



Regional Growth Strategy (RGS) Review

RGS Review

Regional Growth Strategy Bylaw

Regional Land Use Policies

Official Community Plan Bylaw

Electoral Area Land Use Policies

Zoning Bylaw

Detailed Land Use Regulations

Subdivision Servicing / Building Bylaw / DPs*

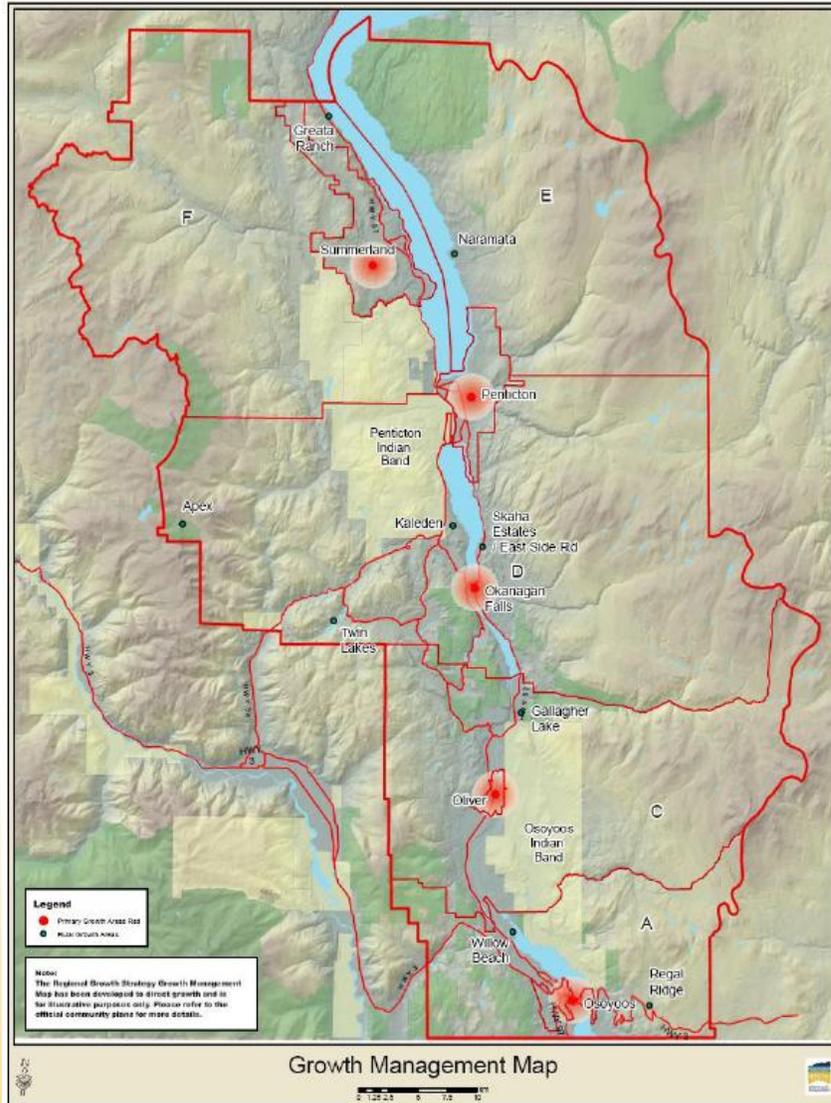
Infrastructure Requirements (water, sewer) & Building Code Compliance

Land Use
Bylaw
Hierarchy

RGS Review

- RGS participants include **Penticton, Summerland, Oliver, Osoyoos** and the **Regional District** (Okanagan Electoral Areas).
- The RGS provides a framework for coordinating the activities of local governments (i.e. joint regional commitments).
- Section 25 of the *Local Government Act*:
The purpose of an RGS is to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities and services, land and other resources.

RGS Review



- “Human Settlement & Land Use” Goal: *Direct development to serviced areas and strengthen the distinct identity of each South Okanagan community.*
- “Primary” & “Rural” Growth Areas.

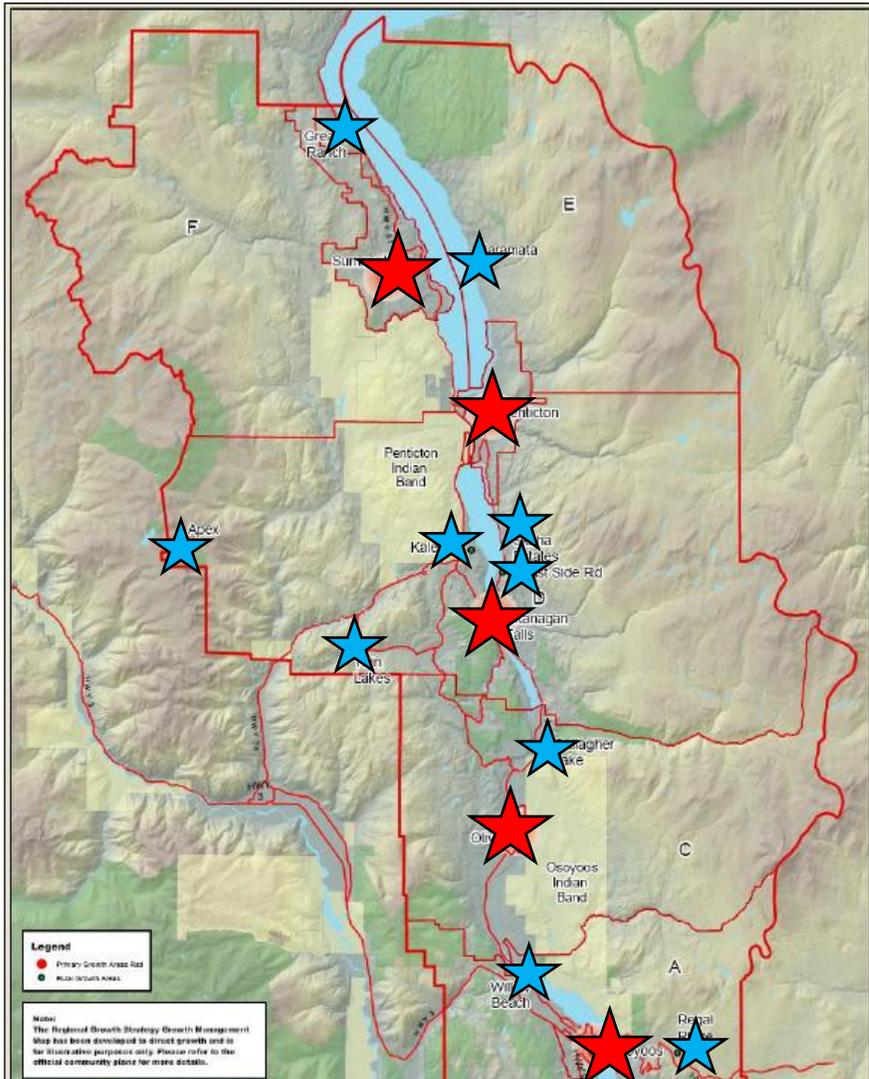
RGS Review

★ “Primary Growth Areas”:

- Penticton
- Summerland
- Oliver
- Osoyoos
- OK Falls

★ “Rural Growth Areas”:

- Naramata
- Kaleden
- Apex
- Gallagher Lake
- Twin Lakes
- Willow Beach
- Anarchist Mt.
- Skaha Estates
- Eastside Rd.
- Greata Ranch



RGS Review

AREA "D" EAST-SKAHA
VASEUX



OCP Bylaw No. 2603, 2013 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for convenience only and includes all Amendments to the text up to:
May 5, 2022



2013

- OK Falls
- Skaha Estates
- Eastside Rd

AREA "I" KALEDEN / APEX / TWIN
LAKES / ST. ANDREWS



OCP Bylaw No. 2683, 2016 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for convenience only and includes all amendments to the text up to:
May 5, 2022



2016

- Kaleden
- Apex
- Twin Lakes

AREA "F" OKANAGAN LAKE WEST
GREATER WEST BENCH



OCP Bylaw No. 2790, 2018 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for convenience only and includes all amendments to the text up to:
May 19, 2022



2018

- Greata Ranch*

AREA "A" OSOYOOS
RURAL



OCP Bylaw No. 2905, 2021 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for convenience only and includes all amendments to the text up to:
May 5, 2022

