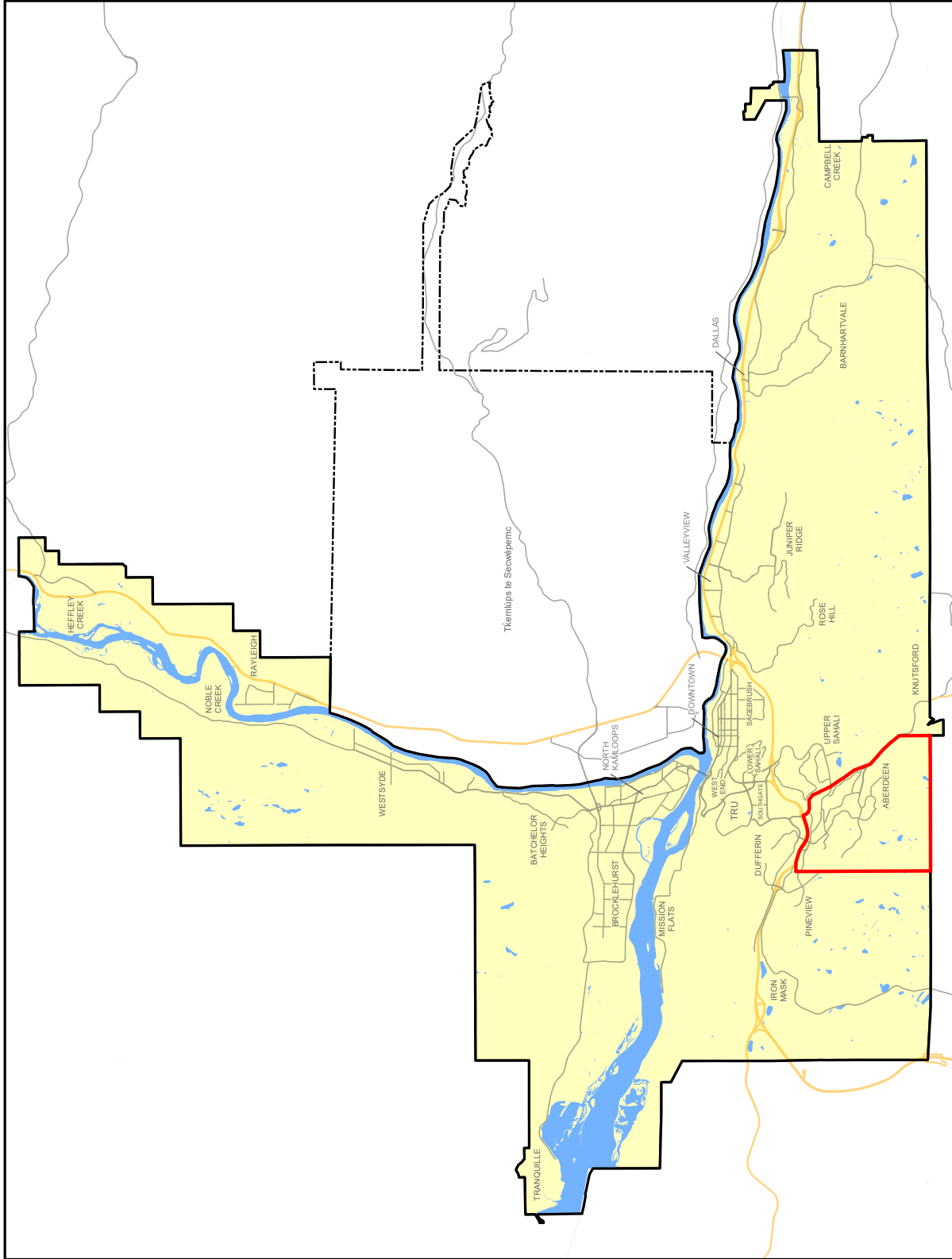
KAM PLAN

Map 14, Development Permit Area: Aberdeen Slope Hazard

- Additional Features:**
- Aberdeen Slope Hazard
 - City of Kamloops Boundary
 - Tkémúps to Secwépemc
 - Controlled Access Highways
 - Major Roads



This map is for general information only. The City of Kamloops does not provide warranty or guarantee for the accuracy, completeness, or currency of this information.



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3. Environmentally Sensitive Areas

GOAL: Protect environmentally sensitive areas from development and human activity.

PROPOSED CHANGES: Add or amend policies to the following:

- Reduce the potential for human-wildlife conflict through habitat protection, minimizing and securing wildlife attractants, and other mitigation strategies in areas where a registered professional biologist has observed species-at-risk and vulnerable wildlife populations.
- Implement attractant management strategies in public spaces, waste systems, and landfill operations in alignment with Bear Smart principles.

