



**TO:** Planning & Development Committee

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** April 20, 2023

**RE:** Faulder / Meadow Valley Zone Review - Electoral Area "F" (F2021.011-ZONE)

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## **Administrative Recommendation:**

**THAT new policies be introduced to the Area "F" OCP and Zoning Bylaws that speak to the protection, maintenance, and management of water resources within the broader Faulder Area designated community watersheds. (Option 2)**

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## **Purpose:**

The purpose of this report is to present options in relation to the incorporation of the Meadow Valley Aquifer Study into the proposed Electoral Area "F" Official Community Plan (OCP) and Zoning bylaw amendments comprising the "Faulder Zone Review".

## **Background:**

**August 19, 2021** - The Planning and Development (P&D) Committee recommended that a review of the Faulder Zone Review be undertaken.

**December 2, 2021** - the P&D Committee reviewed the input received as a result of public engagement on amendments to Faulder zoning and deferred further discussion until the Meadow Valley Aquifer Study was complete.

**August 4, 2022** - the Environment and Infrastructure Committee received the results from the Meadow Valley Aquifer Study from Associated Environmental that assessed the capacity of the aquifer to support land uses in Faulder and Meadow Valley.

**September 22, 2022** - the P&D Committee considered three options in relation to future planning for the Faulder community, considering the Meadow Valley Aquifer Study. It was recommended that recommendations in the Meadow Valley Aquifer Study (2022) regarding use and density be incorporated into any proposed bylaw amendments.

## **Options:**

1. proceed with the December 2021 proposed amendments to the OCP and Zoning Bylaws that restrict further subdivision within or expansion of the Faulder Water System Service Area and discourage the rezoning of parcels within the broader Meadow Valley Aquifer to facilitate subdivision;
2. bring a revised version of the amendments to include the Meadow Valley Aquifer Study recommendations; or
3. abandon the project

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## Analysis

### Option 1: Restrict Development

The amendments discussed at Committee in August of 2021 to strengthen the policies and regulations governing subdivision and use of properties in the Faulder Water System Service Area and Meadow Valley Aquifer have yet to receive any Readings.

This includes, amongst other things, policies that speak to not supporting further subdivision within or expansion of the Faulder Water System Service Area and to discouraging the rezoning of parcels within the broader Meadow Valley Aquifer to facilitate subdivision.

Supporting amendments to the Zoning Bylaw include the introduction of a new zone to be applied to lands within the Faulder Water System Service Area to limit densities that might adversely impact on the water system. This involves restricting accessory dwellings and suites and introducing a new minimum parcel size of 5.0 ha for subdivision.

This approach addresses the critical issue of on-going development within and adjacent to the Faulder Water System.

The lack of clear direction contained in the Meadow Valley Aquifer Study regarding specific policy amendments to be made to the OCP and Zoning Bylaws has made the interpretation of recommendations challenging.

Further, while the Study provides a general boundary of the Meadow Valley Aquifer and its sub-regions, it is challenging to apply zoning regulations and OCP policies to polygons which only affect a portion of a property.

Conversely, this option would not incorporate any relevant information contained in the Meadow Valley Aquifer Study and would fail to address broader OCP objectives regarding the Trout Community Watershed (outlined under Option 2 below).

### Option 2: Revise Proposals to include the Meadow Valley Aquifer Study

“The main objective of the Meadow Valley Aquifer Study was to further develop the hydrogeological conceptual model for Aquifer #299 [the Meadow Valley Aquifer] and to assess groundwater availability within the aquifer, with a particular focus on the Faulder Community Water System and Meadow Valley area.

This resulted in, amongst other things, the acquisition of new technical data and an understanding that Aquifer #299 can be divided into four sub-regions based on geology, hydrogeology, aquifer geometry and sources of recharge; and, that these sub-regions vary in terms of vulnerability and supply limitations.

