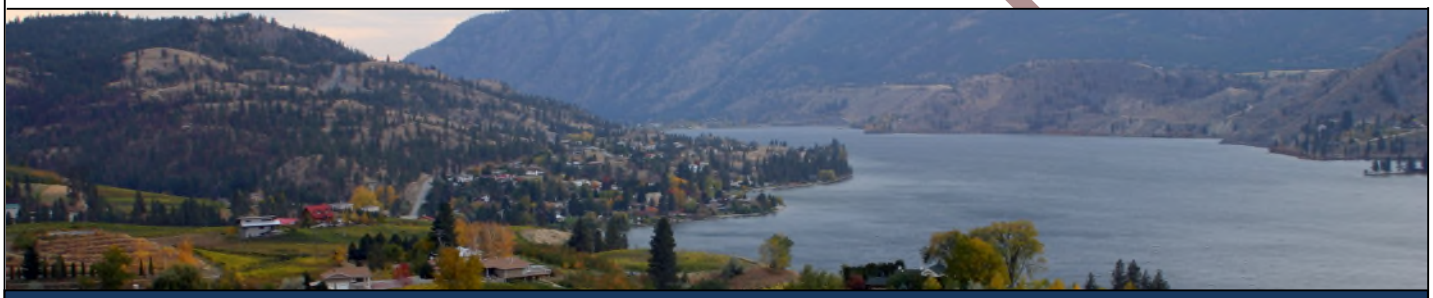
AREA "D"

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:
October 2, 2025

District of Falls

District of OK Falls

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN
Electoral Area "D"
Official Community Plan Bylaw No. 2603, 2013

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Note: Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H' & 'I' can be viewed either on the RDOS website at www.rdos.bc.ca, or by request in hard copy at the RDOS office.

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Acronyms used in this document

Agricultural Land Reserve	ALR
Agricultural Land Commission	ALC
Environmental Impact Assessment	EIA
Environmentally Sensitive Area	ESA
Environmentally Sensitive Development Permit	ESDP
Official Community Plan	OCP
Regional District of Okanagan-Similkameen	RDOS
South Okanagan Similkameen Conservation Program	SOSCP
Watercourse Development Permit	WDP

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Regional District of Okanagan-Similkameen

Electoral Area "D"

Official Community Plan Bylaw No. 2603, 2013

A Bylaw to guide land use decisions within Electoral Area "D" pursuant to Division 4 under Part 14 of the *Local Government Act of British Columbia, R.S.B.C. 2015*.

WHEREAS the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 under Part 14 of the *Local Government Act*;

AND WHEREAS the Regional Board may adopt an Official Community Plan by bylaw and each reading of the bylaw must receive an affirmative vote of a majority of all directors of the Regional Board who are entitled to vote on that bylaw;

AND WHEREAS after first reading of the bylaw the Regional Board shall, in sequence, consider the plan in conjunction with its financial plan, and any waste management plan that is applicable in the regional district, in accordance with Section 477 of the *Local Government Act*;

AND WHEREAS if the Official Community Plan applies to land in an Agricultural Land Reserve established under Provincial Acts and Statutes, the Regional Board shall refer the Official Community Plan to the Agricultural Land Commission for comment;

AND WHEREAS the Regional Board has provided one or more opportunities for consultation with persons, organizations and authorities it considers affected in the development of the Official Community Plan in accordance with Section 475 of the *Local Government Act*;

AND WHEREAS the Regional Board of the RDOS has complied with all requirements of the *Local Government Act*, prior to adoption of this bylaw and Official Community Plan including all of the foregoing;

AND WHEREAS upon adoption of this bylaw, the Plan is an Official Community Plan of the RDOS;

NOW THEREFORE the Regional Board of the RDOS, in open meeting assembled, enacts as follows:

The Electoral Area "D" Official Community Plan attached hereto as Schedule 'A' and Map Schedules 'B', 'C', 'D', 'E', 'F', 'G', 'H' and 'I' forming part of this bylaw are adopted as the Regional District of Okanagan-Similkameen Electoral Area "D" Official Community Plan.

