



Draft | Official Community Plan

City of Greenwood

July 2025



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1.0 INTRODUCTION

1.1 What is an Official Community Plan?

Official community plans are high-level, conceptual documents that describe a long-term vision of communities. They contain statements of objectives and policies that guide decisions on municipal and regional district planning and land use management to guide a community's sustainability and resilience. Many local governments include planning policies that support positive economic, social, cultural, and environmental outcomes and often integrate a range of components from other community plans and strategies to address matters such as transportation, housing, and the impacts of climate change.

The City of Greenwood Official Community Plan (OCP) is the primary legislative tool for guiding future growth and development of Greenwood. It presents an aspirational vision that describes the community's preferred future and desired growth directions and includes underlying goals and policies to help achieve the vision.

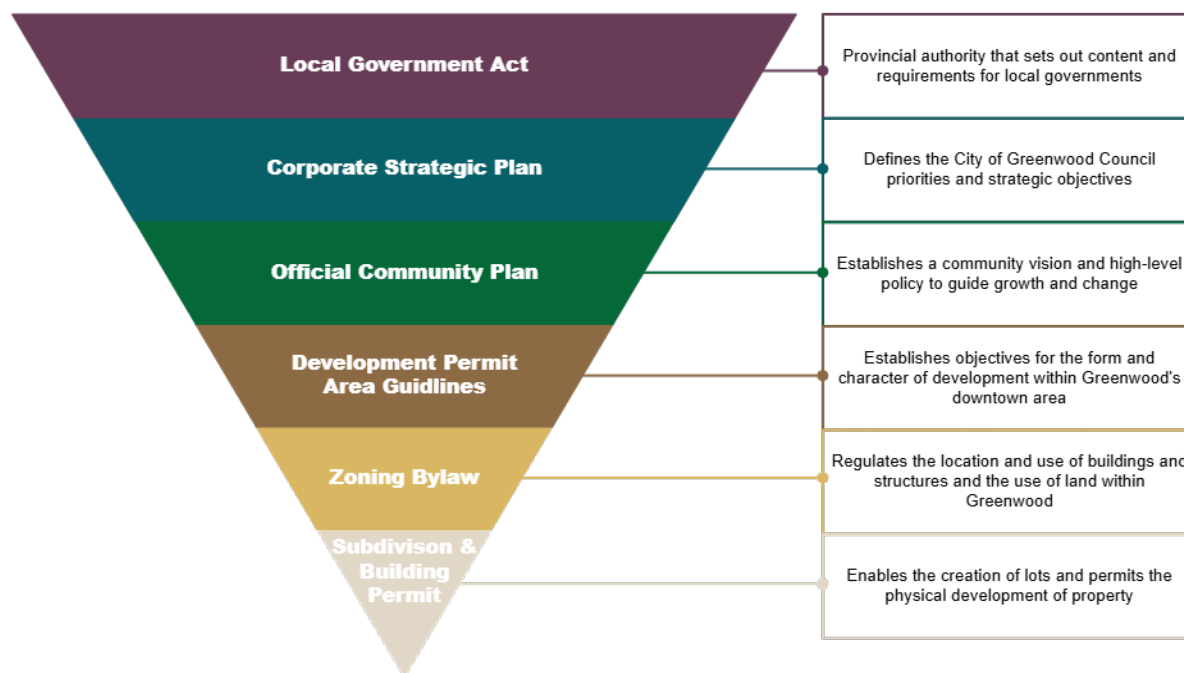
The role of the OCP is to inform orderly and economical development, designate appropriate land for necessary uses, plan for adequate service levels to serve current and future development, and preserve and protect environmental qualities within the community. Once an OCP is adopted, all subsequent plans, bylaws, and work must be consistent with the Plan.

1.2 Planning Framework

The OCP was prepared in accordance with the authority given in the Local Government Act, which identifies several requirements for process and content. While the Plan applies only within Greenwood, it does contain commitment statements and policies that speak to collaboration with other jurisdictions, levels of government, and local agencies for the purpose of coordinated and strategic planning.

While the OCP identifies broad policies for Greenwood's growth and development, several other statutory and non-statutory plans and land development processes have guided the policies within the OCP and are necessary to support its implementation.

Figure 1: Planning Framework



1.3 Using this Plan

The OCP applies to all land within the City of Greenwood boundaries. It is intended to be used by residents and community members with an active interest in Greenwood and is implemented at numerous stages of the municipal planning process to direct and manage community growth.

Community Members	Refer to the OCP to understand how Greenwood is envisioned to grow and change in the future. The vision and underlying goals and policies are intended to reflect residents' desired future for the community.
Landowners, Land Developers, and Applicants	Refer to the OCP to understand the vision and goals of the community and to inform land development inquiries applications that align with the vision and goals.
City Staff	Use the OCP to confirm if land development inquiries and applications align with the vision, goals, and policies of the OCP.
City Council	Use the OCP as a general guide when making decisions on matters related to land use, growth, and development.

1.4 Interpreting this Plan

Specific language and terminology are used throughout the OCP to clarify intended interpretation and support effective decision making.

- The use of “**City of Greenwood**” or “**the City**” refers to the municipal corporation of Greenwood.
- The use of “**Greenwood**” or “**the city**” refers to the geography, residents, or physical area that comprises the community.
- The use of “**shall**” or “**will**” in a policy means the policy is considered to be mandatory to achieve a desired result.
- The use of “**may**” in a policy means the policy is subject to the discretion of the applicable authority.
- Locations and boundaries shown on OCP maps are approximate and for illustrative purposes only.

1.5 Creating this Plan

Greenwood’s OCP was developed between the fall of 2023 and 2025 over four phases.

Phase 1: Project Initiation and Launch

This phase involved completing background research to understand Greenwood’s existing policy framework and land use plans, in addition to researching how other communities are approaching their OCP’s.

Phase 2: Community Visioning

This phase involved completing the first round of community engagement and hosting a workshop with the OCP Advisory Committee to generate awareness for the project and identify future land uses and potential opportunities and constraints.

Phase 3: Confirming the Vision and Drafting the OCP

This phase involved drafting a community vision statement and goals, completing preliminary mapping, and conducting a second round of engagement to confirm project direction. Feedback received through the first two rounds of engagement helped inform the development of draft policy statements to guide future growth and development in Greenwood to achieve the community vision statement.

Phase 4: Refining and Finalizing the OCP

This phase involved conducting a third and final round of engagement to share a draft of the OCP, refining the draft OCP based on comments received, and working with City Administration to complete the bylaw adoption process.

Figure 1: Project Process Timeline



1.5.1 Community Engagement

Community input was at the heart of this project to inform a plan that was co-developed by the community, for the community. Across three rounds of engagement, there were six opportunities for community members and interested and affected parties to provide feedback on the OCP.

Round 1: Developing the Vision: increase awareness of the project, generate momentum and excitement, and understand the elements that had made Greenwood the community it is today. Feedback was used to draft a community vision statement, as well as guiding principles and goals to serve as the foundation for the OCP.

- Online & Mail Out Survey: 23 participants
- Community Open House: 38 participants

Round 2: Confirming the Vision: share and collect feedback on the draft vision statement, guiding principles, and goals to confirm what we heard during the first round of engagement. Feedback was used to refine the community vision statement, goals, and objectives, and guide development of OCP policies.

- Online & Mail Out Survey: 16 participants
- Community Open-House: 24 participants

Round 3: Sharing the Plan: share the final community vision statement, goals, and objectives, and gather input on draft OCP policies, and the proposed approach for land use areas and growth management.

Occurring July 2025

1.5.2 OCP Advisory Committee

Input was gathered from an OCP Advisory Committee that was comprised of community leaders who represented a wide range of organizations and sectors such as City of Greenwood Council, local business/industry members, tourism groups and agencies, emergency service providers, educational services, community organizations, and heritage and historical associations.