As noted above, while the Study included a general recommendation to “limit or prevent additional development, land uses or activities that draw water out of surficial Aquifer #299 within the Meadow Valley or North Faulder areas”, translating this and the other recommendations (which tend to be technical or administrative) into supportive land use bylaw amendments has proven challenging.

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The purpose of deferring the Faulder Zone Review in December of 2021 was to allow for a broader sub-regional scale study of water resources to be completed.

The Electoral Area “F” OCP speaks to protecting water resources at a watershed-scale, specifically the Farleigh, Peachland, Shingle, and Trout Community Watersheds (see Attachment No. 1), and that this would be consistent with the approach previously adopted by the Board in 2012 in relation to watersheds in Electoral Area “H” (NOTE: the western portion of the Trout Community Watershed is in Electoral Area “H”).

Amendments expanded to the scale of the designated community watersheds would seem to be valuable to the future protection of water. This would involve the introduction of new policies that speak to the protection, maintenance, and management of water resources within the designated community watersheds (e.g. expanding the existing policy that speaks to discouraging rezoning to facilitate subdivision within the Faulder water system and applying it at a watershed scale).

Consideration of a Watershed Resource Area (WRA) Zone to be applied to Crown land within the four designated community watersheds as a means of limiting uses which could negatively impact waterbodies in the watersheds may provide additional protection.

For reference purposes, annotated versions of Amendment Bylaw Nos. 2790.03 & 2800.18 are included at Attachment No. 3 & 4.

The majority of land that would be affected by the proposed OCP policies would be Crown, however, there are 200 privately held parcels within the boundaries of the four community watersheds, and only 28 parcels currently have subdivision potential (i.e., meet minimum parcel size, are outside of the Agricultural Land Reserve, and have dedicated road access).

In favour of this option is that it would address the intent of the Meadow Valley Aquifer Study and would be an appropriate direction considering the interconnectedness and wide-reaching extent of waterbodies within watersheds.

Conversely, the Board retains the option to restrict the scope of this project to the Meadow Valley Aquifer.

### Option 3: Abandon the Project

Under this scenario, amendment bylaws would be abandoned and work on this project would cease, thereby resulting in existing OCP policies and zoning regulations remaining unchanged.

As has previously been identified, the current OCP policies may not accurately reflect concerns regarding the availability of water within the Faulder community.

Abandoning the project would also fail to address any of the findings in the Meadow Valley Aquifer Study or the current policy direction in the OCP regarding the four (4) designated community watersheds.

Conversely, abandonment would free up existing staff resources to complete other on-going Board projects (e.g. ESDP Review, Subdivision Servicing Bylaw Review and RGS Review) and to potentially start new projects sooner (e.g. Vacation Rental Review, Housing Strategy, etc.).

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## Summary

Administration considers Option 2 to be an appropriate means of addressing the motion made at the P&D Committee of September 2, 2022 and is recommending that the amendment bylaws be initiated, as updated.

### Alternatives:


1. THAT the Electoral Area "F" Official Community Plan Amendment Bylaw No. 2790.03 and Okanagan Valley Zoning Amendment Bylaw No. 2800.18 proceed to 1<sup>st</sup> reading. (*Option 1*)
2. THAT the Faulder Zone Review be abandoned. (*Option 3*)