The bylaw shall apply only to that portion of the RDOS shown outlined on the attached Schedule 'B' Official Community Plan Maps forming part of this bylaw.

If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw and the Official Community Plan adopted by this bylaw is for any reason held to be invalid by a decision of a court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this bylaw and Official Community Plan.

This bylaw may be cited for all purposes as the "Electoral Area "D" Official Community Plan Bylaw No. 2603, 2013".

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Transition

Electoral Area "D" East Skaha, Vaseux Official Community Plan Bylaw No. 2454, 2008, is repealed.

READ A FIRST TIME on the 4th day of July, 2013.

READ A SECOND TIME on the 4th day of July, 2013.

RE-READ A SECOND TIME as amended on the 1st day of August, 2013.

PUBLIC HEARING held on the 12th day of August, 2013.

READ A THIRD TIME on the 5th day of September, 2013.

Approved by the Minister of Community, Sport and Cultural Development this 12th day of February, 2014.

ADOPTED this 6th day of March, 2014.

Board Chair

Chief Administrative Officer

District of OK Falls

SCHEDULE 'A'

Regional District of Okanagan-Similkameen

Electoral Area "D" East Skaha, Vaseux

Official Community Plan, Bylaw No. 2603, 2013

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1.0 INTERPRETATION AND ADMINISTRATION

The provisions of this Plan apply to all lands and surface of water within Electoral Area "D" identified on Schedule 'B' of this bylaw, and Map 3.1, Context Map.

1.1 Purpose

The Electoral Area "D" Official Community Plan (OCP) contains objectives, policies, and land use designations adopted by the Regional District of Okanagan-Similkameen Board of Directors.

The purpose of these objectives, policies and designations is to provide direction for land use and development that are consistent with the community values of the Electoral Area.

The policies of the Plan are meant to balance the demands placed on the land base in order to ensure an equitable, comprehensive, and logical distribution of land uses. Policies are often implemented on a long-term basis, generally over a 15 to 20 year period.

The OCP provides a basis for the following actions:

.1 the adoption or amendment of land use regulations, such as the zoning bylaw;

.2 the direction of public and private investment;

.3 the guidance of elected officials, and others having statutory approval authority, in the evaluation of proposals, referrals, and amendment of bylaws; and

.4 bringing the RDOS into compliance with provincial regulations, such as the Riparian Area Regulation and the greenhouse gas management requirements of the *Local Government Act*.

1.2 Interpretation

An Official Community Plan means a community plan as referred to in the Local Government Act, and as adopted by the Regional Board of the Regional District of Okanagan-Similkameen (hereafter referred to as the Regional Board), in accordance with the requirements of the *Local Government Act.*

1.3 Administration

.1 This Official Community Plan comes into effect as of the date of formal adoption by the Regional Board.

.2 The Zoning Bylaw will be the primary tool to regulate development, not the Official Community Plan. All rezoning proposals must be consistent with the intent of this Official Community Plan that serves as a policy foundation for the Zoning Bylaw.

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.3 This Plan will be reviewed on a regular basis and, in order that the document continues to accurately reflect the long-range planning objectives of the Electoral Area, it is recommended that the Plan undergo a comprehensive review every seven to ten years.

.4 The Official Community Plan can only encourage senior levels of government to take action; it cannot force or require senior governments to act. Furthermore, although the Official Community Plan cannot commit the Regional Board to specific expenditures, the Regional Board cannot enact bylaws or undertake works that are contrary to it without amending the Plan.

.5 No one Goal, Objective or Policy contained within this Plan should be read in isolation from the others to imply a particular action or consequence.

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2.0 BACKGROUND

2.1 What is an Official Community Plan?

An Official Community Plan (OCP) is a policy document used by municipal and regional governments to guide land use decisions and community planning. It is a general statement of the collective desires of a community or communities, which are identified through public consultation and expressed through broad objectives and policy statements.