Meetings were conducted at critical project milestones to gather feedback on a variety of topics including local identity, arts, and culture, business and economic development, the health and quality of the natural environment, and housing, amongst others. OCP Advisory meetings were held on the following dates:

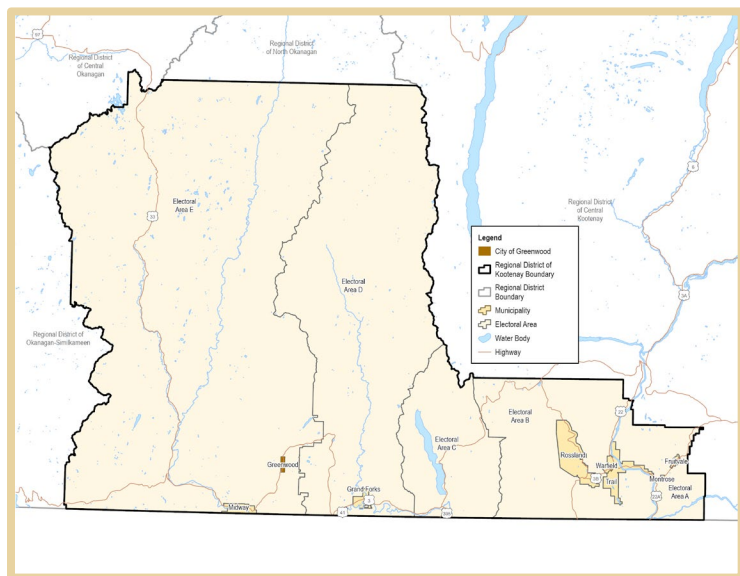
- September 27, 2023 (Visioning)
- September 27, 2024 (Guiding Principles and Goals)
- July 3, 2025 (OCP Policies)

1.6 Community Profile

1.6.1 Regional Context

The City of Greenwood is located in south central British Columbia and is one of 13 municipalities that form the Regional District of Kootenay Boundary (RDKB). Greenwood started as a mining hub that has grown into a city with a unique identity based on its history and cultural heritage.

Map 1: Regional Context



1.6.2 History

The area that is now known as the City of Greenwood once flourished as a thriving mining town following the discovery of gold, silver, and copper in 1891. It was incorporated as a city in 1897, but its prosperity was short-lived due to plummeting copper prices after World War I; this led to a decline in mining and an exodus of residents. By 1940, the population of Greenwood had dwindled to a few hundred.



In 1942, a forced internment of Japanese Canadians brought 1,200 people into the city's many empty buildings, hotels, and houses. This influx changed the course of Greenwood's history, bringing new life into the community and enabling it to thrive again.

Despite its fluctuating history, Greenwood's legacy endures as a historic destination, showcasing its resilience, historical significance, and natural beauty. With over 60 heritage buildings and abundant lakes, rivers, and parks, the city offers year-round recreational opportunities, while preserving and celebrating its storied past.



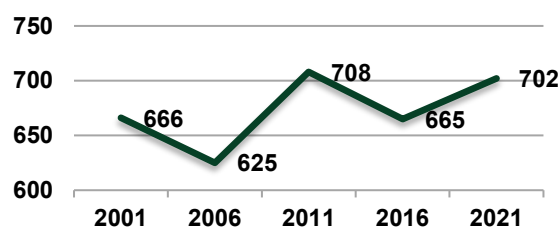
1.6.3 Population and Demographics



Historic Population Growth

Between 2001-2021, Greenwood's population grew by 5% or an average annual growth rate of 0.2%. Since 2001, Greenwood's population has increased overall, but the population has fluctuated over the years with slight declines in population size in 2006 and 2016. In 2021, the population was 702 residents which was an increase of 37 residents from 2016.

Figure 3: Historic Population Growth, City of Greenwood, 2001-2021



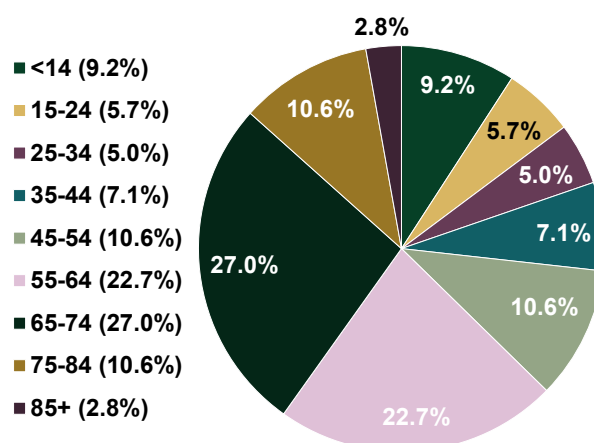
Source: Statistics Canada Census



Age

In 2021, the median age of Greenwood's population was 61.6 with just over 40% of the population aged 65 years or older and 23% of the population aged 55-64 years. This indicates an aging population.

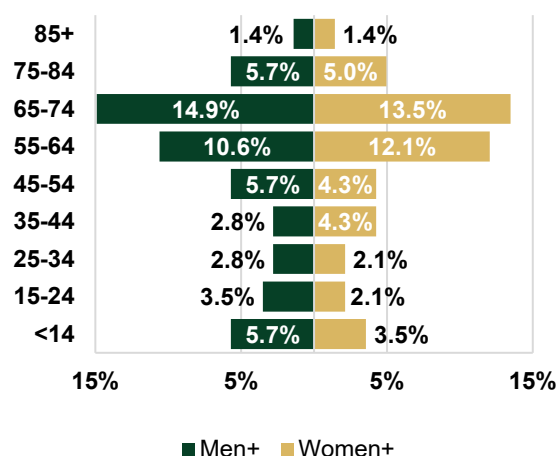
Figure 4: Age Group Distribution by Year, City of Greenwood, 2021



Source: Statistics Canada Census (2021)

In 2021, there were slightly more residents identifying as men (53.2%) than women (46.1%). Additionally, it is important to note that because the non-binary population is small, the data has been aggregated into a two-category gender variable to protect the confidentiality of responses provided. Those who identified as non-binary are distributed into the two categories and are denoted by the "+" symbol.

Figure 5: Age Cohort by Gender, City of Greenwood, 2021



Source: Statistics Canada Census (2021)



Anticipated Population Growth

Understanding how Greenwood is anticipated to grow over the next 20 years is important to help shape the vision and policies of the OCP and Zoning Bylaw (ZB). BC Stats creates population projections for municipalities across the province. A

Component/Cohort-Survival method is used to project the anticipated population which means the population “grows” from the latest base year estimate by forecasting births, deaths, and migration by age. The anticipated population growth forecasts are based on past trends modified to account for possible future changes.¹

Based on population forecasts created by BC Stats, the population of Greenwood is estimated to decline to approximately 669 residents by 2046, a change of -4.7% or compound annual growth rate of -0.2% (from 2021), which is an anticipated decrease of approximately 33 residents.

The population projections prepared as part of the Regional District of Kootenay Boundary (RDKB) Housing Needs Report (2020) were also reviewed. The RDKB anticipated a population decline of approximately 112 residents by 2031. These estimates were prepared in the early stages of the COVID-19 pandemic when pandemic impacts were not well known. Revised population projections were not prepared as part of the 2025 RDKB Interim Housing Needs Report.

¹ Population projections are only an estimate of anticipated growth based on numerous assumptions and historical trends. These can vary based on assumptions used to

estimate and change over the years due to municipal decisions on future land use, market demand, economic trends and viability, as well as other external factors.