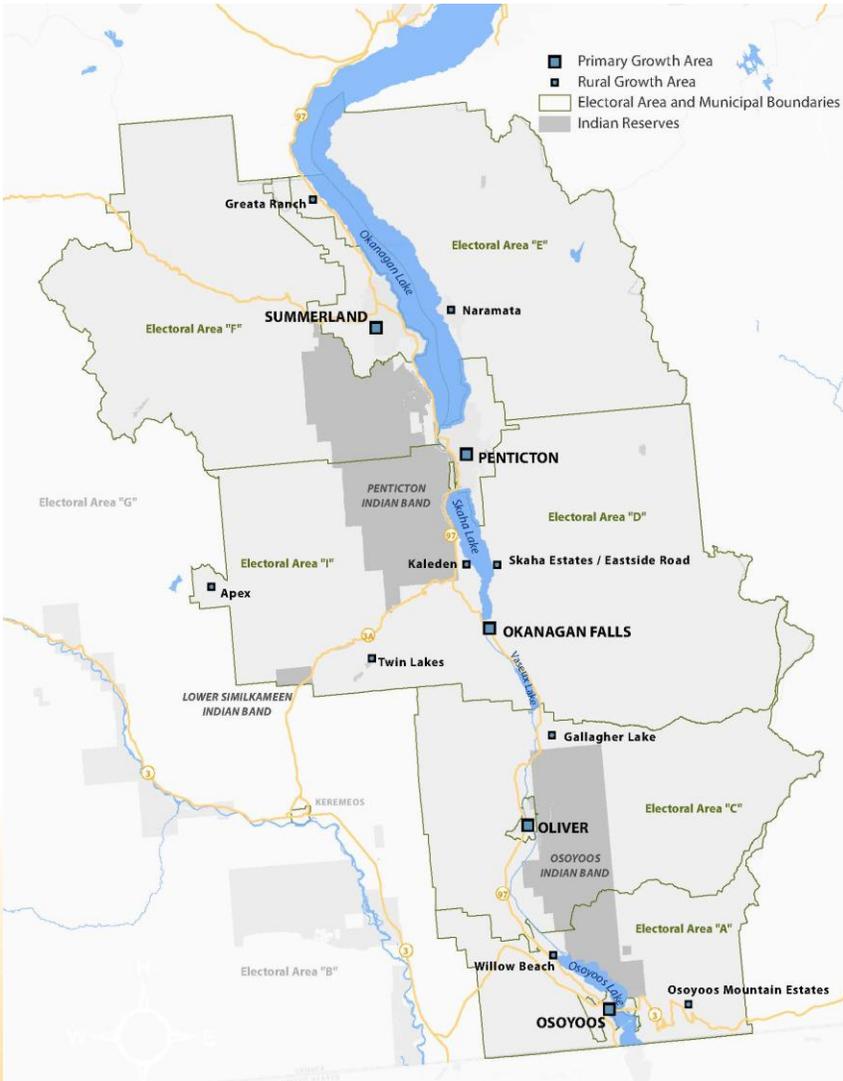


2021

- Willow Beach*
- Anarchist*

RGS Review

- Project originally to be focused on “Rural Growth Area” designation;
- Based on OCP Bylaw direction to review suitability of specific Rural Growth Areas:
 - Willow Beach;
 - Anarchist Mountain;
 - Greata Ranch.



RGS Review

- The need for new criteria to aid in the assessment of development outside of Growth Areas for consistency with the RGS was further identified;
- Instances where development outside of Growth areas was determined to be consistent with the RGS;
- Also an example where development in a Growth Area was considered to be inconsistent.

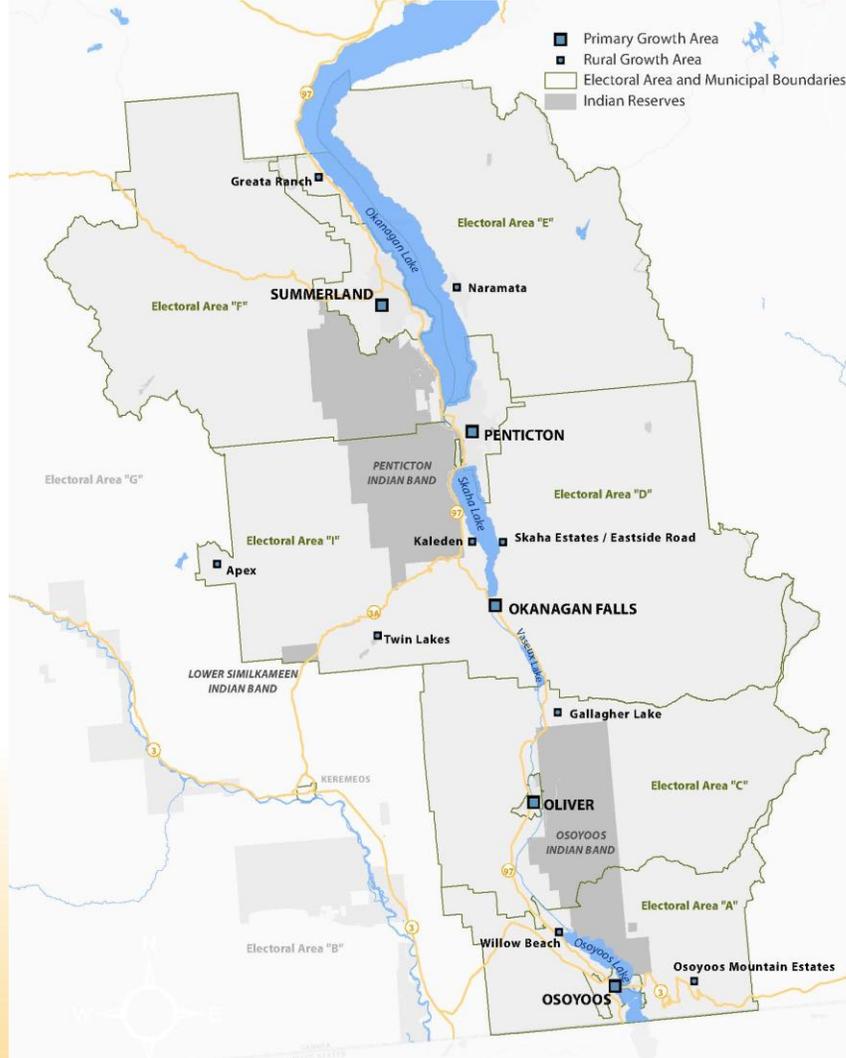


Revised Project Scope:

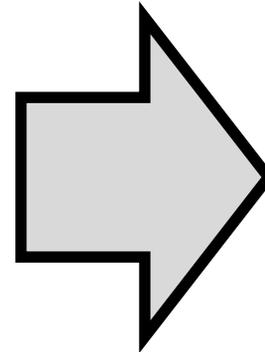
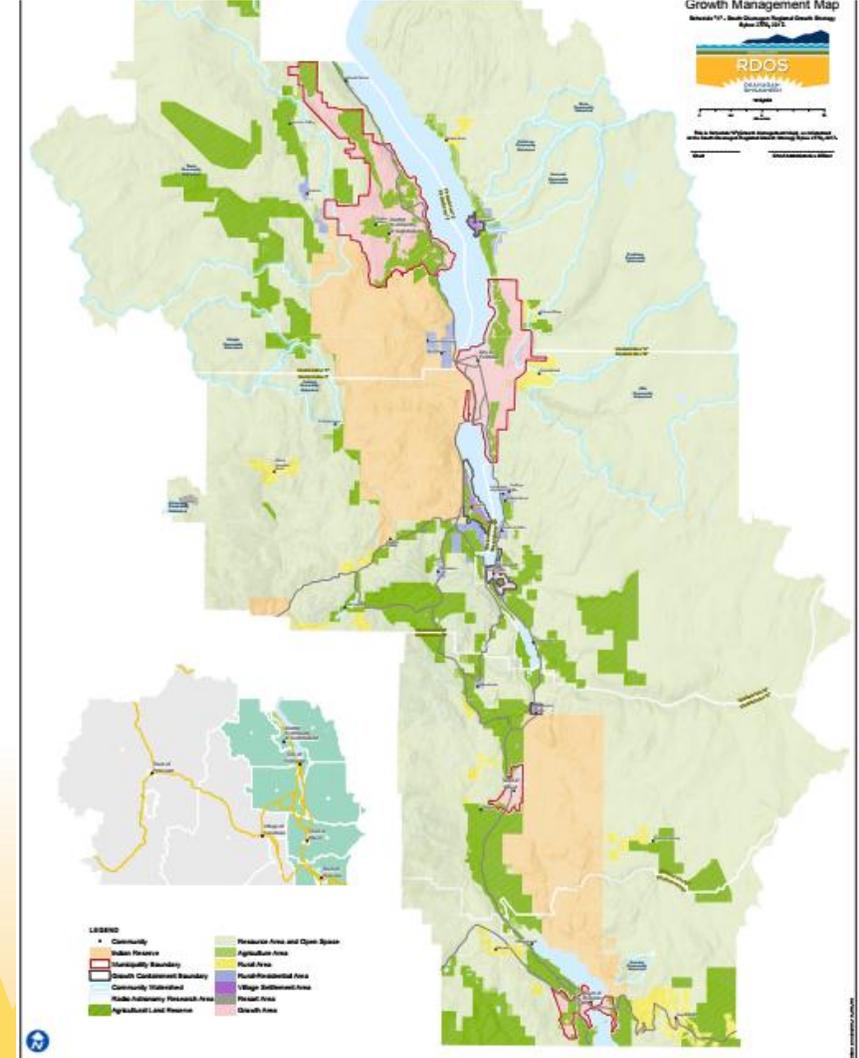
- “Major Amendment” to the RGS:
 - replace Settlement & Growth Area Maps;
 - introduce new Housing & Dev. Objectives and Policies;
 - update Energy Emissions and Climate Changes section;
 - incorporate 2021 Census data; and
 - incorporate 2021 Housing Needs Assessment Report.