An OCP must be prepared and adopted within the statutory provisions of the *Local Government Act* (LGA). The required content of an OCP is defined in Section 473 of the Act. Optional content provisions are set out in Section 474, while provisions relating to due process and adoption procedures are listed in Sections 475 and 477 respectively.[1]

An OCP is a long-term visionary document that guides decision-making and sets a course for how a community, or a number of communities, wishes to evolve. An OCP should be re-examined and updated every 5 – 10 years to ensure that it continues to reflect the long-range planning objectives of residents, local government staff, and the Regional Board. Occasional updates also ensure that an OCP remains consistent with other procedures, bylaws and government implementation tools.

An OCP informs decision making on a wide range of local government functions. The general relationship between an OCP and these functions is illustrated in Figure 2.1.

Before it can come into effect, an OCP must be adopted by the Regional Board as an official Bylaw. Once adopted, any decisions made on land use, the subdivision of land, development and other related matters must be consistent with the goals, objectives and policies included in the Plan.

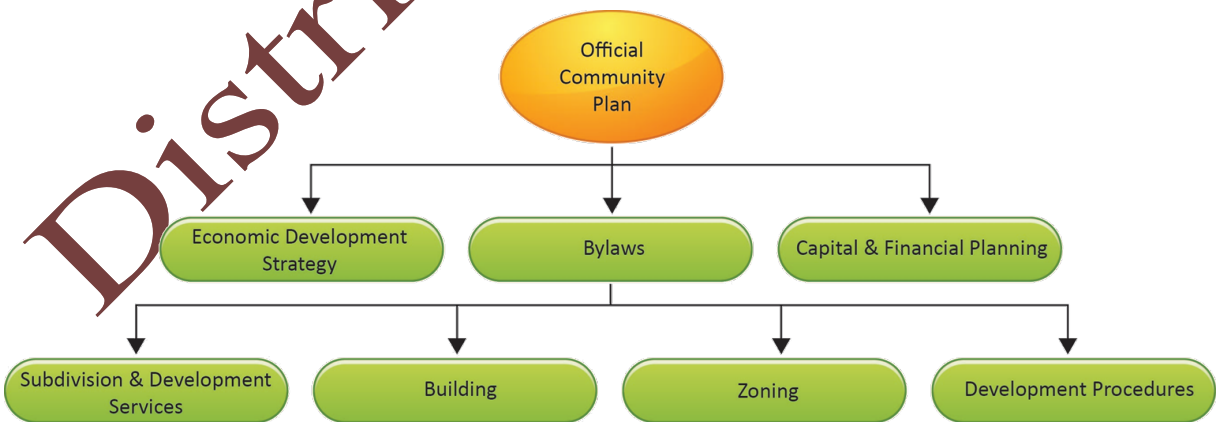


Figure 2-1: OCP and Local Government Functions

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[1] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

2.2 Purpose of an OCP

An Official Community Plan serves a number of important purposes and addresses a range of different topics and issues. Some of the key functions of an OCP are as follows:

- It provides direction for the growth and development of the community;
- It states in general terms the social, economic, and environmental objectives of a community as they relate to land use planning;
- It provides a tangible policy tool which local government staff, Council or a Regional Board, and the general public can use to evaluate development proposals.

In accordance with the requirements of the *Local Government Act*, this OCP includes statements and map designations for the area covered by the Plan respecting the following:

.1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;

.2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;

.3 the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

.4 restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;

.5 the approximate location and phasing of any major road, sewer and water systems;

.6 the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;

.7 housing policies respecting affordable housing, rental housing and special needs housing; and