1.7 Housing and Households

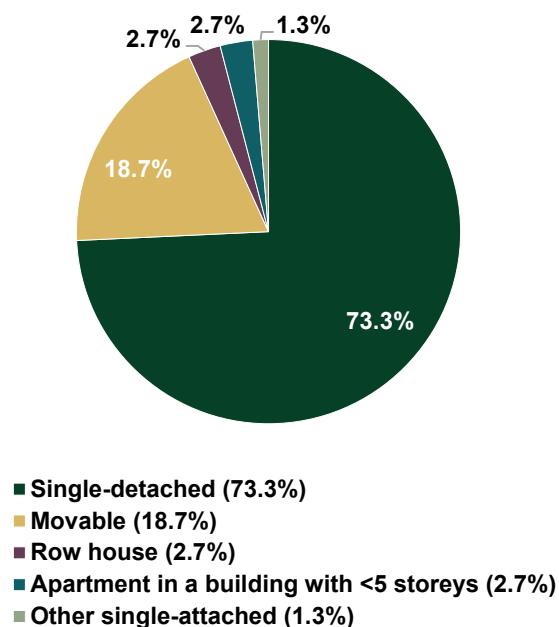


Structural Dwelling Type

In 2021, there were 448 total private dwellings in Greenwood, 375 of which were occupied by usual residents.

Of the occupied dwellings, single-detached (73%) was the most common structural dwelling type, followed by movable dwellings (19%). In 2021, 68% of homes in Greenwood had 2- or 3-bedrooms and the majority (80%) of homes were built before 1991.

Figure 6: Dwelling by Structural Type, City of Greenwood, 2021



Source: Statistics Canada Census (2021)



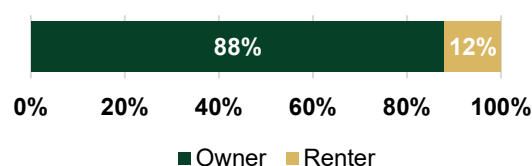
Households

² Statistics Canada defines a household as a person or group of persons who occupy the same dwelling and do not have a usual place of residence elsewhere in Canada or abroad. The dwelling may be either a collective dwelling or a

In 2021, the average household size in Greenwood was 1.9, and households were primarily 1- and 2- person households (84% or 315 households).

In 2021, 88% (330) of households were owner households, while 12% (45) were renter households.

Figure 7: Breakdown of Households by Tenure, City of Greenwood, 2021



Source: Statistics Canada Census (2021)



Household Income²

In 2021, the before tax median household income in Greenwood was \$47,600.

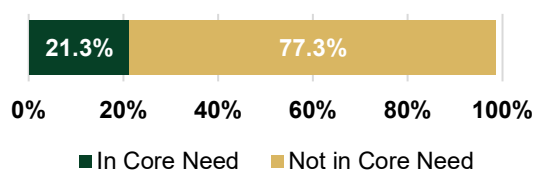
private dwelling. The household may consist of a family group such as a census family, of two or more families sharing a dwelling, of a group of unrelated persons or of a person living alone.



Core Housing Need

In 2021, 21.3% (80) of households were identified to be in Core Housing Need, exceeding the provincial average of 13.4% in 2021.

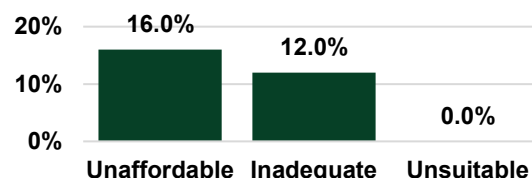
Figure 8: Core Housing Need, City of Greenwood, 2021



Source: Statistics Canada Census (2021)

In 2021, over a quarter of households (25.3%) in Greenwood were living in unacceptable housing. When comparing the three housing indicators of affordability, suitability, and adequacy, the biggest challenge impacting households in Greenwood was affordability with approximately 16% (60) of households spending 30% or more of their income on shelter costs. Approximately 12% (45) of households experienced challenges with adequacy, and no households were identified to experience challenges with suitability.

Figure 9: Households in Unacceptable Housing by Housing Indicator³ (2021)



Source: Statistics Canada Census (2021)



Housing Need

Findings from the 2020 Housing Needs Report (RDKB) indicate that older adults, youth and young adults, residents experiencing homelessness, and residents with mental health issues and substance use issues have the greatest challenge in finding and affording housing. Engagement conducted as part of that study indicated a desire for more housing options, including affordable and accessible seniors-oriented housing and rental housing for singles and couples.

³ **Adequate housing** is reported by their residents as not requiring any major repairs, **affordable housing** has shelter costs equal to less than 30% of total before-tax household income, and **suitable housing** has enough bedrooms for the size and composition of resident households according to

the National Occupancy Standard (NOS), conceived by the Canada Mortgage and Housing Corporation and provincial and territorial representatives.

Findings from the 2025 Interim Housing Needs Report (RDKB) offer a comprehensive regional perspective on current and future housing conditions and needs. Key housing challenges identified included an aging housing stock dominated by single family homes and mobile homes, core housing need for low-income residents, single-parent families, and seniors, inadequate affordable housing supply, and reports of hidden homelessness where people were living in cars and recreational vehicles. A clear need was identified for culturally appropriate housing and larger homes for multigenerational living arrangements, infrastructure investment to support increased housing density, and improved transportation options to improve mobility and accessibility throughout the region.



1.7.2 Projected Housing Need

The Interim Housing Needs Report prepared by the RDKB (March 2025), identifies that approximately 82 units were projected to be needed by 2025, with an additional 263 units projected to be needed by 2041.

Table 1: Projected Housing Needs, 5 and 20 years, City of Greenwood

Private Dwellings (2021)	5 Years (2021-2025)		20 Years (2021-2041)	
Total Occupied by Usual Residents	New Units	Total Units (New + Total Occupied in 2021)	New Units	Total Units (New + Total Occupied in 2021)
375	82	457	263	638

Sources: Statistics Canada Census (2021), RDKB Interim Housing Needs Report (2025)

Table 2: Projected Housing Needs by Driver⁴, City of Greenwood

Housing Driver	5-Year Need	20-Year Need
Extreme Core Housing Need	0.0	0.0
Persons Experiencing Homelessness	2.7	5.4
Suppressed Household Formation	22.2	88.7
Anticipated Growth	32.3	69.1
Rental Vacancy Rate Adjustment	0.2	0.8
Additional Local Demand	24.7	98.7
Total New Units	82	263

Source: RDKB Interim Housing Needs Report (2025)

1.7.3 Greenhouse Gas Emissions Reduction

A Community Energy Efficiency Plan is in development as part of the OCP update. Draft policies will be prepared and revised to reflect the findings of the plan, once completed.

⁴ **Extreme core housing need:** estimates units required for households in extreme core housing need, defined as those spending over 50% of their income on shelter costs.

Persons experiencing homelessness: estimates units based on the Provinces Integrated Data Project, which provides regional homelessness data and scales it down based on municipal share of the regional population.

Suppressed household formation: estimates units based on households that could not form due to constrained housing supply (e.g., young adults remaining in family homes), using Statistics Canada data to estimate the gap between potential and actual households to estimate the number of households that may have formed under more favourable housing conditions.

Anticipated household growth: estimates units based on forecasted growth over a 20-year period, applying a 20-year household growth rate to the 2021 number of households.

Rental vacancy adjustment: estimates units based on the number of additional units required to raise rental vacancy to 3%.

Local housing demand: estimates units using a calculated demand factor based on housing price and density to meet "healthy" market conditions.

2.0 COMMUNITY VISION AND GUIDING PRINCIPLES

2.1.1 Vision

Greenwood is a vibrant and resilient community where residents experience an exceptional quality of life and a deep sense of belonging. Driven by transparency, kindness, and inclusivity, we honour our rich history and cultural diversity, while embracing innovative solutions. We promote economic growth and offer diverse housing options and community services, creating a nurturing environment where all residents can flourish. Through proactive environmental stewardship and open, forward-thinking planning, we address climate challenges like floods and wildfires, positioning Greenwood as a model of sustainability and cohesive community living.