4. Climate Change

GOAL: Develop adaptive strategies and minimize Kamloops' contributions to climate change.

PROPOSED CHANGES:

- Update references to the Sustainable Kamloops Plan with the more recent Climate Change Action Plan and associated policies, including:
 - Continue to support the implementation of the Community Climate Action Plan to reduce city-wide greenhouse gas emissions by promoting low-carbon development through urban densification, supporting alternative and zero-emission transportation options, encouraging energy-efficient buildings, managing organic waste effectively, exploring ways to increase the use of renewable energy, and protecting and enhancing urban ecosystems.



Official Community Plan 2025



Land Use Policies - Transportation and Mobility

KAMPLAN COMMUNITY VALUES:



Support Urban
Densification



Improve Transportation
and Connectivity



Promote Environmental
Stewardship



Optimize Existing
Municipal Infrastructure

How people move around Kamloops and the movement of goods and emergency services contribute greatly to how the city grows and how residents connect to the community. The transportation policies in the Official Community Plan are consistent with the underlying principles and directions in the Transportation Master Plan, which is the City's guiding document for planning and implementing transportation improvements over the next 20 years.

1. Sustainable Transportation

GOAL: Create an environmentally, socially, culturally, and economically sustainable transportation system.

PROPOSED CHANGES:

- Policy language has been updated throughout this section to better consider different types of alternative transportation and micro-mobility instead of only referring to bicyclists and pedestrians. This includes scooters, skaters, self-propelled devices, and e-assist versions of these devices, such as e-bikes.
- Language has been added to support the use of transportation demand management in addressing traffic congestion.
- Policy language has also been included to align the Official Community Plan with Zoning Bylaw provisions for reduced parking in key areas and requiring residential developments to be electric vehicle capable.
- Policy language has been updated to improve the experience for pedestrians and other active transportation users through wayfinding features that help users navigate through the community and infrastructure that supports safe navigation through high-traffic areas.

2. Walking

GOAL: Develop a pedestrian-friendly community with networks that integrate with transit, neighbourhood amenities, parks, open space, and schools.

PROPOSED CHANGES: Update policy language as follows:

- Require all new residential and other development that generates pedestrian activity to provide sidewalks or multi-use pathways on adjacent City roadways where facilities are identified in the Active Transportation Plan and provide connectivity with the network.
- Encourage development applications that substantially increase residential density on parcels serviced by active transportation infrastructure or where off-site improvements are provided that connect the development site with existing active transportation facilities in the area.

3. Cycling and Micromobility

GOAL: Provide safe and convenient active transportation routes suitable for commuting, recreating, and other daily trips.

PROPOSED CHANGES:

- The title and other references to bicycles have been replaced with active transportation or accompanied by micromobility to better account for other alternative modes of transportation, such as skateboards, scooters, and similar forms of transportation with e-assist abilities.
- Additional policy language has been added to support the current Zoning Bylaw requirements for secure bicycle parking.
- Language has been updated to support end-of-trip facilities for cyclists: encourage end-of-trip amenities, such as showers, lockers, and bicycle repair stations, to encourage increased cycling usage in major employment and institutional facilities.
- The text has been updated to align with the Active Transportation Plan currently under development.

4. Transit

GOAL: Foster an efficient, affordable, safe, and accessible transit system that is an attractive alternative to the private vehicle and integrates with other transportation modes.

PROPOSED CHANGES:

- Policy language related to increasing direct and frequent service, particularly where Transit-Oriented Areas and other mixed-use areas aim to achieve higher density.
- This Official Community Plan update also includes policy related to working with BC Transit to expand service in accordance with the Transit Future Action Plan as the City grows.
- A policy has been proposed to expand the bus shelter coverage throughout to increase the attractiveness of transit.

5. Movement of Goods and Emergency Services

GOAL: Maintain and enhance the efficient movement of goods and emergency services.

PROPOSED CHANGE:

- Update policy language regarding truck routes to direct truck traffic so as to avoid truck traffic through high-density residential areas and areas designated for mixed-use, pedestrian-oriented, and transit-oriented development to support livability for Kamloops residents and visitors.

6. Integrated Transportation System

GOAL: Sustain the responsible planning and development of roads and transportation connections to facilitate the efficient movement of people.

PROPOSED CHANGES:

- Added a policy to monitor trends in curbside and road shoulder parking associated with urban densification and implement parking management strategies where appropriate, which could include expanded areas of metered parking, time-limited parking, and residential parking permits.
- Updated policy language regarding intra-city connections, such as:
 - Removing the reference to the Valleyview bypass due to the Province no longer pursuing this option.
 - Replacing the Red Bridge, which connected Kamloops with Tkemlúps te Secwépemc Reserve lands.
 - Adding road connections between the Aberdeen and Pineview neighbourhoods and between the Dallas and Valleyview neighbourhoods.
- Added a policy to support the work of the Ministry of Transportation and Transit in completing its Kamloops Area Transportation Study and encourage the Ministry to implement the identified road network and active transportation improvements.