.8 targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

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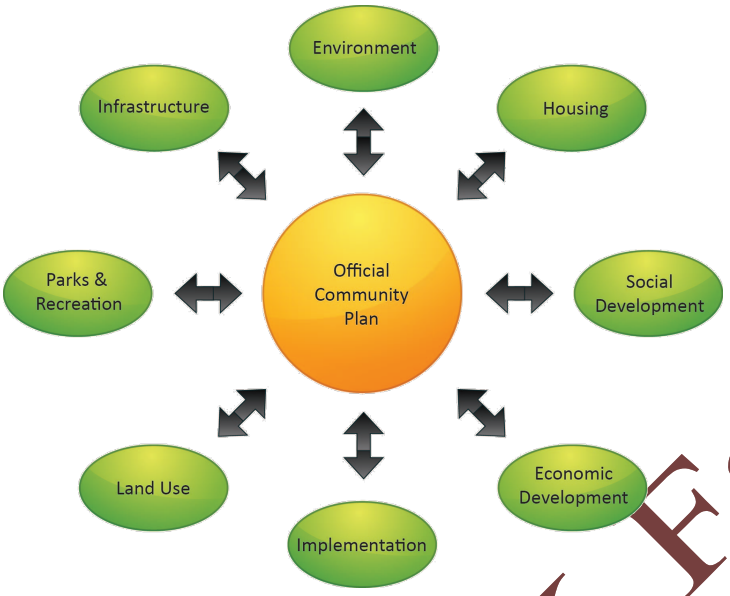


Figure 2-2: General Topics Covered in an OCP

2.3 What an OCP Can and Cannot Do

It is important to understand the capabilities and limitations of an Official Community Plan. What an OCP can and cannot do in Electoral Area "D" is identified below.

An OCP can:

- Provide a degree of certainty to the Regional Board, local government staff, local businesses, developers, and residents regarding the future form and character of a community;
- Limit decisions and actions by the Regional Board (on land uses, development and other related matters) to only those which are consistent with the goals, objectives and policies included in the Plan;
- Provide direction for the Regional Board on decision-making and policy development; and
- Assist in acquiring funding from senior levels of government to provide for works and services, as funding is often contingent on an OCP being in place for capital-intensive infrastructure investments.

An OCP cannot:

- Obligate the Regional Board to undertake any projects suggested in the Plan;
- Commit the Regional Board to specific expenditures; or
- Force any action identified in the Plan.

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2.4 Approach to the Creation of this Plan

This OCP was developed through a collaborative process which involved Regional District of Okanagan Similkameen staff, the RDOS Regional Board, a Citizens Committee, Provincial agencies, stakeholders and residents from throughout Electoral Area "D". A variety of consultation techniques and approaches were utilized to ensure that a broad cross section of Area "D" was engaged, and that a comprehensive understanding of local issues, concerns and ideas was obtained. The goals, objectives and policies in this Plan are a balanced and direct reflection of the desires of all parties who participated in the planning process.







2.5 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the RDOS Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the *Local Government Act*. A comprehensive review of the OCP should occur every seven to ten years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

2.6 Development Approval Information

This Plan Area is a development approval information area, and the Regional District may require development approval information for a Zoning Bylaw Amendment application, Development Permit application, and Temporary Use Permit application.

The objective in designating the Plan Area as a development approval information area is to enable the Regional District to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well informed

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decision regarding such applications. Where deemed relevant, an applicant may be required to provide information regarding:

.1 The impact of the proposed development on surrounding land uses.

.2 The consideration of public facilities such as schools, park land, public spaces, and/or amenities.

.3 The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.

.4 The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features, and rare or endangered plant or animal species.

.5 The ability of the proposed development to provide on-site water and septic disposal or to connect to community services, if available.

.6 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, and recycling.

.7 The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.

.8 The impact of proposed development on traffic volumes and roads.

.9 How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused by the proposal.

.10 The archaeological impact of a proposed development in areas identified to have high archaeological potential.