### Respectfully submitted:



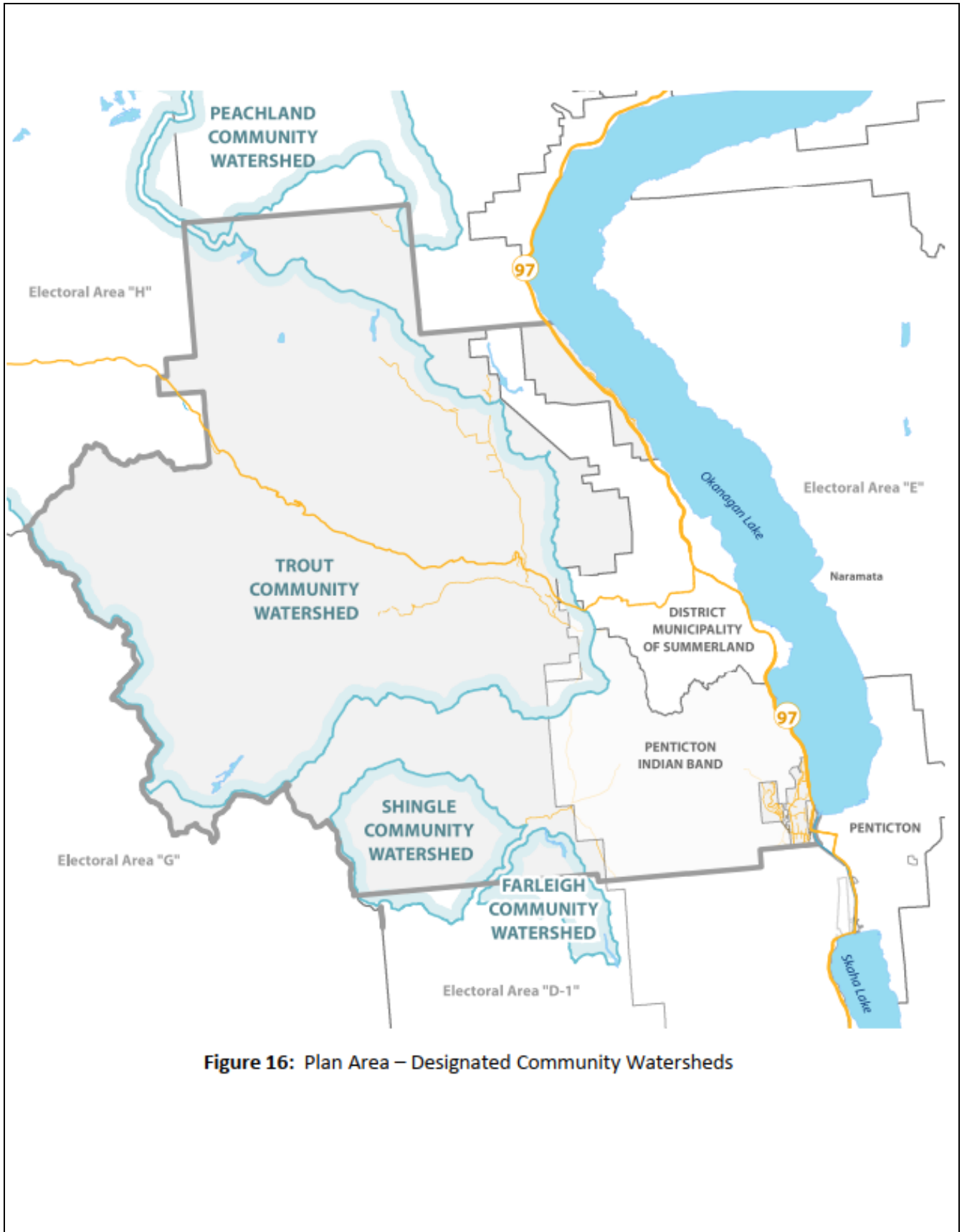
Shannon Duong, Planner II

### Endorsed



C. Garrish, Planning Manager

Attachments: No. 1 – Designated Community Watersheds (Electoral Area "F" OCP Figure 16)  
No. 2 – Development Proposals in Meadow Valley / Faulder Area (2014 – Present)  
No. 3 – Draft OCP Amendment Bylaw No. 2790.03 (Redlined version 2023-04-20)  
No. 4 – Draft Zoning Amendment Bylaw No. 2800.18 (Redlined version 2023-04-20)



**Figure 16: Plan Area – Designated Community Watersheds**

Attachment No. 2 – Development Proposals in Meadow Valley / Faulder Area (2014-present)