KAM PLAN

Map 4, Major Road Network

Major Road Projects:

- 1 Valleyview Drive to Dallas Drive Connection
- 2 Copperhead Drive to Pacific Way Connection
- 3 Aberdeen Drive to Copperhead Drive Connection
- 4 Aberdeen Neighbourhood Development Connections
- 5 Juniper Ridge to Rose Hill Connection

Existing Roads:

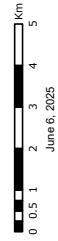
- Controlled Access Highways
- Major Arterial Roads
- Minor Arterial Roads
- Collector Roads
- Local Roads

Future Roads:

- Collector
- Highway
- Major Arterial
- Other

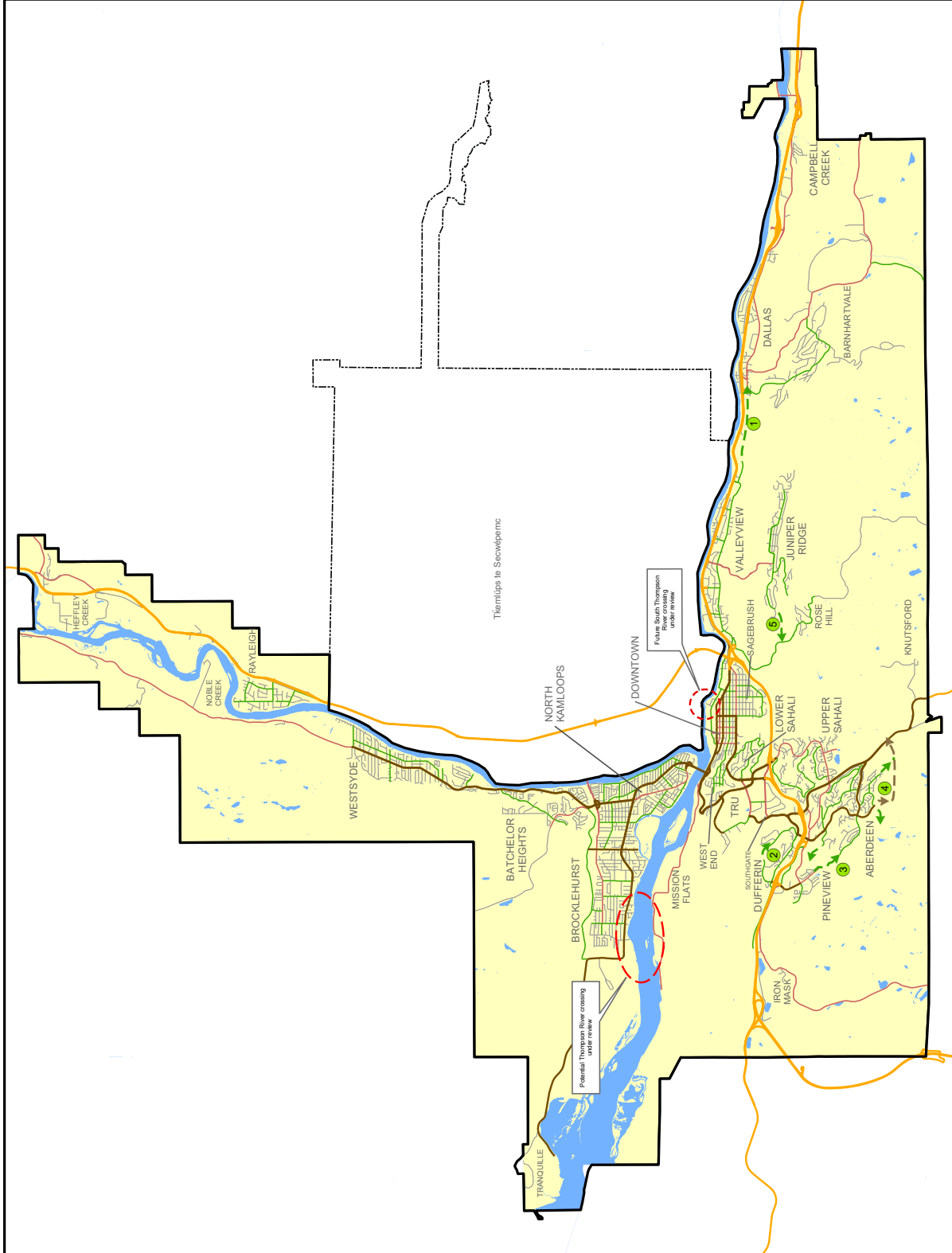
Additional Features:

- City of Kamloops Boundary
- Témliups to Secwépemc



June 6, 2025

This map is for general information only. The City of Kamloops does not provide any warranty, representation, or guarantee as to the accuracy, completeness, or currency of this information.