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3.0 REGIONAL CONTEXT

3.1 RDOS Electoral Areas[ii]

Electoral Area "D" includes Okanagan Falls, Skaha Estates and Eastside Road while the other seven electoral areas in the Regional District of Okanagan-Similkameen are as follows:

Electoral Area "A" (Osoyoos Rural)	Electoral Area "F" (West Bench/Faulder/Meadow Valley)
Electoral Area "B" (Cawston)	Electoral Area "G" (Keremeos Rural/Hedley)
Electoral Area "C" (Oliver Rural)	Electoral Area "H" "Princeton Rural"
Electoral Area "E" (Naramata)	Electoral Area "I" (Kaleden/Apex)

A map showing the extent of the RDOS, as well as the electoral areas and major communities is provided in Figure 4.1. As shown, Electoral Area "D" is bordered by Electoral Area "C" to the south, Electoral Area "E" to the north and Electoral Area "I" and the City of Penticton to the west.

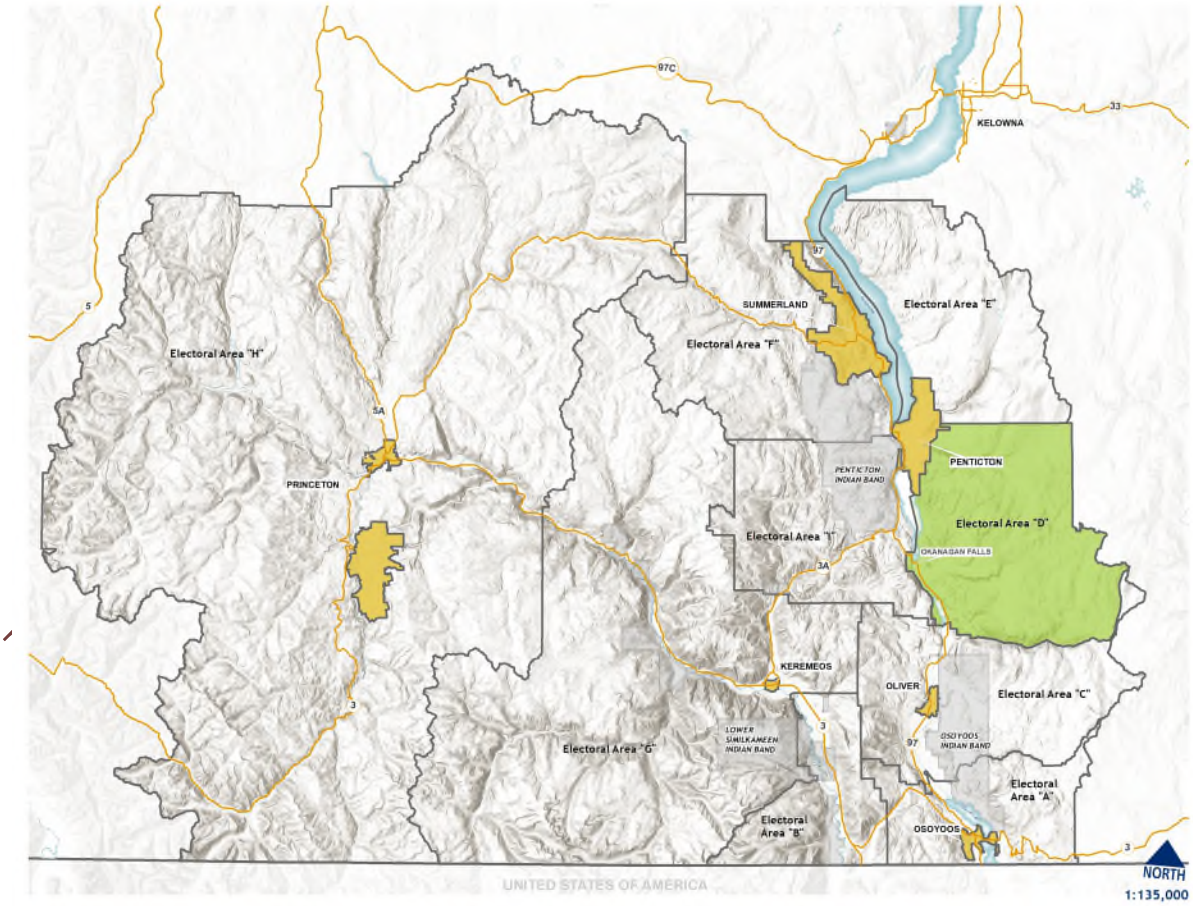


Figure 3-1: RDOS Electoral Areas Map

[ii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

3.2 Regional Considerations

There are a number of regional factors that will affect the magnitude and pattern of growth in Area "D" over the life of this Plan. Some factors will spur or facilitate new development, while others may deter growth in certain areas of Area "D". Some of the regional influences to consider are described below.