RGS Review

Existing Growth Management Map



Proposed Growth Management Map

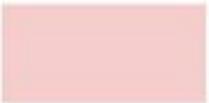
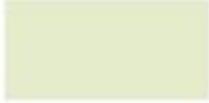


RGS Review

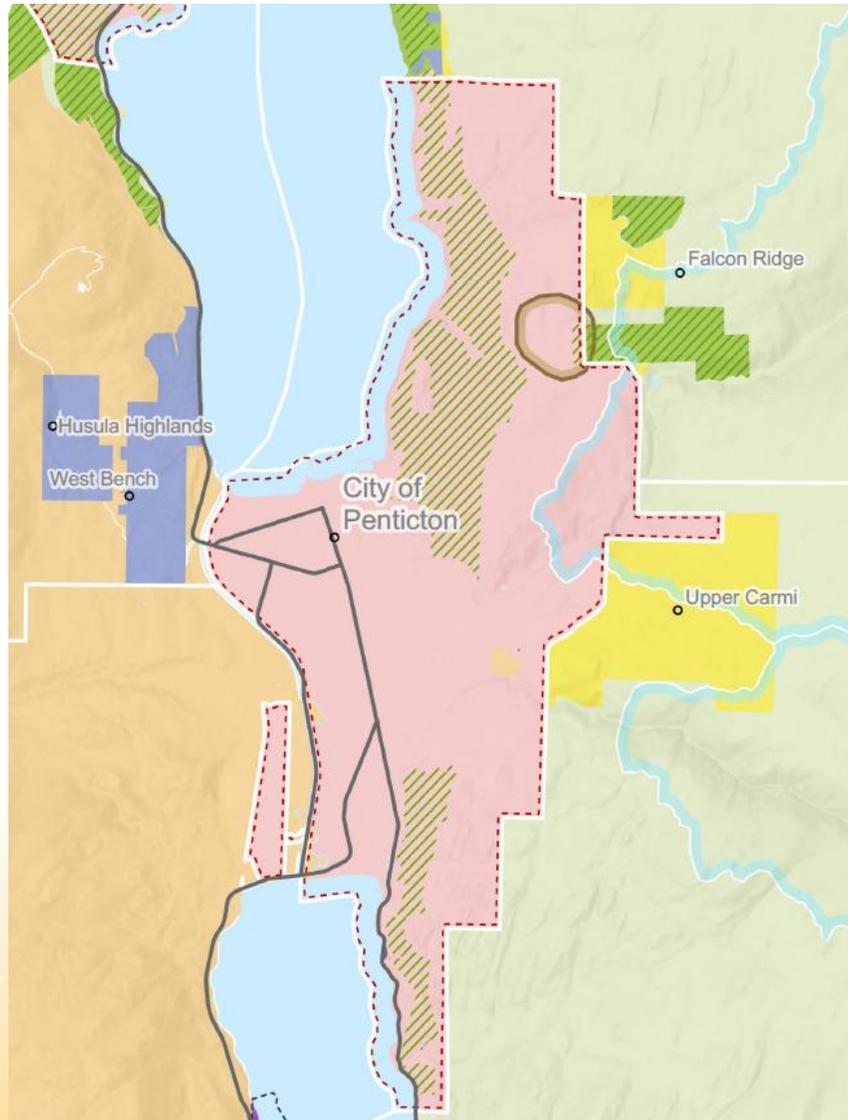
Replace this:

-  Primary Growth Area
-  Rural Growth Area

With this:

- | | | | |
|---|-------------------------|---|-------------------------------|
|  | Growth Area |  | Rural Area |
|  | Resort Area |  | Agriculture Area |
|  | Village Settlement Area |  | Resource Area and Open Space |
|  | Rural-Residential Area |  | Radio Astronomy Research Area |

RGS Review



GROWTH AREAS

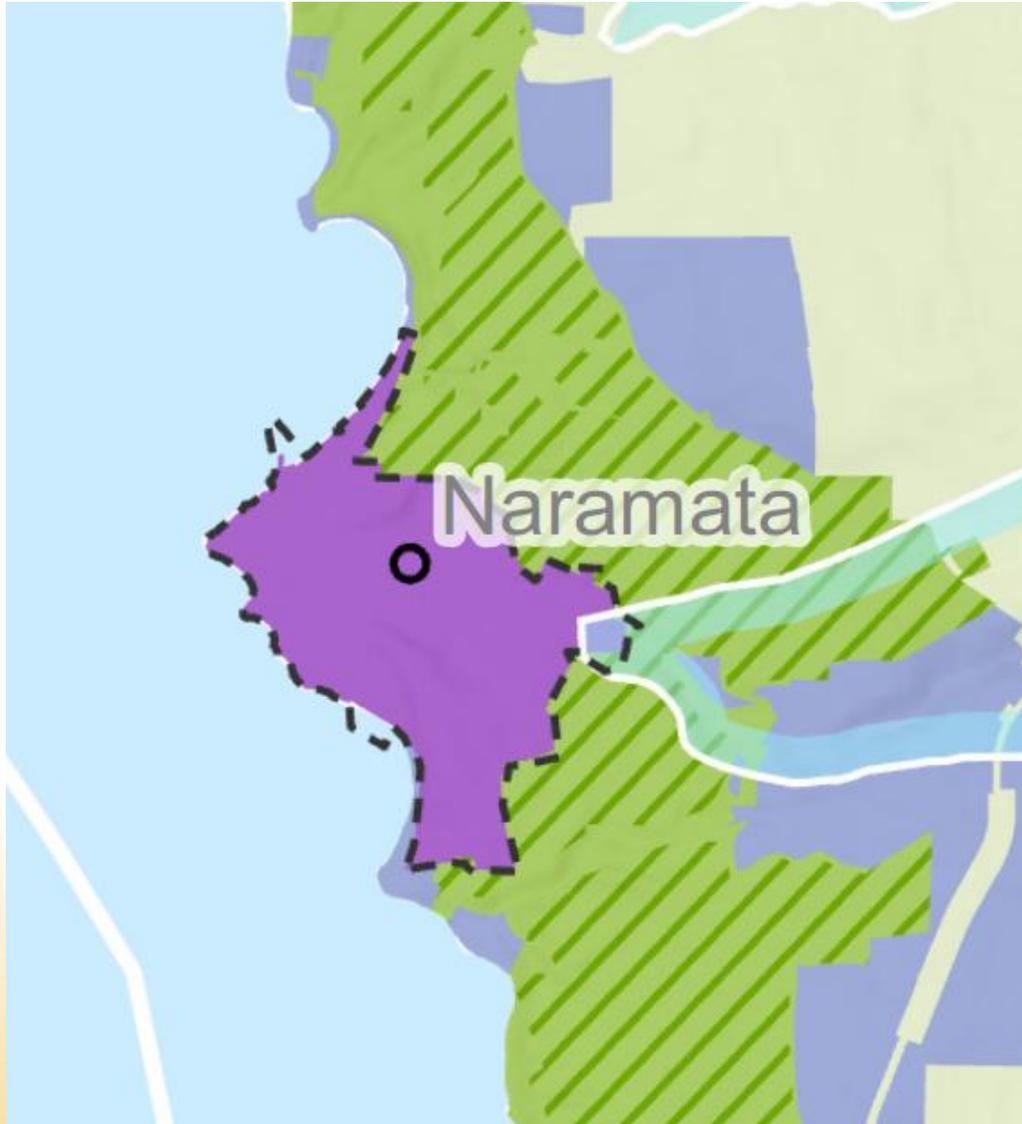
- Urban Centres;
- Direct 95% of future growth to Growth Areas;
- Full range of residential, commercial, institutional and industrial land uses;
- All necessary infrastructure, servicing and amenities provided.