2.1.2 Guiding Principles

Guiding principles reflect the community's shared values and, like the vision statement, were shaped by feedback gathered through engagement with the community. The following guiding principles create the foundation for Greenwood's OCP:

Integrated Land Use and Growth Management		Planned and collaborative approach to the way we use land and natural resources.
Healthy and Complete Communities		Designed to meet the diverse needs of residents, allowing them live, work, and play within a convenient and accessible area.
Environmental Stewardship		Responsible use and protection of the natural environment through sustainable practices.
Economic Resiliency		Ability to effectively prepare for and respond to changing economic conditions.
Effective Governance		Clear, efficient, and accountable processes and structures to achieve desired outcomes.

3.0 INTEGRATED LAND USE AND GROWTH MANAGEMENT

3.1 Growth Management Policies

Description

Growth management refers to directing growth in an intentional and strategic way to meet the needs of the community, while protecting natural and rural areas from the impacts of urban development. This section acknowledges the importance of assessing the capacity of infrastructure and services, evaluating different growth scenarios, and collaborating with neighbouring municipalities and other levels of government on shared issues, opportunities, and decisions.

Commitment Statement

- Greenwood supports balanced growth opportunities at a pace and scale that aligns with infrastructure availability and capacity.

3.1.1 General

GOAL A: PRIORITIZE DATA-INFORMED PLANNING TO GUIDE LAND USE DECISIONS THAT SUSTAIN AND SUPPORT THE EXISTING POPULATION AND BUILT FORM

Policy (1) The City shall implement the Asset Management Plan to monitor the age and capacity of municipal infrastructure.

Policy (2) The City shall develop asset management policies, procedures, and levels of service for asset classes identified within the Asset Management Plan.

Policy (3) The City shall monitor and regularly report on the status and progress of asset management processes and initiatives in support of increased awareness, information sharing, and grant and funding applications.










GOAL B: EMBRACE FLEXIBLE PLANNING AND PROCESSES TO REMAIN RESPONSIVE AND ADAPTABLE TO EMERGING OPPORTUNITIES, EVOLVING COMMUNITY NEEDS, AND UNANTICIPATED CHALLENGES







Policy (1) The City shall regularly review planning and development processes to increase clarity and flexibility in support of community development opportunities.

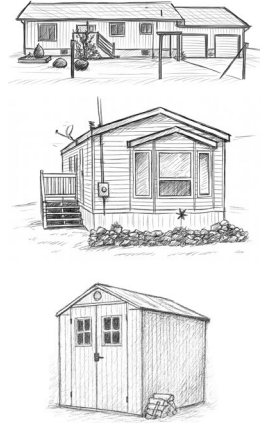
3.2 Future Land Use Concept

The **Future Land Use Concept (Map 2)** identifies the general location and distribution of land use designations within the City. The boundaries of the land uses are approximate and are intended to communicate the relationship between uses, as defined in greater detail within the Zoning Bylaw.

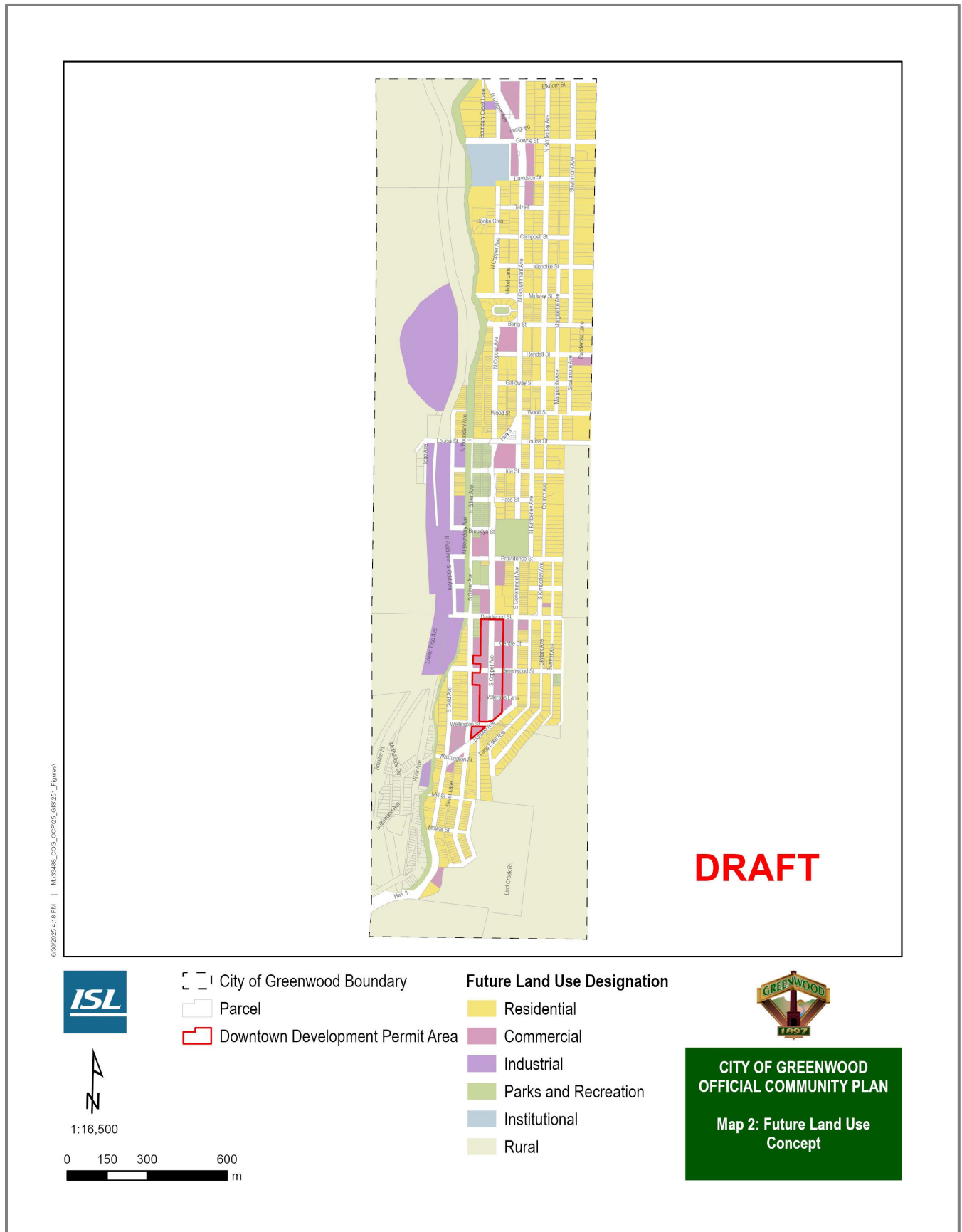
Table 3: Future Land Use Designations

Designation	Description	Supported Development Typologies	Desired Building Form Examples
Residential	Lands dedicated to supporting residential uses at a variety of scales, forms, and densities	<ul style="list-style-type: none"> • Single detached dwellings • Semi-detached dwellings • Row house • Manufactured homes • Carriage houses • Secondary suites • Multi-plex • Non-residential low-rise, standalone buildings • Accessory building/structure 	        

Designation	Description	Supported Development Typologies	Desired Building Form Examples
Commercial	Lands dedicated to supporting commercial uses that provide goods and services to meet the daily needs of residents, visitors, and businesses	<ul style="list-style-type: none"> • 3-storey, standalone buildings • Shopping centre • Multi-plex 	 
Industrial	Lands dedicated to supporting industrial uses and operations	<ul style="list-style-type: none"> • Low-rise, standalone buildings • Low-rise, multi-unit/bay 	 
Institutional	Lands dedicated to supporting essential community services, contributing to social and physical health and wellbeing, and offering local employment	<ul style="list-style-type: none"> • Low-rise, standalone buildings 	
Parks and Recreation	Lands dedicated to supporting public open spaces, parks, and recreational opportunities	<ul style="list-style-type: none"> • Accessory building/structure 	

Designation	Description	Supported Development Typologies	Desired Building Form Examples
Rural Lands	Lands identified for supporting extensive resource-based activities	<ul style="list-style-type: none"> • Single detached • Manufactured homes • Accessory building/structure 	

Map 2: Future Land Use Concept



3.3 Land Use Policies

Description

This section addresses the need to accommodate and plan for a variety of land uses that meet the daily needs of residents and visitors.