Attractiveness of the Okanagan

The Okanagan Valley has a reputation of being a great place to live. The culture, lifestyle, climate and recreational amenities in the Okanagan have been consistently attracting new residents from throughout Western Canada and elsewhere. The urban centres of Kelowna/West Kelowna, Vernon and Penticton have been absorbing a significant portion of this growth, as have some of the smaller centres including Oliver, Peachland and Summerland. The close proximity of Area "D" to many of these locations means that, naturally, there is potential for the area to grow.

Regional Policy

The South Okanagan Regional Growth Strategy (RGS), adopted in 2010, set policies for growth management that will affect the way that Area "D" develops. Growth management through the RGS is achieved by identifying existing settlement areas where future residential growth should be directed. These growth areas are categorized into Primary and Rural Growth Areas. Primary Growth Areas are characterized as larger communities that have the necessary infrastructure and amentities in place to accommodate the majority of future growth. Rural Growth Areas are characterized as existing rural settlements that have a level of infrastructure and amenities that can support only limited development. The RGS identified Okanagan Falls as a Primary Growth Area, and Skaha Estates/East Side Road as a Rural Growth Area. Growth in all other areas of Electoral Area "D" is discouraged.

Provincial Initiatives

Economic development stimulous in Area "D" is expected following the Provincial government commitment of $200 million to build a new correctional facility just south of Area "D", near Oliver. 1,000 direct and indirect jobs are forecast to be created from the construction of the facility, and 250 full-time positions will be created to operate the facility. The magnitude of activity that will result from the new correctional facility, both during and after construction, could potentially have growth implications for Area "D".

Environmental Values

A diverse set of habitat types, including grasslands, riparian areas, forests, wetlands, shallow-soiled rock outcrops and ridges exist throughout Electoral Area "D". Of the entire Area "D" land base, almost 25% has either a very high or high environmentally sensitive value. Biodiversity conservation within highly sensitive areas is managed though Conservation Area land designations, and Environmentally Sensitive and Watercourse Development Permit Areas. These regulatory tools ensure that development does not occur in areas where it can have a negative impact on the high

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enviornmental values. Of note is that almost half of the very high relative biodiversity areas in Electoral Area "D" are found in the valley bottoms, which is where most future development will be located.

3.3 Regional Growth Strategy

Integrating the policy directions of the South Okanagan Regional Growth Strategy Bylaw 2421, 2007 (RGS) into community plans is an important step to realizing the sustainable growth directions of the region. The policy directions of this community plan cannot be inconsistent with the seven strategic directions of the Regional Growth Strategy.

RGS - Promote sustainable economic diversification

The long term and sustainable economic growth and creation of a year round work force for the Electoral Area lies in the diversification of the area's economy. The OCP supports the retention of the significant industrial land use base that exists within Okanagan Falls and generally encourages growth of agricultural industries, value-added processing of local agricultural products and recognizes the potential for high technology, tourism and scientific research facilities.

The OCP also supports the RGS policy direction to ensure that the local economy positively impacts the regional character.

RGS - Ensure the health of ecosystems

There is strong consensus that the natural environment in Area "D" is a significant asset that must be preserved and protected for future generations. The OCP contains objectives and policies for the protection of the area's natural features and systems, including but not limited to: ground and surface water resources, sensitive ecosystems, fish and wildlife habitats and movement corridors.

The OCP promotes sustainable development patterns, such as the concentration of new development close to existing services and infrastructure and away from sensitive environmental features. In addition to the above, the OCP contains development permit areas, requirements and associated guidelines for environmentally sensitive areas, watercourses, and hillside development.