RESORT AREA

- Resort based communities with established nearby recreation area
- Mix of commercial services, institutional uses, tourism accommodation and housing types
- Limited water and sewer servicing



RGS Review



VILLAGE SETTLEMENT AREA

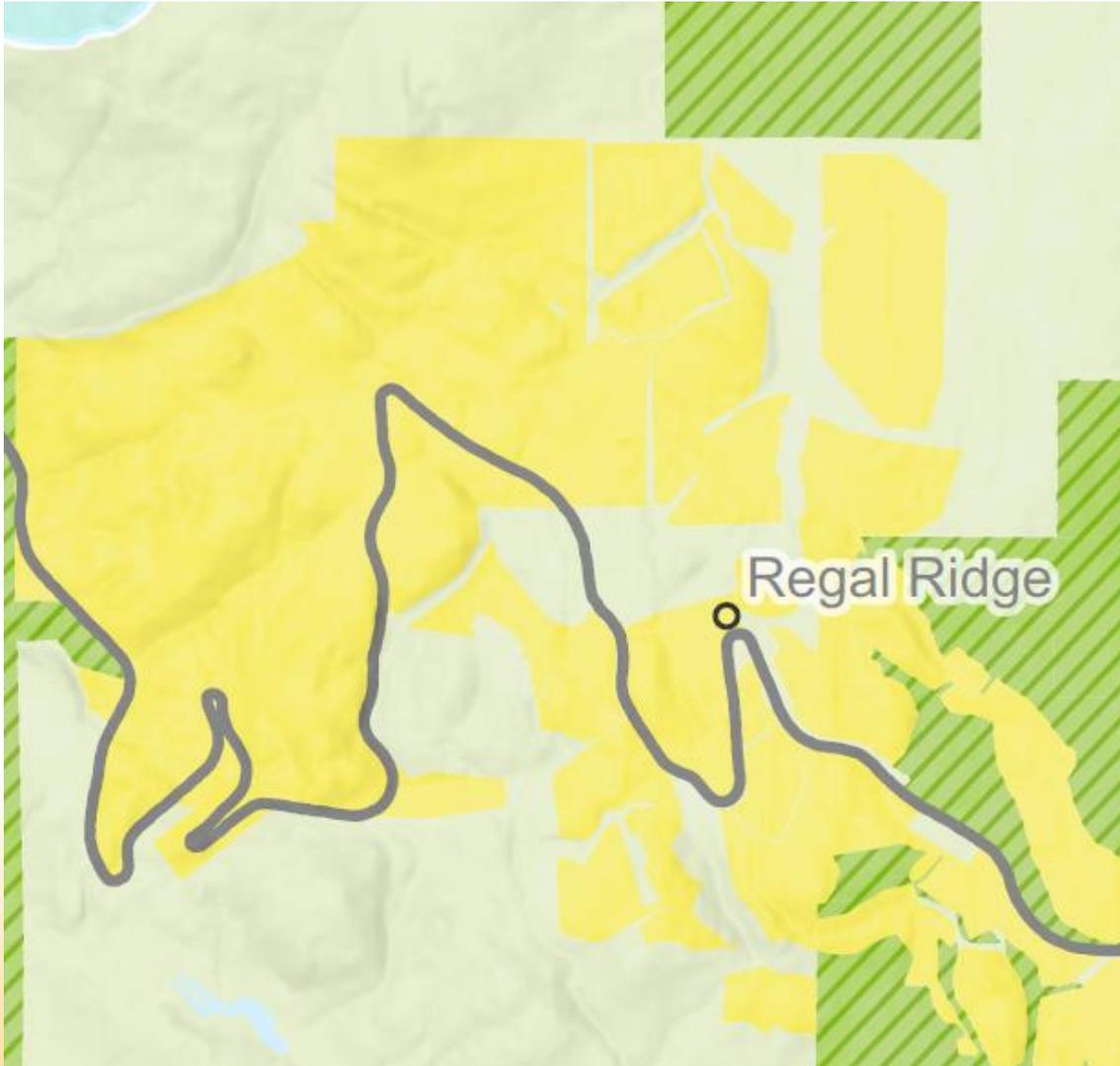
- Limited community water and/or community servicing
- Limited mix of commercial and institutional uses
- Generally low density housing
- Supports creation of new services to support a wider range of housing types

RURAL RESIDENTIAL AREA

- Relatively small parcel sizes (generally 1.0 ha or less)
- Serviced by community water and/or sewer
- Limit development to existing residential densities in areas with existing services



RGS Review



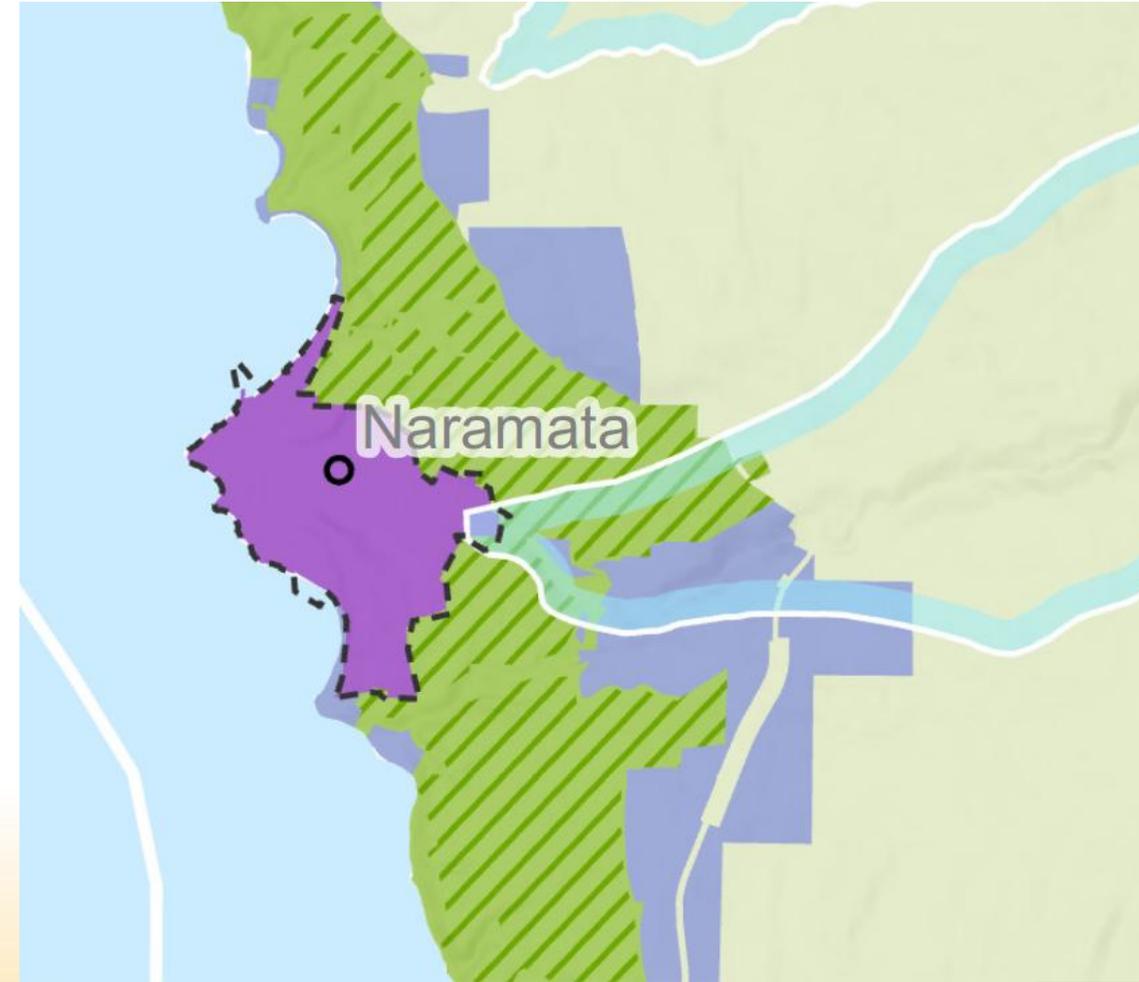
RURAL AREA

- Moderate parcel sizes (greater than 1.0 ha)
- On-site servicing
- Limited community servicing
- Rezoning of Rural Area land discouraged

RGS Review

AGRICULTURE AREA

- Agricultural Land Reserve (ALR) Land
- Land predominantly used for Agriculture
- Protect the agricultural land base

