

HOUSING AND DEVELOPMENT

Goal 1: *Focus development in designated Growth Areas.*

The South Okanagan is composed of diverse and distinct settlement areas, that range in size, type (i.e., urban to rural), and predominant uses (e.g., resort residential to low-density rural residential).

As a guiding principle, land use decisions should take into account the broader values and needs of south Okanagan residents and the surrounding environment. The Regional Growth Strategy (RGS) recognizes that each community's land use decisions can have long-term consequences on social health, ecosystem function, and the local economy.

Compact urban development and the protection of the integrity of rural areas, including agricultural and ecologically sensitive lands, is one of the chief means of supporting economic, ecological and community health. It is also a way to enhance servicing efficiency. That is why the RGS directs development to settlement areas where services are located. The Growth Management Map (Schedule 'B') identifies designated "Growth Areas" where future growth should primarily be directed. The purpose of the Growth Management Map and corresponding policy statements is to guide land use and community planning processes by outlining the long-term vision for growth within the South Okanagan Region both within and outside of the "Growth Areas".

"Growth Areas" comprise the incorporated municipalities of Penticton, Summerland, Oliver and Osoyoos as well as Okanagan Falls as these are the communities that have been identified as having the necessary services, infrastructure and amenities in place to accommodate future growth. The *2020 Housing Needs Assessment* (March 2021) identified that housing needs are most significant in the region's larger population centres which includes the aforementioned incorporated municipalities. The Assessment provided a summary of current and future housing needs for the Regional District of Okanagan-Similkameen (RDOS) and it is anticipated that these will be incorporated into the applicable Official Community Plan bylaws.

Prior to the adoption of the RGS in 2010, approximately 89% of residential growth in the South Okanagan between 2001 and 2011 occurred within incorporated municipalities. Following the adoption of the RGS, this figure declined to 85.9% between 2011 and 2021, which is partially attributable to the development of historic zoning adopted by the Regional District Board in previous decades. An objective of the RGS is to see the proportion of new residential growth occurring within "Growth Areas" be 95% by 2031, which will be measured by tracking population growth in the municipalities and Electoral Areas based on federal census data.

Outside of the designated "Growth Areas" are a number of other land use designations shown on the Growth Management Map that include:

- Village Settlement Areas
- Resort Areas
- Rural-Residential Areas
- Agriculture Areas
- Resource Area & Open Space Areas
- Radio Astronomy Research Area

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- Rural Areas

Future development and provisioning of community infrastructure (e.g. water and sewer) may be limited in these areas but some resource, industrial, public and commercial uses may be considered appropriate. A description of all these land use designations is included below.

GROWTH AREAS

Growth Areas are urban centres identified for existing and future urban growth and contain a full range of commercial, institutional, and industrial land uses and all of the necessary infrastructure services and amenities to accommodate sustainable future growth.

Currently designated Growth Areas include the City of Penticton, District of Summerland, Town of Oliver, Town of Osoyoos and the unincorporated community of Okanagan Falls.

Objective

1-A That Growth Areas function as the economic and social hubs of the South Okanagan.

Supporting Policies

- 1A-1** Seek to achieve 95% of residential growth within designated Growth Areas between 2021 and 2031.
- 1A-2** Provide services, amenities and infrastructure within Growth Areas to allow for the majority of urban growth – residential, commercial, institutional and industrial – to be accommodated in these locations.
- 1A-3** Establish growth containment boundaries for Penticton, Summerland, Oliver, Osoyoos and Okanagan Falls in each respective community's Official Community Plan Bylaw.
- 1A-4** The re-development of lands in an electoral area that are adjacent to or nearby an incorporated municipality are not supported.
- 1A-5** Consider municipal boundary extensions a regional issue requiring the support of participating members at the Regional District Board.

VILLAGE SETTLEMENT AREAS

Village Settlement Areas are generally historic communities that were established to serve as the local hub for surrounding agricultural land development in the early 20th Century, but were never incorporated. There are currently three Village Settlement Areas which include Naramata, Kaleden and Gallagher Lake.

These areas have retained a village-like character and offer a very limited mix of commercial and institutional uses, with generally low-density housing options. Gallagher Lake differs from the other Village Settlement Areas in that it emerged in the mid-20th Century to cater to post-war car culture and highway-based tourism.

The level of servicing in a Village Settlement Area is varied but generally includes a limited community water service and, in the case of Gallagher Lake, a limited community sewer service (a “limited service” is one that has not yet been extended to the whole community).

In future, new services can be created or extended within a Village Settlement Area, such as a community sewer system, to support a range of housing types such as duplexes and possibly small-scale townhouse and apartment developments. Such services, however, should not be extended beyond the growth containment boundary of a Village Settlement Area.

Objective

1-B To maintain the small-town character of Village Settlement Areas through the focused provision of limited housing, services, and amenities.