Commitment Statements

- Greenwood preserves and enhances its residential land use components and continues to provide choices for the type and location of residential opportunities.
- Greenwood maintains and strengthens commercial activities to serve the needs of residents and visitors.
- Greenwood encourages attraction and expansion of industrial activities and opportunities to increase employment opportunities.
- Greenwood develops high standards for maintaining existing parks and open spaces, while improving the number and quality of local recreational opportunities, where feasible.
- Greenwood supports public and private institutional uses to provide a diversity of essential and desirable services to the community.
- Greenwood supports identification and preservation of lands that are suitable for a rural designation to maintain their inherent function or characteristics.

3.3.1 General

GOAL C: PROMOTE A MORE COMPACT FORM OF URBAN DEVELOPMENT BY ENCOURAGING INFILL OF SERVICED VACANT AND UNDERUTILIZED LAND

Policy (1) The City shall support, encourage, and prioritize the sale of vacant municipally owned lots that are fully serviced and do not have plans for use or development by the municipality.

Policy (2) The City shall consider the feasibility of alternative public uses for vacant municipally owned lands that may present opportunities to address pressing social, cultural, or recreational needs.

3.3.2 Residential

GOAL D: PROTECT RESIDENTIAL AREAS FROM THE INTRUSION OR EXPANSION OF INCOMPATIBLE NON-RESIDENTIAL LAND USES

Policy (1) The City may consider permitting institutional facilities such as community centres, libraries, churches, medical facilities, public schools, and fraternal halls within Residential areas by way of rezoning provided that:

- (a) negative impacts can be minimized; and
- (b) municipal services are available.

Policy (2) The City may consider approving applications for home occupations, provided they are regulated in a way to that will not cause nuisances to the neighbourhood.

Policy (3) The City shall not allow existing non-conforming uses in residential areas to expand and if they are removed or destroyed, they shall not be allowed to re-establish on the site.

Policy (4) The City may consider permitting Commercial development within the residentially designated areas 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 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 these existing commercial uses.

GOAL E: MAINTAIN EXISTING DWELLING UNITS, WHILE INCREASING DIVERSITY OF NEW DWELLING UNITS

Policy (1) The City shall determine suitability of a site for a residential multi-plex development by considering the following criteria:

- (a) Residential multi-plex sites shall be located in close proximity to the downtown where other cultural, commercial, recreational, and institutional uses are concentrated;
- (b) If a residential multi-plex dwelling is located within the General Commercial area, and has frontage on Highway 3, the ground floor shall primarily be used for commercial purposes;
- (c) Residential multi-plex sites shall be located on, and, with direct access to, an Arterial or Major Collector Road;

Policy (2) Upon the application of an owner of an existing duplex with a common vertical party wall, the City may consider permitting, by way of rezoning, subdivision of the parcel upon which the duplex is located, into two lots, in order to permit separate ownership, with the interior lot line being coincidental with the vertical common party wall, subject to the following criteria:

- (a) the availability of, and demand for, rental housing units in the City; and
- (b) consideration of the ultimate size of the resulting lots.

Policy (3) The City may consider, upon receipt of a written request, approval of a Form 10 conversion (into strata lots) for existing duplexes and multiple family dwellings pursuant to the Condominium Act. The City shall consider the following:

- (a) the availability of, and demand for, rental housing units in the City; and
- (b) the conformity of the existing building with the National Building Code of Canada, to be assessed by the Building Inspector.

3.3.3 Commercial

GOAL F: SUPPORT AND ENHANCE THE ROLE OF THE DOWNTOWN AREA AS A FOCAL POINT AND SERVICE CENTRE

Policy (1) The City shall promote commercial, institutional, recreational, cultural, and business activities within the downtown area.

Policy (2) The City may consider residential uses in the downtown area provided they are located behind or above general commercial uses.

Policy (3) The City will explore opportunities to collaborate with other levels of government to encourage and attract new commercial uses and government buildings or facilities within the downtown area.

GOAL G: ACCOMMODATE HIGHWAY COMMERCIAL USES IN SUITABLE LOCATIONS

Policy (1) The City shall require all highway commercial uses to provide sufficient on-site parking, servicing, and loading areas.

Policy (2) The City shall require new highway commercial areas to be accessed directly from the highway or a local road that leads directly to the highway, not through residential areas.

Policy (3) The City shall encourage the use of screening or landscaping as a means of minimizing the visual impact of new highway commercial uses on existing adjacent residential areas.

GOAL H: SUPPORT NEIGHBOURHOOD SCALE COMMERCIAL USES IN SUITABLE LOCATIONS

Policy (1) The City may consider applications for neighbourhood scale commercial uses (e.g., convenience store) in the northern part of the City provided that the subject property:

- (a) Can be rezoned to an appropriate land use zone.
- (b) Is located at, or in vicinity to, an intersection of a major collector with the highway or another local street.
- (c) Is adjacent to an existing or proposed non-residential use.
- (d) Can accommodate off-street parking and loading facilities, if applicable, and can support screening from adjacent residential uses.

3.3.4 Industrial

GOAL I: IDENTIFY AND ALLOCATE SUFFICIENT LAND FOR INDUSTRIAL ACTIVITIES

Policy (1) The City may support light and heavy manufacturing, assembly, fabrication, processing and repair activities, warehousing, and storage facility uses within industrial areas.

Policy (2) The City may support commercial uses within industrial areas provided they are ancillary to industrial uses.

Policy (3) The City will explore opportunities to collaborate with other levels of government to encourage and attract new industrial uses within industrial areas.

Policy (4) The City shall encourage eventual relocation of existing industrial uses to designated industrial areas, as practical.

**GOAL J: PROVIDE FOR A LIMITED AMOUNT OF INDUSTRIAL ACTIVITY
ADJACENT TO CROWSNEST HIGHWAY**

Policy (1) The City shall encourage industrial uses such as light manufacturing plants, warehouses, transportation terminals, storage facilities, and other similar uses, adjacent to Crowsnest Highway, north of Davidson Street.

3.3.5 Institutional

**GOAL K: ENCOURAGE AND PROVIDE OPPORTUNITIES FOR SUFFICIENT PUBLIC
AND PRIVATE INSTITUTIONAL USES**

Policy (1) The City shall support a variety of institutional uses, except for senior citizen apartments.

Policy (2) The City shall support continued investment in concentrating institutional uses in the downtown area.

Policy (3) The City will explore opportunities to collaborate with other levels of government to encourage and attract new public institution uses within the downtown area.

Policy (4) The City may allow public and private institutional uses within residential areas.

3.3.6 Parks and Recreation

**GOAL L: OPTIMIZE THE USE OF EXISTING PARKS, OPEN SPACES, AND
RECREATIONAL FACILITIES**

Policy (1) The City shall promote and support adequate maintenance of existing public parks, open spaces, and recreational facilities.

Policy (2) The City shall explore opportunities to upgrade existing public parks, open spaces, and recreational facilities as needs and demands change.

Policy (3) The City shall explore the feasibility of enclosing the pool to extend its period of operation.

Policy (4) The City shall collaborate with the School District to identify opportunities to increase the availability of school facilities for use by the general public for recreational purposes.

GOAL M: IDENTIFY, ALLOCATE, AND DEVELOP SUFFICIENT LAND FOR PARKS, OPEN SPACES, AND RECREATIONAL PURPOSES

Policy (1) The City shall explore opportunities to conduct a recreation needs estimate to understand existing and projected recreation needs.

Policy (2) The City shall explore opportunities to complete a park master plan to guide and inform the development and management of existing and planned park spaces.

Policy (3) The City shall explore the need and opportunity for designating new parks and open spaces for recreational uses at the subdivision stage.