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Official Community Plan 2025



Land Use Policies - Infrastructure

KAMPLAN COMMUNITY VALUES:



Support Urban
Densification



Promote Environmental
Stewardship



Optimize Existing
Municipal Infrastructure

City infrastructure refers to the assets used to treat and distribute water, manage stormwater, collect and manage solid waste, and collect and treat wastewater. While some infrastructure upgrades will be required as the city grows to a population of 134,000, the strategic focus is on compact urban development to minimize the need for new infrastructure and ensure fiscal responsibility.

Proposed Changes - Maps

Official Community Plans must include maps showing the location and phasing of major sewer and water systems. KAMPLAN's Sanitary Sewer, Stormwater, and Water Infrastructure maps are being updated. The new maps will be included in the final updated Official Community Plan before it is adopted.

1. Efficient and Cost-Effective Servicing

GOAL: Provide services in a cost-effective and efficient manner, balancing demands with affordability.

PROPOSED CHANGES: Add updated language as follows:

- Encourage infill over peripheral development and utilize existing municipal services to reduce the overall infrastructure costs to the municipality, taxpayers, and ratepayers.
- Plan for growth in a way that supports additional housing units while minimizing the need for additional infrastructure to the City's inventory.

2. Water Network

GOAL: Provide clean, safe, and reliable drinking water and encourage water conservation.

PROPOSED CHANGE: Add updated language as follows:

- Continue to manage drinking water supply and distribution through conservation measures, including water rates that incentivize conservation to provide an adequate supply for a growing population beyond the life of the Official Community Plan.

3. Storm Drainage

GOAL: Encourage the use of integrated stormwater management techniques.

PROPOSED CHANGES: added updated language as follows:

- Limit the percentage of lot coverage that can be comprised of non-permeable surfaces through the Zoning Bylaw and encourage the innovative use of permeable surfaces (e.g. green roofs, pavers, green driveways, and dual-functional stormwater retention ponds that function as amenity space).

4. Solid Waste

GOAL: Reduce solid waste disposal by adopting a zero-waste philosophy and implementing diversion programs.

PROPOSED CHANGES: Add updated language as follows:

- Continue to emphasize waste diversion through community education and awareness.
- Extend the potential service life of the Mission Flats Landfill to 2075 through exploration and implementation of waste diversion opportunities.

5. Sanitary Sewer

GOAL: Manage wastewater to safeguard public health and protect the environment.

PROPOSED CHANGE: Add updated language as follows:

- Implement source control practices to protect collection and treatment systems from detrimental wastewater quality.



Official Community Plan 2025



Land Use Policies - Health and Safety

KAMPLAN COMMUNITY VALUES:



Develop Complete
Neighbourhoods



Promote Environmental
Stewardship

Planning and land use decisions have a direct impact on the community's health and safety. By building and designing communities where health and safety considerations are fully integrated into the development process, a community can become more resilient.

1. Health and Safety in Urban Planning

GOAL: Improve the health and safety of the public through urban planning.

PROPOSED CHANGES:

- Update language regarding the use of Crime Prevention through Environmental Design (CPTED) and encourage its use in the planning of commercial, industrial, institutional, and multi-unit residential development as well as parks and public places, to create safer neighbourhoods.
- Add language to consider appropriate fire prevention requirements and emergency access response, access, and egress standards as part of neighbourhood planning and development approvals to create safe and resilient neighbourhoods and discourage housing that is higher density or that caters to vulnerable populations in areas with highly constrained access (e.g. neighbourhoods accessed by a single road that must cross an active railway line).
- Existing policy about encouraging safety and residential livability adjacent to railways by using the Guidelines for New Development in Proximity to Railway Operations, prepared for the Federation of Canadian Municipalities and the Railway Association of Canada, during the rezoning and development permit application review process for new multi-unit development has been moved here from the Environment Section.

2. Police and Fire Protection

GOAL: Provide police and fire protection service levels appropriate for the growing and changing needs of the community.

PROPOSED CHANGE:

- Add reference to Kamloops Fire Rescue's Community Risk Assessment and Standards of Cover document and the local RCMP's strategic priorities when improving community safety service levels that adapt to population growth.

3. Emergency Preparedness

GOAL: Minimize risks to public health, safety, property, and the environment.

PROPOSED CHANGE:

- Add reference to the Community Wildfire Resiliency Plan currently under development.