Supporting Policies

1B-1 Supports development and the establishment of higher densities in Village Settlement Areas subject to servicing requirements.

1B-2 Establish growth containment boundaries for Naramata, Kaleden and Gallagher Lake in each respective community’s Official Community Plan Bylaw to protect surrounding landscapes from rural-sprawl and fragmentation.

1B-3 The expansion of Village Settlement Areas beyond existing boundaries established in the respective Official Community Plans is generally not supported.

1B-4 Support the provision of community services, such as water, sewer and fire protection to lands designated as Village Settlement Area.

1B-5 The extension of water services to lands outside of Village Settlement Areas that are designated Agricultural Land Reserve (ALR) is supported provided the water service is to be used for agricultural purposes.

1B-6 Maintain existing primary school facilities within Village Settlement Areas as essential parts of a community.

1B-7 Industrial development is discouraged in Village Settlement Areas and should be directed to designated Growth Areas or the Osoyoos Indian Band’s Senkulmen Business Park.

1B-8 Provide small-scale commercial opportunities within Village Settlement Areas.

RESORT AREAS

Resort Areas are small resort-based communities offering a mix of commercial services, institutional uses, tourism accommodations, and a mix of low, medium and high-density housing. Such communities have generally been settled as a result of a nearby recreation area and are serviced with water and sewer systems.

Apex Mountain Resort is currently the only designated Resort Area in the Regional Growth Strategy. While the Town of Osoyoos is considered a “Resort Municipality”, it is currently

designated as a “Growth Area” in this bylaw.

Objective

- 1-C To support the development of the Apex Mountain Resort as a year-round resort destination.**

Supporting Policies

- 1C-1** Supports the development of a new Master Development Agreement between Apex Mountain Resort and provincial government to allow for future ski area and resort expansion.
- 1C-2** Supports Apex Mountain Resort collaborating with the Penticton Indian Band regarding any proposed expansion of the resort.
- 1C-3** Supports the provision of community services, such as water, sewer and fire protection to all lands designated Resort Area under this Bylaw.
- 1C-4** In accordance with the requirements of s. 452(2) of the *Local Government Act*, during a 5-year review of this bylaw, consideration will be given to the application of the Resort Area designation to new sites subject to approval of a resort master plan by the Provincial Government in accordance with its British Columbia Resort Strategy and Action Plan.

RURAL-RESIDENTIAL AREAS

The Rural-Residential designation has primarily been applied to lands that have previously been subdivided into relatively small parcels outside of a municipality or townsite area and that are serviced with community water and/or sewer.

Examples of Rural-Residential areas include Willow Beach, Willowbrook, Heritage Hills, Skaha Estates, Faulder, West Bench, Greata Ranch, Twin Lakes and St. Andrews. The predominant form of housing in these communities is single detached dwellings but other forms of housing can occur under existing zoning and subject to servicing requirements being met.

Lands designated as Rural-Residential may be capable of accommodating a modest amount of future rural-residential growth, subject to the provision of community water and sewer, and absence of other constraining factors such as water availability at Twin Lakes and Faulder or radio frequency interference at St Andrews, without being inconsistent with this bylaw. They are not, however, intended to become Growth, Village Settlement or Resort Areas.

Objective

- 1-D To maintain rural-residential areas by limiting development to existing residential densities in areas with existing services.**

Supporting Policies

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- 1D-1** The Rural Residential Area designation is not to be used as a justification for the provision of new water and/or sewer infrastructure to lands so designated.
- 1D-2** The designation of new lands as a Rural-Residential Area shall generally occur only as an outcome of a 5-year review of this bylaw and undertaken in accordance with the requirements of s. 452(2) of the *Local Government Act*.
- 1D-3** That applicable official community plan bylaws be reviewed and updated to include land use objectives, policies and designations to protect lands designated Rural-Residential Areas under this bylaw.
- 1D-4** Proposals seeking to rezone lands designated as Rural-Residential Area will be deemed consistent with this bylaw if:
- i) the proposal is consistent with the land use designation of the area under the applicable Official Community Plan (OCP) Bylaw;
 - ii) the number of units or established density of an area is not significantly increased; and
 - iii) no additional water and/or sewer infrastructure is required to be installed and/or upgraded to facilitate the development.

RURAL AREAS

Rural Areas are characterized by moderately sized parcels (e.g. between 1.0 ha and 8.0 ha in area) that are provided with on-site services (e.g. groundwater well and septic), generally comprise a single principal dwelling and are characterized by a landscape of forest, grassland or agricultural usage. Community services are limited to solid waste collection and fire protection, but these may not be available in all instances.

Examples of Rural Areas include Regal Ridge, Kilpoola, Vaseux Lake, Upper Carmi, Falcon Ridge, Prairie Valley, Meadow Valley, Farleigh Lake and Green Mountain Road.

Lands designated as Rural are generally not suitable for increased residential redevelopment.

Objective

1-E To preserve the rural character of lands designated as Rural Areas.