3.3.7 Rural Lands

GOAL N: SUPPORT CONTINUED IDENTIFICATION, PRESERVATION, AND USE OF RURAL LANDS

Policy (1) The City shall identify and allocate land for rural uses.

Policy (2) The City shall allow continued use of rural lands for the following:

- (a) extraction and utilization (i.e., mining, ranching, and logging),
- (b) low density residential development serviced by private water and sewer,
- (c) outdoor recreation, and
- (d) habitat management.

Policy (3) The City shall encourage rural lands to remain as productive uses that do not require major buildings or services until a time when the land is required for urban development.

Policy (4) The City shall discourage further subdivision of rural lands until there is evidence that the remainder of land within the City is becoming inadequate to meet the projected demand.

Policy (5) The City may allow conversion of rural lands for development, subject to an approved rezoning, provided that:

- (a) Land is needed to support growth and urban development,
- (b) Proposed urban development is adjacent to existing urban development,
- (c) Municipal servicing can be logically extended, and
- (d) There are no known development constraints on the property, or known development constraints can be mitigated.

3.3.8 Development Permit Areas

Local governments have authority to designate development permit areas (DPAs) within an OCP to identify areas that need special treatment for certain purposes including protecting development from hazards, establishing objectives for form and character in specific circumstances, or revitalizing a commercial use area. This authority may also be used to achieve climate action goals for energy conservation, water conservations, or the reduction of greenhouse gas emissions.

Establishing DPAs allows municipalities to develop a set of development requirements pertaining to specific areas within an OCP that are supported by and implemented through objectives and guidelines. Development within established development permit areas is restricted unless a development permit is obtained.

The City of Greenwood currently has one DPA for the downtown area (see **Appendix A**).

4.0 HEALTHY AND COMPLETE COMMUNITIES

Description

This section addresses the need to foster a healthy, supportive, and thriving environment where the physical, mental, and social health of all residents is prioritized. Healthy and complete communities encompass a broad spectrum of factors including access to services, adequate and affordable housing, recreational opportunities, social support networks, and inclusive community spaces that when combined, enable residents to feel a sense of belonging.

Commitment Statements

- Greenwood supports the physical, mental, and social well-being of all its residents and provides equitable access to community services and social amenities.
- Greenwood facilitates the development and preservation of safe, diverse, and affordable housing options that meet the needs of all residents.
- Greenwood promotes a vibrant cultural life that honors its heritage, celebrates diversity, and fosters community pride.
- Greenwood revitalizes and maintains its heritage resources for the benefit and enjoyment of residents and visitors.
- Greenwood maintains a well-connected and accessible transportation network to provide for the safe and efficient movement of people and goods.
- Greenwood efficiently provides an appropriate and reliable level of public services and utilities to support current and future City residents in accordance with the rate of development.

4.1 Community Wellbeing

GOAL A: EXPAND SOCIAL SERVICES AND SUPPORT PROGRAMS

Policy (1) The City shall identify opportunities to collaborate with social services providers and nonprofit organizations to increase recreational facilities and programs tailored to diverse community groups.

Policy (2) The City may seek provincial and federal funding programs to support public and private initiatives aimed at improving recreational facilities and program accessibility.

GOAL B: EXPAND CHILDCARE SERVICES AND FAMILY SUPPORT PROGRAMS

- Policy (1) The City shall allow flexibility within the Zoning Bylaw for the location of day homes and other childcare facilities in residential areas.
- Policy (2) The City shall encourage collaboration between local and regional family support agencies to provide parenting workshops and early childhood development programs.
- Policy (3) The City shall work with community housing partners to establish a community resource center for families to access information on childcare options and support services.

GOAL C: IMPROVE ACCESS TO HEALTHCARE

- Policy (1) The City shall explore provincial and federal funding programs that provide incentives to attract healthcare professionals.
- Policy (2) The City shall encourage collaboration with local healthcare providers to expand telemedicine services for remote consultations and enable mobile health care solutions to improve accessibility and reach.

4.2 Affordable and Adequate Housing

GOAL D: PRESERVE EXISTING AFFORDABLE HOUSING STOCK AND INCREASE THE NUMBER OF AFFORDABLE AND SPECIAL NEEDS UNITS

- Policy (1) The City shall consider establishing an affordable housing preservation fund to provide grants or low-interest loans for property owners to renovate and maintain affordable housing units.
- Policy (2) The City shall collaborate with nonprofit organizations and housing agencies to develop new affordable and special needs housing projects.
- Policy (3) The City shall encourage and support the development of purpose-built rental housing.
- Policy (4) The City shall provide support for Zoning Bylaw regulations that enable the development of flexible and alternative housing forms such as carriage homes, secondary suites, co-housing, and a mix of uses in residential districts.

Policy (5) The City shall consider opportunities to streamline approval processes for flexible and alternative housing forms to support diversification of the housing stock and increase downsizing options.

Policy (6) The City shall provide guidance and incentives for homeowners interested in constructing ADUs on their properties.

Policy (7) The City may offer density bonuses or tax incentives to developers who include affordable housing units in their projects.

GOAL E: SUPPORT INITIATIVES THAT ADDRESS HOMELESSNESS AND HOUSING INSECURITY

Policy (1) The City shall explore partnerships opportunities with local and regional service providers and nonprofits to expand supportive housing programs.

Policy (2) The City shall explore partnership opportunities with local and regional service providers to support outreach and prevention programs aimed at reducing homelessness.

Policy (3) The City shall seek provincial and federal funding opportunities to support homelessness initiatives and related housing supports.

Policy (4) The City shall consider opportunities to collaborate with healthcare providers and social service agencies to establish supportive housing and related supports for vulnerable populations.

Policy (5) The City shall partner with local and regional providers to support educational events such as community forums and workshops focused on the benefits of supportive housing and other identified housing concerns.

GOAL F: ENHANCE AND DIVERSIFY REVENUE GENERATION SOURCES

Policy (1) The City shall encourage opportunities to reduce dependency on property taxes and enhance financial resilience through diversified revenue streams.

Policy (2) The City shall explore and implement cost-effective measures and efficiency improvements across municipal operations.

GOAL G: EXPLORE OPPORTUNITIES FOR ADAPTIVE REUSE OF BUILDINGS TO MEET DIVERSE HOUSING NEEDS

Policy (1) The City shall identify potential sites for adaptive reuse projects, such as vacant buildings or underutilized properties.

Policy (2) The City shall explore the feasibility of establishing a municipal program to provide technical assistance and financial incentives for property owners interested in converting buildings into residential units.

Policy (3) The City may streamline permitting processes for adaptive reuse projects to facilitate their implementation.

4.3 Culture, Heritage, and Sense of Place

GOAL H: FOSTER SOCIAL CONNECTIONS THAT STRENGTHEN COMMUNITY PRIDE AND PROVIDE A WELCOMING ENVIRONMENT

Policy (1) The City shall develop an accessibility checklist for community events and encourage local event organizers to use it as a guideline to enhance equitable access to social and cultural opportunities.

Policy (2) The City shall develop free and publicly accessible educational resources that enhance cultural understanding and promote respectful interactions among community members.

Policy (3) The City shall explore grant and funding opportunities provided by other levels of government and local agencies to support small-scale community-led initiatives that promote social gatherings and events to foster a sense of belonging and pride.

Policy (4) The City shall collaborate with local agencies and non-profit organizations to offer services that support the integration of newcomers and foster a welcoming environment for all equity-deserving groups.

GOAL I: IDENTIFY, PRESERVE, AND RESTORE HERITAGE RESOURCES

Policy (1) The City shall explore opportunities to identify and document Greenwood's heritage resources.

Policy (2) The City shall identify, promote, and support grant and funding opportunities that support heritage preservation and maintenance.