RGS - Promote inclusive and accountable governance

The extensive community and stakeholder consultation that was undertaken in order to create this OCP is testament to the RDOS' commitment to inclusive and accountable governance in Area "D". There are a number of goals and policies in the OCP that set a general framework for maintaining inclusivity moving forward.

There are also a number of objectives and policies in the OCP that promote collaborative governance processes between the RDOS and other government agencies and ministries, including but not limited to the: Interior Health Authority, Agricultural Land Commission, Ministry of Transportation and Infrastructure, Ministry of Forests, and Ministry of Natural Resource Operations (formerly known as the Integrated Land Management Bureau).

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RGS - Maximize the efficient use of infrastructure

An integral component of the creation of this OCP was the consideration of infrastructure capacity. A study was completed during the initial stages of the OCP process which looked at the capacity of all of the sewer and water districts and utilities in Area "D". This information formed the platform upon which several sections of this OCP are based.

The OCP identifies objectives, policies and growth containment boundaries which aim to contain growth within already developed areas that have, or will have infrastructure capacity - particularly Okanagan Falls and Skaha Estates/East Side Road. The OCP promotes sustainable development and infill over continuous rural sprawl, which inevitably requires the addition of new infrastructure.

RGS - Create safe, culturally diverse and healthy communities

There is recognition amongst Area "D" residents that social well-being is an important component of livable and sustainable communities. Therefore, this OCP includes a section that pertains specifically to social policy. The OCP includes objectives and policies which aim to promote and celebrate inclusivity and cultural diversity in Area "D". There is also policy directed towards ensuring local residents have access to the services necessary to live a healthy and enjoyable life.

In addition to the above, the OCP has strong policy direction that relates to the provision of diverse recreational opportunities to ensure that residents of all ages and incomes have the opportunity to live healthy, active lifestyles.

RGS - Carefully direct human settlement

To direct human settlement towards sustainable community development patterns, the RGS has required the OCP to define primary and secondary growth containment boundaries. Simply, the RGS calls for development to be directed to serviced areas and to strengthen the distinct identity of each south Okanagan community

Schedules "B" (Land Use Map and Growth Containment Boundaries) of the OCP designates areas where growth is intended, controlled, or limited to ensure sustainable community development. Creating a compact settlement pattern through these designations and growth containment boundaries is necessary as Area "D" expects to continue to absorb growth from the overall growth expected in the South Okanagan.

There are two main boundary areas of this Official Community Plan, shown on the Schedule "B" Land Use Map, which impact directly upon the long term growth and desired compact settlement pattern and sustainability of the Area "D", and the OCP's compliance with the RGS.

RGS – Reduce energy emissions

To reduce total greenhouse gas (GHG) emissions 15% form 2007 levels by 2030, which is a 35% reduction per person.

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4.0 LOCAL CONTEXT

4.1 Overview[iii]

This section provides an overview of the Electoral Area "D" Census Subdivision as it existed in 2011 and prior to its subdivision into new Electoral Areas "D" & "I" in 2018.

A general understanding of this Census Subdivision's demographics, housing market and local employment was used to establish general trends for what is now Electoral Area "D".

It should be noted that Census and building information is not available for individual unincorporated communities in the RDOS. As a result, this section presents data that pertains to all of Electoral Area "D" Census Subdivision, including communities such as Kaleden and Apex that are now within Electoral Area "I".

4.1.1 Population[iv]

In 2011, Statistics Canada recorded the Electoral Area "D" Census Subdivision area's population as 5,717 residents , which was a -3.3% decline from the 2006 census population of 5,913. The following sections breakdown different population characteristics from the 2011 census data to provide a contextual overview for the Electoral Area "D" Census Subdivision area.

Using the 'GeoSearch 2011' tool through Statistics Canada, the population for the Electoral Area "D" Census Subdivision area was determined to be approximately 2,337 in 2011, which represents 41% of the entire the Electoral Area "D" Census Subdivision area's population.