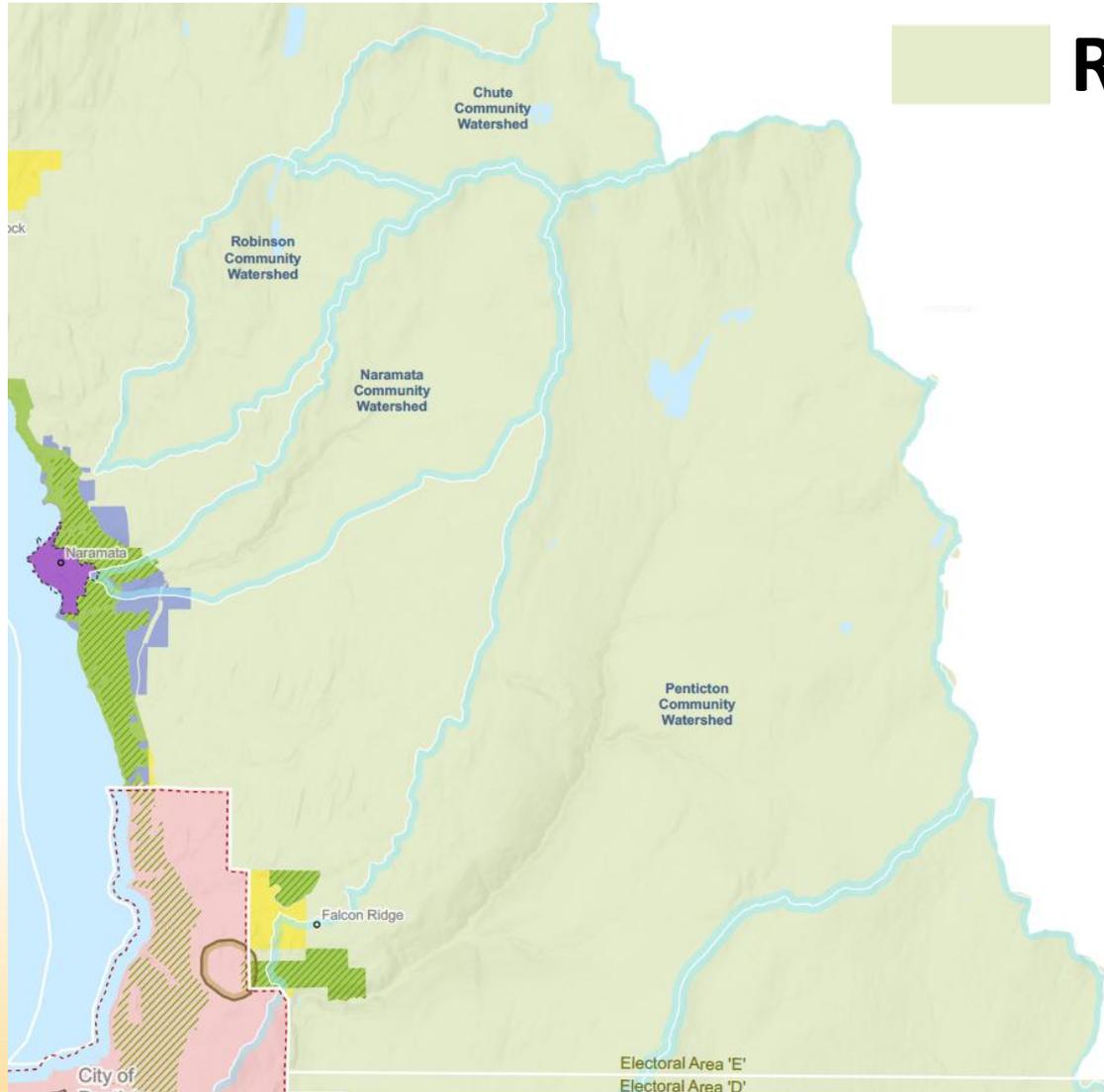


 Agricultural Land Reserve

RGS Review

RESOURCE AREA & OPEN SPACE AREAS

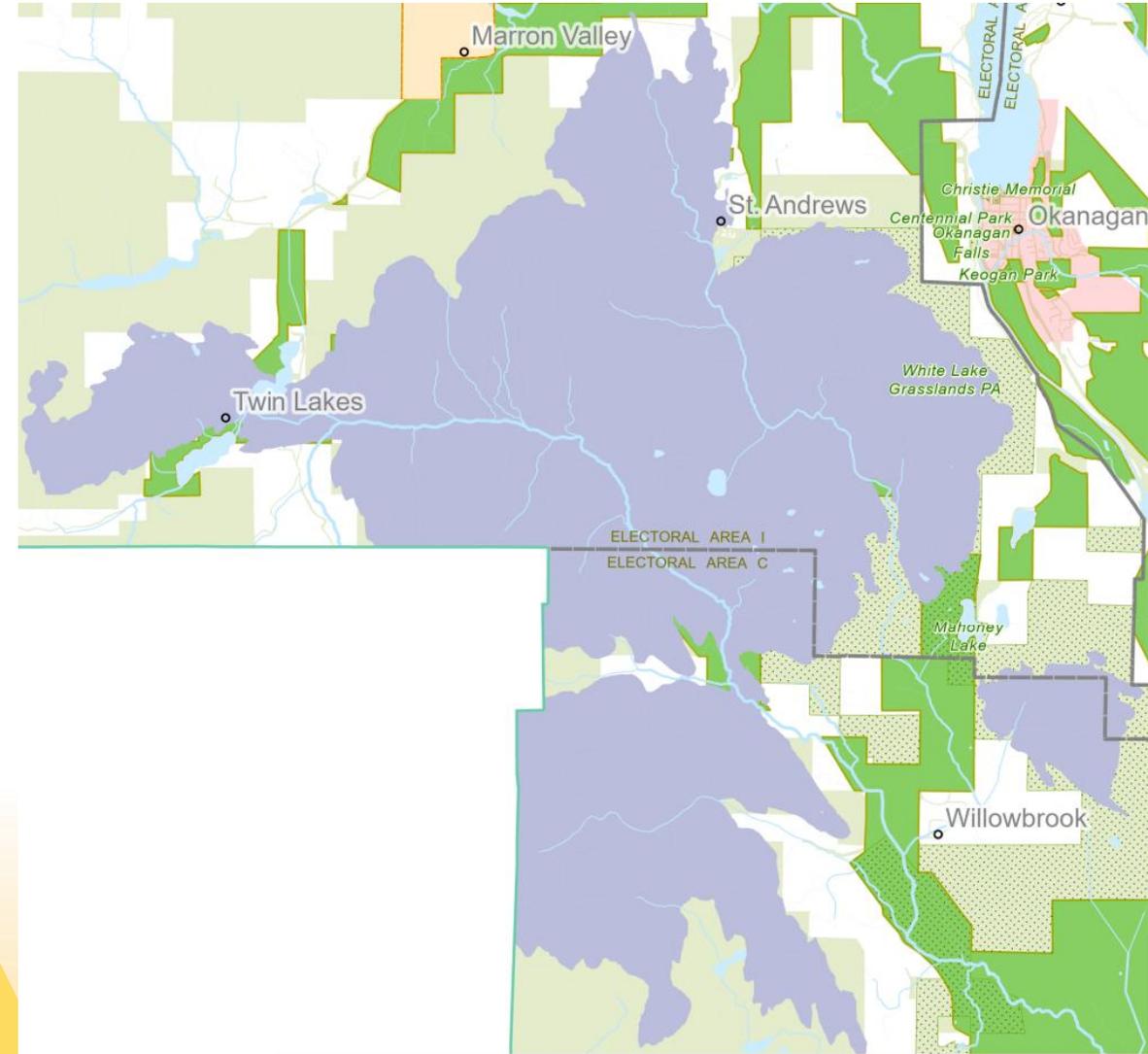
- Crown Land
- Community Watersheds
- Provincial Parks & Protected Areas
- Environmentally sensitive habitat
- Land preserved for extensive uses
- Land is to remain un-serviced