- Policy (3) The City shall support participation in provincial and federal heritage recognition programs.
- Policy (4) The City shall develop a heritage conservation strategy to protect and celebrate identified historic buildings, sites, and artifacts.
- Policy (5) The City shall encourage owners of privately owned heritage properties to maintain and improve such properties in alignment with identified heritage elements.
- Policy (6) The City shall encourage the design of new buildings and structures to consider Greenwood's visual heritage.
- Policy (7) The City may provide incentives and grants for property owners to maintain, restore, and adaptively reuse heritage buildings and structures.

GOAL J: CELEBRATE AND SUPPORT GREENWOOD'S CULTURAL HERITAGE AND LOCAL CULTURAL ORGANIZATIONS AND ARTISTS

- Policy (1) The City shall implement programs to educate residents and visitors on the significance of Greenwood's history and cultural heritage.
- Policy (2) The City shall explore opportunities to provide funding, grants, and performance spaces to support local artists and cultural organizations.
- Policy (3) The City shall promote cultural events, festivals, and exhibitions that showcase Greenwood's cultural diversity and artistic expressions.

4.4 Transportation

GOAL K: DEVELOP AND MAINTAIN A FUNCTIONAL ROAD HIERARCHY THAT ENHANCES CONNECTIVITY AND ACCESSIBILITY

- Policy (1) The City shall establish a functional road hierarchy that includes arterial road, major collector road, and local street classifications.
- Policy (2) The City shall acquire road right-of-way protection associated with each road classification, where possible, at time of subdivision or through purchasing land.
- Policy (3) The City shall discourage direct access to arterial and major collector road to maintain road capacity and safety.

- Policy (4) The City shall require adequate off-street parking facilities to prevent congestion of the road network.
- Policy (5) The City shall continue to support the existing function of Highway No. 3, mixing commercial and inter-regional traffic, given its significant contribution to Greenwood's economic well-being.
- Policy (6) The City shall consider developing a Transportation Master Plan to maintain effective and efficient connectivity with the region as it grows.
- Policy (7) The City shall investigate the feasibility of undertaking major road improvements and realignments as conditions warrant and funding becomes available.
- Policy (8) The City shall explore opportunities to complete a parking inventory to identify opportunities to alleviate existing parking pressures.
- Policy (9) The City shall identify key locations to introduce traffic calming measures in residential neighborhoods to improve safety.

GOAL L: PROMOTE ACTIVE AND ASSISTED TRANSPORTATION MODES AND SUPPORTING AMENITIES AND INFRASTRUCTURE

- Policy (1) The City shall use appropriate controls such as signals, lane marking, crosswalks, and signage to minimize conflicts between pedestrians and vehicular traffic.
- Policy (2) The City shall develop and implement educational campaigns to encourage walking, cycling, and other alternative and assisted transportation modes, as viable commuting options.
- Policy (3) The City shall consider developing an Active Transportation Strategy to:
- (a) Identify missing links;
 - (b) Identify target locations to develop accessible pedestrian pathways and crossings;
 - (c) Identify key locations for the installation of signage, seating areas, bike racks, and other amenities to support active transportation users; and
 - (d) Outline an implementation an action plan to gradually update the network of sidewalks and paths.

Policy (4) The City shall consider using road upgrades and repair projects as an opportunity to expand the network of bike lanes and pedestrian-friendly pathways.

Policy (5) The City shall develop a plan to gradually enhance playgrounds with inclusive equipment and safety features.

Policy (6) The City shall consider the development of a community beach area with amenities such as washrooms, picnic facilities, and lifeguard services during peak seasons.

4.5 Municipal Infrastructure and Servicing

GOAL M: MAINTAIN ADEQUATE SERVICING STANDARDS, INCLUDING CONSIDERATION FOR CURRENT SERVICING AND INFRASTRUCTURE CAPACITY

Policy (1) The City shall continue to participate in and support the provision of regional services that are of benefit to the City and will explore opportunities to obtain additional services, as required.

Policy (2) The City shall promote water conservation and sustainable stormwater practices through public education campaigns.

Policy (3) The City shall implement infrastructure renewal programs that prioritize the replacement and rehabilitation of aging water and sewer lines to minimize service disruptions and mitigate environmental impacts.

GOAL N: PROMOTE THE EXTENSION AND UPGRADE OF EXISTING INFRASTRUCTURE SYSTEMS IN SUPPORT OF NEW OR INTENSIFYING AREAS OF THE COMMUNITY

Policy (1) The City shall require necessary supporting studies to understand the extent of new or extended infrastructure that is required to support the proposed development in new or intensifying areas.

5.0 ENVIRONMENTAL STEWARDSHIP

Description

This section emphasizes Greenwood's commitment to integrating sustainable practices across all community planning and development efforts to safeguard natural resources and enhance community resilience.

Commitment Statements

- Greenwood integrates sustainable practices into community planning and development to protect the environment for future generations.
- Greenwood is committed to reducing its impact on climate change, safeguarding residents and infrastructure assets, and enhancing community resilience against unpredictable climate events.
- Greenwood harmonizes the interaction between people and the natural environment.

5.1 Environmental Health and Quality

GOAL A: PRESERVE, PROTECT, AND ENHANCE ENVIRONMENTALLY SIGNIFICANT AREAS

Policy (1) The City shall discourage development and uses that detract from the natural environment by means of air, noise, or water.

Policy (2) The City shall encourage retention of treed slopes and natural vegetative stands as a buffer next to watercourses and waterbodies.

GOAL B: REDUCE ENVIRONMENTAL IMPACT AND PROMOTE RESOURCE CONSERVATION

Policy (1) The City shall develop a long-term environmental management plan with an up-to-date inventory of natural habitats and water resources, including specific strategies to protect them from development impacts.

Policy (2) The City shall explore opportunities to review recycling programs and waste management infrastructure to increase diversion rates and reduce landfill waste.

Policy (3) The City shall promote xeriscaping and efficient irrigation practices to support water conservation.

5.2 Climate Action and Resilience

GOAL C: REDUCE GREENHOUSE GAS EMISSIONS

- Policy (1) The City shall identify opportunities to reduce greenhouse gas emissions from municipal operations.
- Policy (2) The City shall encourage Zoning Bylaw regulations that support low-carbon and net zero development.
- Policy (3) The City shall pursue funding opportunities to support the development and implementation of a comprehensive climate action plan.

GOAL D: INTEGRATE CLIMATE ADAPTATION AND RESILIENCE INTO COMMUNITY PLANNING AND INFRASTRUCTURE MANAGEMENT

- Policy (1) The City may require climate risk assessments for new development projects and infrastructure upgrades to increase resilience against climate impacts.
- Policy (2) The City shall advocate and provide support for regional climate initiatives and partnerships that promote climate resilience and adaptation across neighboring communities.
- Policy (3) The City shall explore opportunities to introduce a climate adaptation and resilience lens into asset management processes.
- Policy (4) The City shall explore funding opportunities to install an electric vehicle charging station in proximity to the downtown.

GOAL E: ENHANCE COMMUNITY PREPAREDNESS FOR CLIMATE-RELATED EVENTS

- Policy (1) The City shall identify and promote funding opportunities that support climate resilience and emergency preparedness.
- Policy (2) The City shall provide support for development of a Community Wildfire Resilience Plan and Flood Mitigation Plan.
- Policy (3) The City shall create free and publicly accessible educational resources on emergency preparedness and the City's climate mitigation and adaptation initiatives.

- Policy (4) The City shall identify and promote suitable FireSmart practices to implement to reduce wildfire risks.
- Policy (5) The City shall assess its response capabilities for wildfires and other climate-related events, and address identified gaps through training, equipment upgrades, and community evacuation planning initiatives.
- Policy (6) The City shall collaborate with regional and provincial agencies to coordinate wildfire prevention and response efforts to support a cohesive and coordinated approach to community safety.
- Policy (7) The City shall encourage Provincial agencies to monitor water levels in Boundary Creek.
- Policy (8) The City shall collaborate with regional and provincial agencies to prepare floodplain mapping.
- Policy (9) The City may consider imposing special setbacks or development requirements related to floodproofing buildings.