Supporting Policies

- 1E-1** Lands designated Rural Area are to remain un-serviced (e.g. community water or sewer services are not to be extended to such lands).
- 1E-2** Discourage the rezoning of lands designated Rural Area to avoid rural-sprawl and the extension of community services.
- 1E-3** Discourage development of lands designated Rural Area beyond densities established in the respective Official Community Plan Bylaws.

AGRICULTURAL AREAS

Agriculture Area means lands predominantly used for agriculture and lands identified as part of the Agricultural Land Reserve (ALR), including non-farm uses approved by the Agricultural Land Commission (ALC) in accordance with the *Agricultural Land Commission Act* and *Agricultural Land Commission Use Regulation*.

Approximately 13.37% of the land base in the South Okanagan is within the Agricultural Land Reserve.

Objective

1-F To protect the agricultural land base.

Supporting Policies

- 1F-1** Lands designated as Agricultural Land Reserve (ALR) under the *Agricultural Land Commission Act* should not be included within a growth containment boundary.
- 1F-2** The extension of water services to lands designated Agricultural Land Reserve is supported only when the water service is to be used for agricultural purposes.
- 1F-3** Despite 1F-2, the provision of water to residential parcels along a serviced line in the ALR is supported provided Official Community Plan policies and zoning regulations are in place to prevent further subdivision or an increase in permitted residential densities.
- 1F-4** The extension of sewer services to lands designated Agricultural Land Reserve is not supported.
- 1F-5** Municipal boundary extensions should not include lands designated as Agricultural Land Reserve.
- 1F-6** The subdivision of lands designated as Agricultural Land Reserve is generally discouraged.
- 1F-7** Supports a review of minimum parcel size requirements for subdivision in agricultural zones as a regional project to determine if larger parcels sizes are necessary to protect the agricultural land base and uses.
- 1F-8** Supports the development of a Regional Agriculture Strategy for the South Okanagan as a regional project.
- 1F-9** Support value-added agricultural activities that improve farm economic viability, including agri-tourism activities and accommodations.
- 1F-10** Support efforts to minimize conflicts between farm and non-farm uses through edge planning.

RESOURCE AREA & OPEN SPACE AREAS

Approximately 82.3% of the land base in the South Okanagan is comprised of Crown land that is not only a major source of timber but also comprises various Community Watersheds, Provincial Parks and Protected Areas, environmentally sensitive habitat, ranching and grazing land, natural resource extraction, independent power production and recreation opportunities.

Some Resource Area lands are also privately held and can comprise large parcels, sometimes in the form of District Lots and occasionally without direct access to a publicly dedicated road.

Objective

1-G To retain Resource Area and Open Space Areas for extensive uses requiring a large land base.

Supporting Policies

1G-1 Lands designated Resource Area and Open Space Areas are to remain un-served (e.g. community water or sewer services are not to be extended to such lands).

1G-2 Support conducting a review of minimum parcel size requirements for subdivision in resource area zones as a regional project to determine if larger parcels sizes are required to protect the land base for extensive uses (e.g. forestry, grazing or rangelands, natural resource extraction, conservation land, etc.).

1G-3 Supports reviewing the Regional Growth Strategy Bylaw for consistency with any National Park Reserve proposal approved by the Federal Government for the South Okanagan.

1G-4 Apply supportive zoning to designated community watersheds under the *Forest and Range Practices Act*, to maintain and manage local water quality and quantity.

RADIO ASTRONOMY RESEARCH AREA

The Dominion Radio Astrophysical Observatory (DRAO) is the only research facility of its kind in Canada and a significant contributor to the regional economy that also provides critical ongoing contributions to national and international research initiatives.

The successful operation of the Observatory is, however, dependent on sources of Radio Frequency Interference (RFI) being minimized within the lines-of sight of its radio-telescope equipment.

Objective

1-H To minimize the levels of Radio Frequency Interference (RFI) on the operation of the Dominion Radio Astrophysical Observatory (DRAO).

Supporting Policies

1H-1 Include objectives, policies and regulations in the Electoral Area “C” & “I” Official Community Plan Bylaws and applicable zoning bylaw to prevent the creation of

additional development or intensification of development within lands designated as Radio Astronomy Research Area under this bylaw.

- 1H-2** Proposals seeking to introduce new land use categories other than Agriculture or Resource Area and Open Space within the area designated as Radio Astronomy Research Area are deemed to be inconsistent with this bylaw and shall only be permitted subject to an amendment to this bylaw.
- 1H-3** Supports the Federal government and conservation organizations acquiring lands designated Radio Astronomy Research Area and retaining these in a state that will either reduce or not result in an increase in RFI.
- 1H-4** Where Radio Astronomy Research Area overlaps with other settlement categories or lands are only partially within the Radio Astronomy Research Area, the land use policies for the Radio Astronomy Research Area shall take precedence.

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