RGS Review

Radio Astronomy Research Area

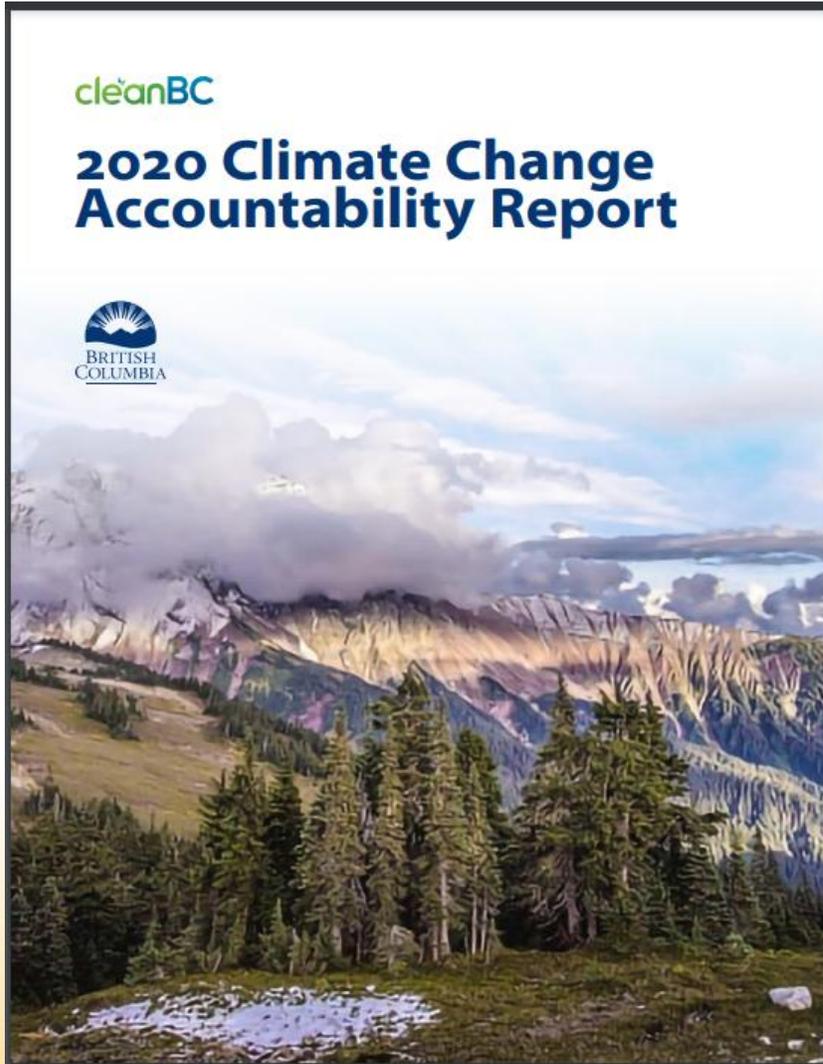
- New layer related to the Radio Interference Area (RFI) associated with Dominion Radio Astrophysical Observatory (DRAO);
- Proposing that land use changes within the RFI Area require a major amendment to the RGS Bylaw (14 member vote on RDOS Board).



RGS Review

Climate Change Mitigation & Adaptation:

- Updated to reflect requirements of the *Climate Change Accountability Act*:
 - 40% below 2007 levels by 2030;
 - 60% by 2040; and
 - 80% by 2050.

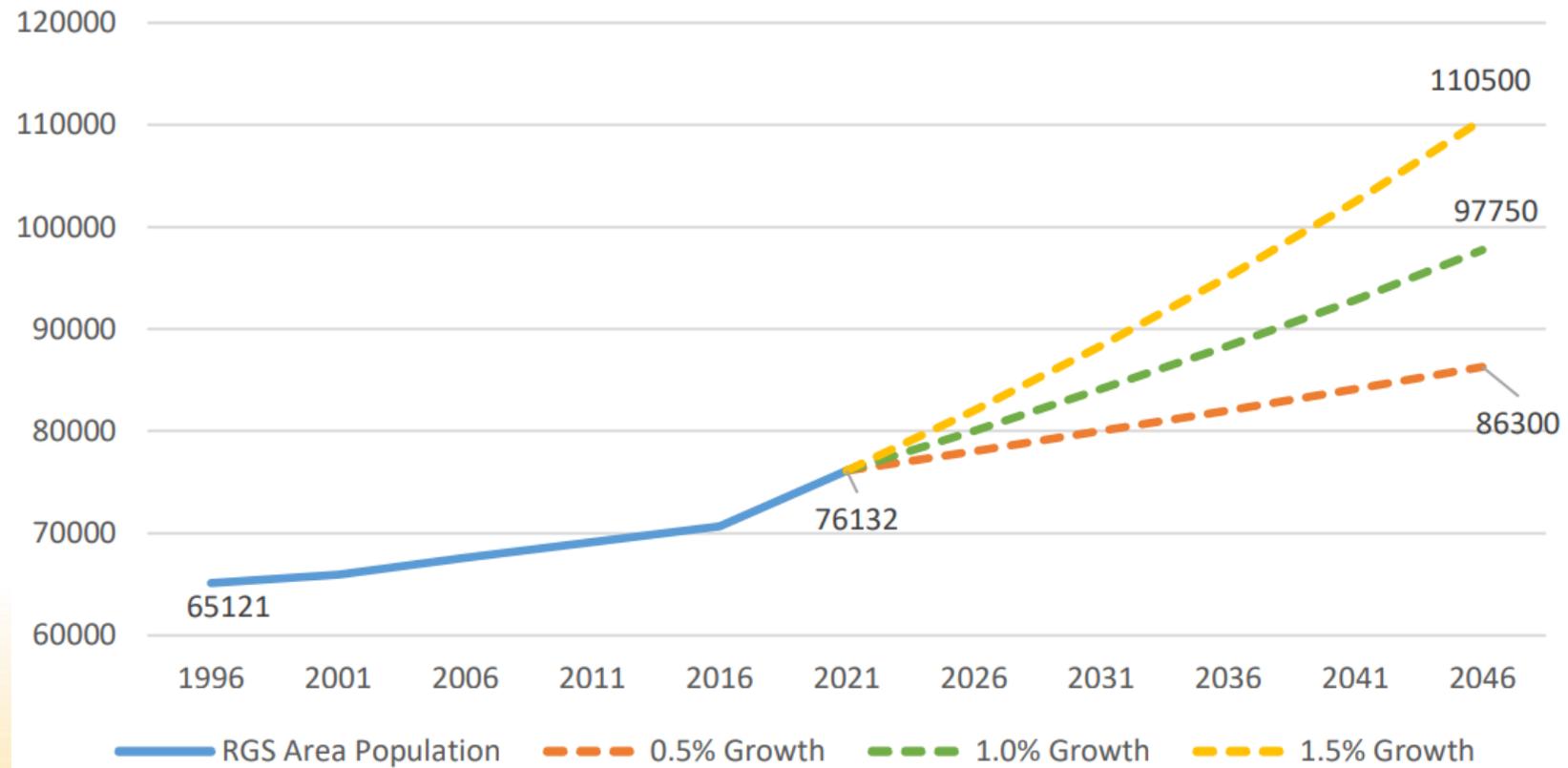


RGS Review

Population and Demographics

- Redrafted with new wording and figures to incorporate new Census data.

RGS Area Population Estimates and Projections



RGS Review

Public Engagement – Fall of 2022:

- Presentation to the Councils of Penticton, Summerland, Oliver and Osoyoos;
- Referral to external agencies and first nations as required under the *Local Government Act*;
- 6 public meetings throughout the South Okanagan;
- Presented feedback to Technical Advisory Committee; and
- Reviewed feedback and proposed revisions to draft bylaws.

RGS Review

RDOS Board Consideration:

- Summary of Public Engagement presented at P&D Committee (April 20, 2023).
- Administrative Recommendation; “Amendment Bylaw No. 2770.02 be brought forward for consideration of first reading”.
- Board Resolution; “That this matter be referred to the APC’s” (e.g. Electoral Areas “C”, “D”, “E”, “F” & “I” APCs).

RGS Review

Questions for Consideration:

- What is the purpose and long-term intent of the “Rural Growth Area” designation?
- Should the RGS Growth Areas Map be left “imprecise”?
- Is the “Village Settlement Area” designation an appropriate alternative for Naramata?
- Should the Climate Action objectives of the RGS be reviewed separately?