GOAL F: PROMOTE SUSTAINABLE AND ENERGY EFFICIENT DEVELOPMENT

- Policy (1) The City shall consider incorporating green building standards into the Zoning Bylaw.
- Policy (2) The City may provide incentives or rebates for developers and homeowners who adopt energy-efficient building designs and renewable energy systems.
- Policy (3) The City shall develop guidelines and educational programs to encourage sustainable practices among businesses and residents.
- Policy (4) The City shall promote urban forestry initiatives to enhance green spaces and mitigate urban heat island effects.

6.0 ECONOMIC RESILIENCY

Description

This section addresses Greenwood's approach to cultivate a robust and diverse local economy that adeptly responds to change and sustains the livelihoods of residents and businesses alike. By prioritizing and enhancing the local economy, Greenwood aims to bolster entrepreneurship and tourism, support sustainable and healthy population growth.

Commitment Statement

- Greenwood nurtures a resilient and diverse local economy that supports the livelihoods of its residents and businesses.

GOAL A: ENHANCE LOCAL TOURISM TO ATTRACT NEW VISITORS TO THE COMMUNITY

Policy (1) The City shall support thoughtful development regulations within the Zoning Bylaw that protect and enhance the City's quaint character and touristic attractions.

Policy (2) The City shall collaborate with tourism organizations to develop a marketing campaign that promotes Greenwood's unique cultural heritage and natural attractions.

Policy (3) The City shall develop a wayfinding improvement program to enhance signage throughout the community and at key tourist sites and attractions.

Policy (4) The City shall consider developing a beautification/façade improvement/public realm program to strengthen community identity.

GOAL B: MITIGATE THE RISK OF POPULATION DECLINE THROUGH ECONOMIC DIVERSIFICATION

Policy (1) The City shall promote Greenwood's quality of life and affordable living options to attract remote workers, professionals, and young families.

Policy (2) The City shall collaborate with local employers to develop a strategy for talent attraction and retention.

Policy (3) The City shall regularly monitor and report on population growth and demographic indicators and keep the City's growth management strategy up to date.

Policy (4) The City shall explore opportunities to attract a grocery store and other essential services to improve local amenities that meet the daily needs of a growing community.

GOAL C: PROMOTE BUSINESS ATTRACTION AND RETENTION TO PRODUCE AN ENVIRONMENT WHERE ENTREPRENEURS AND LOCAL BUSINESSES CAN THRIVE

Policy (1) The City shall consider establishing a business development strategy that includes mentoring programs and financial incentives for local entrepreneurs.

Policy (2) The City shall promote initiatives that support business continuity planning and enhance workforce skills training.

Policy (3) The City shall foster partnerships with educational institutions to align workforce training with emerging economic opportunities.

Policy (4) The City shall identify opportunities to develop incubator space to support local entrepreneurship and innovation.

Policy (5) The City shall support regulations with the Zoning Bylaw that provide adequate commercial storefront opportunities.

Policy (6) The City shall facilitate access to farmers markets and promotional platforms to support and retain local artisans and entrepreneurs.

7.0 EFFECTIVE GOVERNANCE

Description

This section addresses Greenwood’s approach to effective governance practices to empower residents to participate in municipal affairs. By fostering open dialogue, enhancing accountability, and promoting civic engagement, Greenwood aims to strengthen public trust, uphold community values, and ensure equitable decision-making processes that reflect the diverse perspectives of its residents.

Commitment Statement

- Greenwood prioritizes transparency and inclusivity to foster community trust and engagement in municipal decision-making.

GOAL A: ENHANCE TRANSPARENCY AND ACCOUNTABILITY IN MUNICIPAL GOVERNANCE

Policy (1) The City shall communicate clear and accessible information on budgets, expenditures, and decision-making processes.

Policy (2) The City shall pursue open data initiatives to provide public access to municipal data, where appropriate.

Policy (3) The City shall conduct public consultation and engagement opportunities on major projects and policy initiatives when community members have an impact on the decision being made.

Policy (4) The City shall develop and maintain a robust financial planning framework to support responsible fiscal management.

GOAL B: PROMOTE INCLUSIVE DECISION-MAKING PROCESSES

Policy (1) The City shall empower residents to contribute to the planning and development of the City through participatory budgeting and community planning sessions.

Policy (2) The City shall support establishing advisory committees and volunteer opportunities to solicit diverse community perspectives on municipal initiatives.

Policy (3) The City shall provide language-accessible materials and communication tools to improve engagement with multicultural and multilingual communities.

GOAL C: STRENGTHEN ENFORCEMENT OF BYLAWS AND COMMUNITY STANDARDS

Policy (1) The City will consider hiring a full-time bylaw enforcement officer.

Policy (2) The City may conduct educational workshops, community forums, and outreach programs to educate residents on local bylaws and regulations.

Policy (3) The City shall collaborate with law enforcement agencies and community stakeholders to effectively address emerging bylaw enforcement challenges.

Policy (4) The City shall enhance communication channels and platforms to promptly report on and address community concerns.

8.0 IMPLEMENTATION

For an OCP to be effective, its goals and policies must be implemented over the life of the plan. Achieving the community vision relies on decisions being made by Greenwood City Council and Administration that align with and implement the policies of the Plan.

8.1 Plan Management, Amendments, and Monitoring

It is important to monitor implementation of the OCP to assess its progress towards achieving the vision and confirm that it remains an effective tool for guiding land use decisions. Although the OCP vision, guiding principles, and policies are valid for the long term, they should be reviewed on a regular basis to make sure they remain reflective of community needs.

The City shall:

- Regularly report on the status of policies and actions
- Conduct regular reviews that result in periodic amendments, as needed, to address:
 - Occasional housekeeping items (ad hoc)
 - Topic-specific changes (ad hoc)
 - Items brought forward in support of or to facilitate a related land development application (ad hoc)
 - Legislative changes (ad hoc)
- Consider interim amendments (minor), every five years
- Consider comprehensive amendments (major), every 20 years

Appendix A: Downtown Development Permit Area Guidelines

Purpose

- To improve the physical conditions, visual values, and heritage resources in the downtown area so that it is a safe, pleasant, and efficient place to shop, visit, and operate a business.

When reviewing Development Permit applications within the Downtown DPA Area, Council shall have regard for the following:

- (a) the character of development including the siting and form of buildings and structures should be such as to preserve, enhance and/or compliment Greenwood's heritage as an early centre of mining and commerce. Some of the more important factors influencing the overall character of development in the downtown have included local geography and the presence of a grid plan with predominately rectangular lots;
- (b) the particulars of exterior design and finish of buildings and structures should be in harmony with existing features of the downtown that still exhibits Greenwood's early history;
- (c) certain exterior features (i.e., roofing, awnings, windows, colour etc.) are more compatible than others with Greenwood's heritage theme and these should be encouraged;
- (d) notwithstanding (b) and (c), attempts to artificially duplicate or imitate Greenwood's early heritage should not be necessarily favoured over contemporary developments that tastefully complement earlier historical styles.
- (e) restoration of important early buildings should be promoted for the proposed use where structurally feasible;
- (f) signs should be designed and located so as to be compatible with the character of the downtown as a whole and the subject site in particular;
- (g) signs should be unobtrusive and grouped, if possible;
- (h) landscaping should be located and designed so as to minimize adverse impacts between different uses, stabilize surfaces, and enhance appearances;

- (i) off-street parking and loading areas should be located to the rear of the lot, where possible, and designed to promote safety;
- (j) small alcoves, recesses, and similar pedestrian shelters should be promoted to produce a comfortable and convenient environment for pedestrians;
- (k) large gaps in the downtown's facade should be discouraged;
- (l) setbacks should align with the average of the three buildings to the left and the right of the building or site; and
- (m) street furniture, lighting, signage, and other projecting features, both on and off the site, should be designed and located in a way that is safe and convenient but does not impede the City's servicing responsibilities.

Map A.1: Downtown Development Permit Area