Asset Management BC:

- *In smaller communities with relatively low rural densities, rural-type levels of service make sense (e.g. individual wells and septic tanks, gravel roads) ... In larger, more dense communities, urban-type levels of service make sense (e.g. community water and sanitary systems, paved roads with sidewalks) because higher density urban areas are more likely to have the economies of scale required to sustain these levels of service.*

RGS Review

Sewer dispute halts development in Heritage Hills

JOE FRIES Aug 13, 2022



An aerial view of Heritage Hills south of Penticton is shown in this photo attached to a real estate listing for an existing home in the community. Building permits are no longer being issued for new homes there due to issues with the privately owned sewer system. Realtor.ca/Special to The Herald

[The operator] *suggested the cost of building a new septic field as required by the ministry would be in the range of \$700,000 to \$1 million, but doesn't see the need to spend the money ...*

Approx. \$10,000 per parcel

Most Popular

Articles

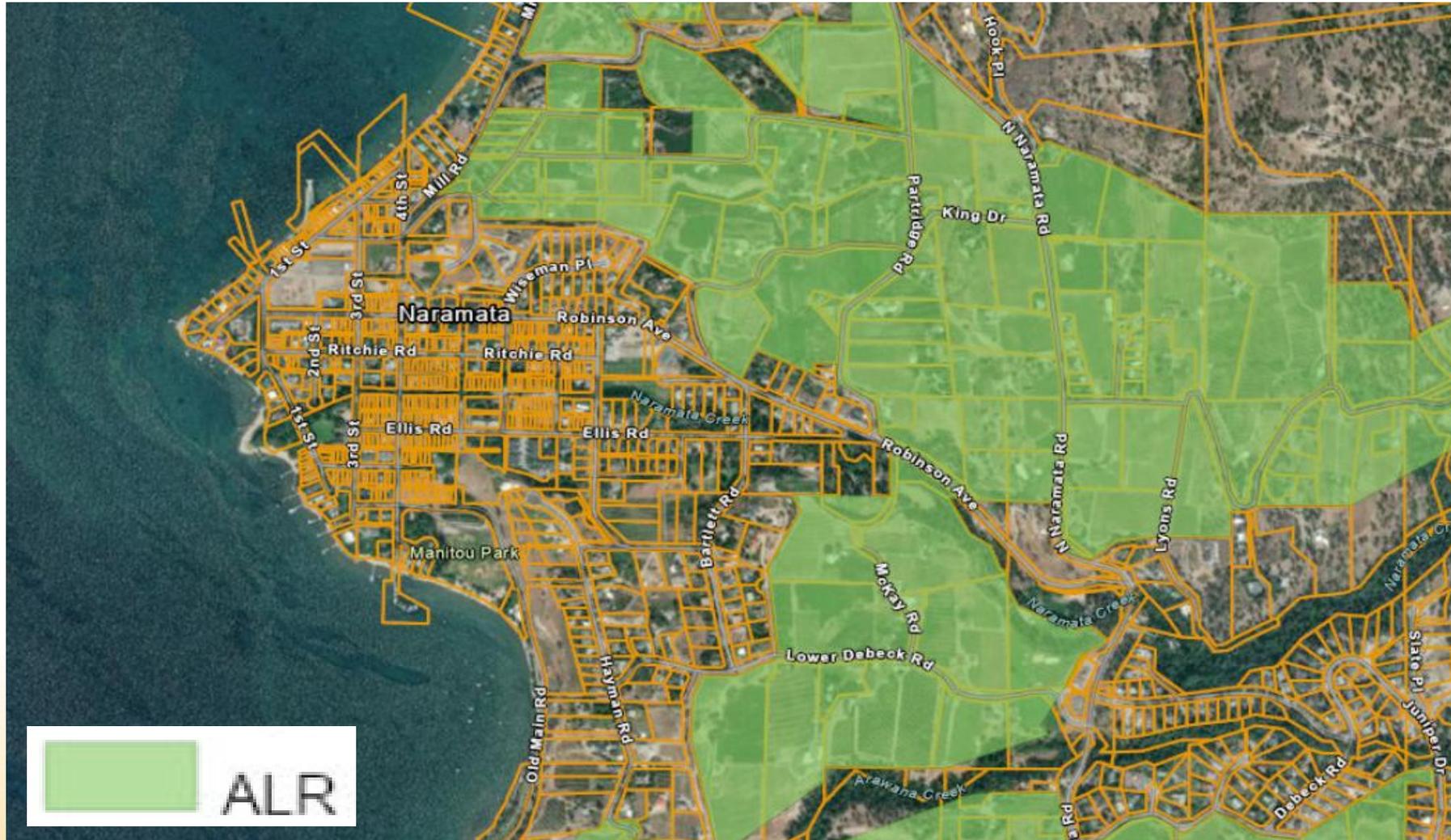
- City reaches an agre Market
- Penticton family will Canada
- JW event moves to H
- Osoyoos cancels its
- Family receives one.

RGS Review

RGS Designation: “imprecise” vs “precise”

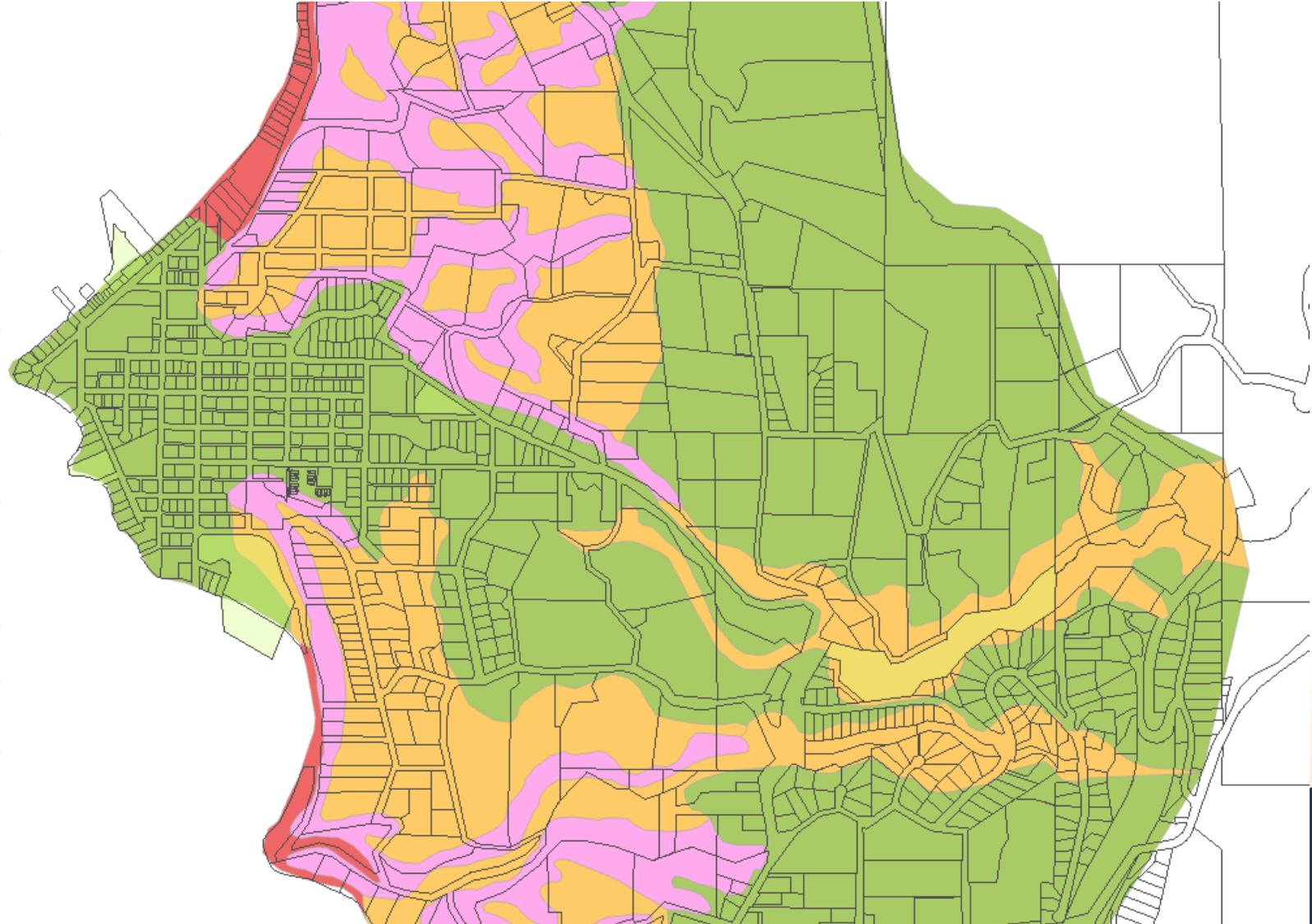


RGS Review



RGS Review

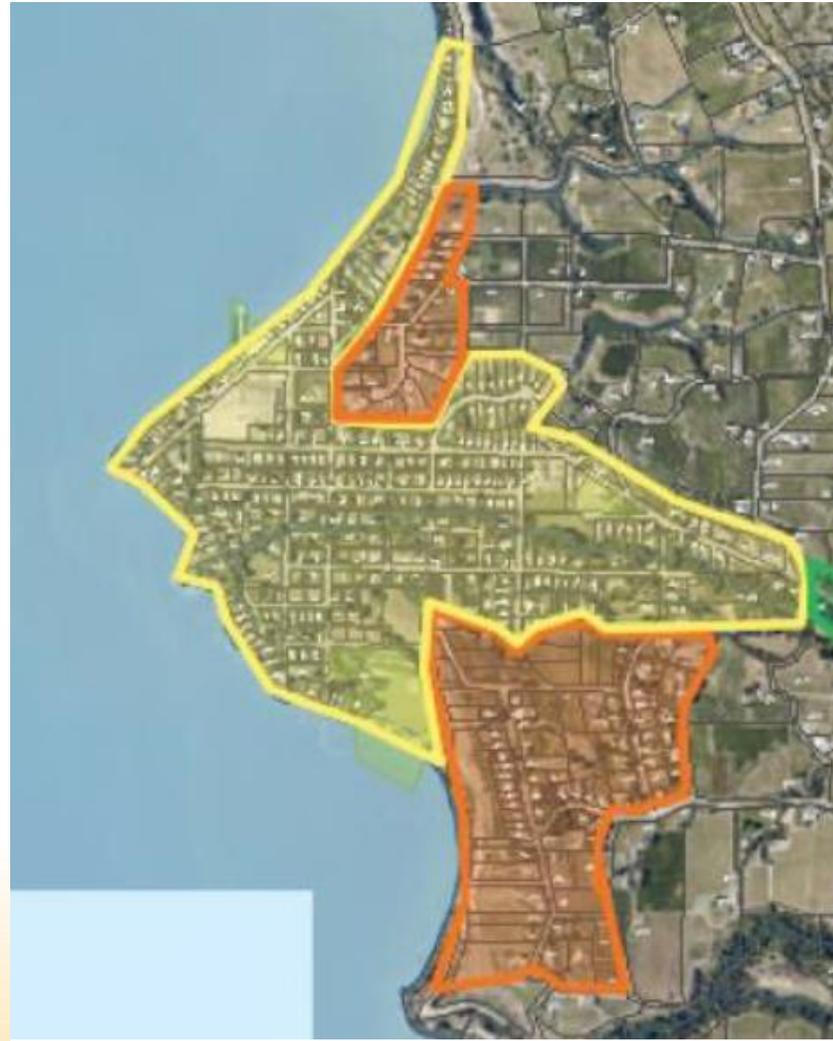
-  Hazard of land receiving slide or slump materials from above
-  Hazard of materials sliding or slumping
-  Hazard of slumps and slides. Site specific engineering investigations recommended where high density development is anticipated.
-  Low to moderate hazard, see report for detailed description
-  Limited or no hazard of slumps and slides. No development problems anticipated



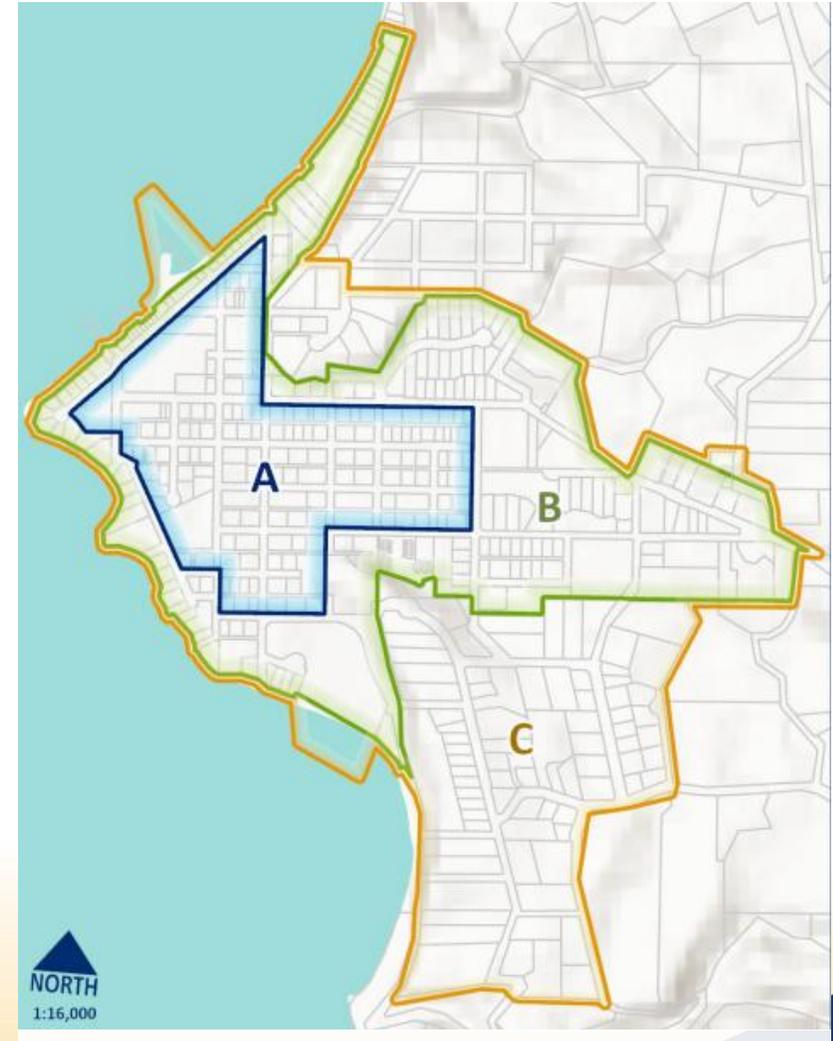
RGS Review



Village Centre (OCP)



Phase 1 Study Area (LWMP)



“Rural Growth Area”
(Draft OCP)

RGS Review



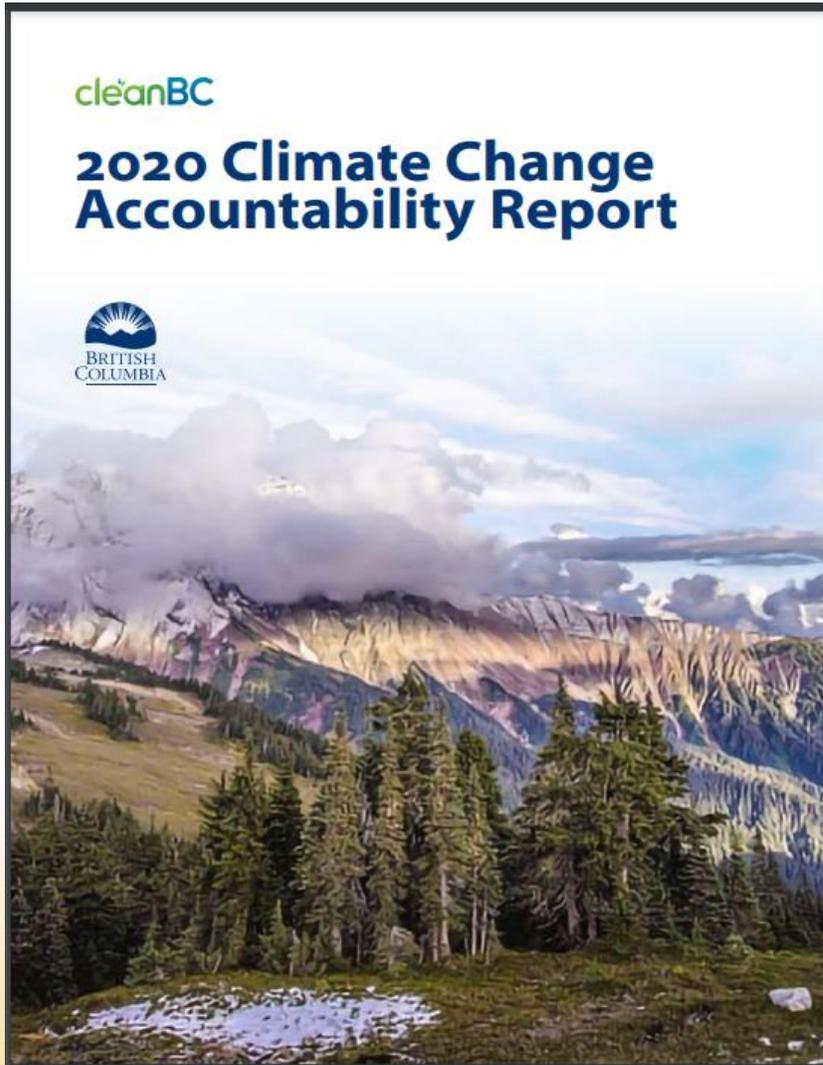
“Village Settlement Area” Designation:

- Supports vision for the Village as “a vibrant place with a diversity of families that supports year-round businesses ...”
- Supports investment in infrastructure to serve village area (e.g. water & sewer)

RGS Review

Climate Action:

- RGS Review was initiated in 2020 and was to have been completed by 2021-22.
- Revision of the Climate Action policies will add further delay to the project.
- It is being recommended that this be considered as part of next “5-year Review” of the RGS (in 2025).



RGS Review

Administrative recommendation:

THAT the APC recommends to the RDOS Board of Directors that the RGS Amendment Bylaw No. 2770.02 be supported.

APC Options:

1. Amendment Bylaw is supported;
2. Amendment Bylaw is supported, subject to the following:
 - i) *TBD*
3. Amendment Bylaw is not supported.