The Electoral Area "D" Census Subdivision Population Profile

The Electoral Area "D" Census Subdivision area was the most populated electoral area, and the third most populated jurisdiction within the RDOS, behind the City of Penticton and District of Summerland. Table 4.1 and Figure 3.1 display the annual population growth for the Electoral Area "D" Census Subdivision area from 1966 to 2011. Figure 3.1 shows that, after a period of rapid growth in the 1970's and 1980's, population growth in the general area has become relatively steady. For the 20 years between 1991 and 2011, the annual growth rate in Electoral Area "D" was approximately 0.66%.

Year	Electoral Area "D" Census Subdivision Population	5 Year Average Annual Growth Rate
1966	1,626	-
1971	2,032	4.6%
1976	3,422	11.0%
1981	4,130	3.8%

[iii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[iv] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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1986	4,689	2.6%
1991	5,017	1.4%
1996	5,315	1.2%
2001	5,703	1.4%
2006	5,913	0.7%
2011	5,717	
1991-2011		0.66% (20 year growth rate)

Table 4:1: Electoral Area "D" Census Subdivision Historical Growth Profile

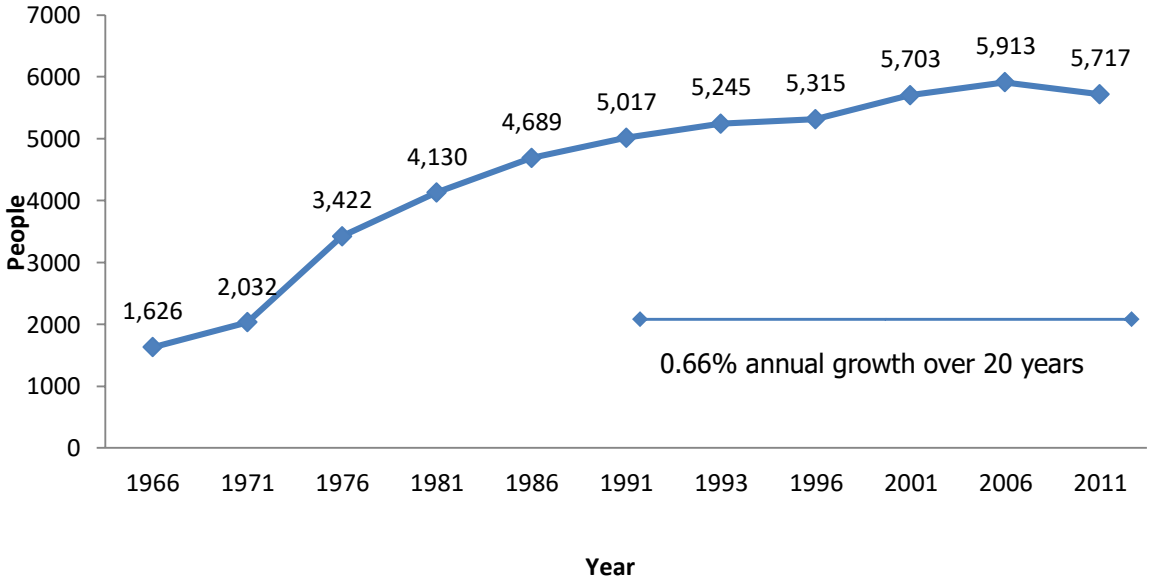


Figure 4-1: Electoral Area "D" Census Subdivision Population (1966 to 2011)

4.1.2 Age Distribution[v]

The age distribution within the Electoral Area "D" Census Subdivision area is displayed in Figure 4.2. Compared to provincial averages, the Electoral Area "D" Census Subdivision area is home to a higher proportion of residents aged 50 to 70 years of age, and a significantly smaller proportion aged 20 to 30. In the Electoral Area "D" Census Subdivision area, residents aged 50 to 70 outnumber residents aged 20 to 40 by approximately two to one. Males aged 70 to 80 outnumber females of the same age, while females aged 40 to 60 outnumber males in the same age cohort.

[v] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

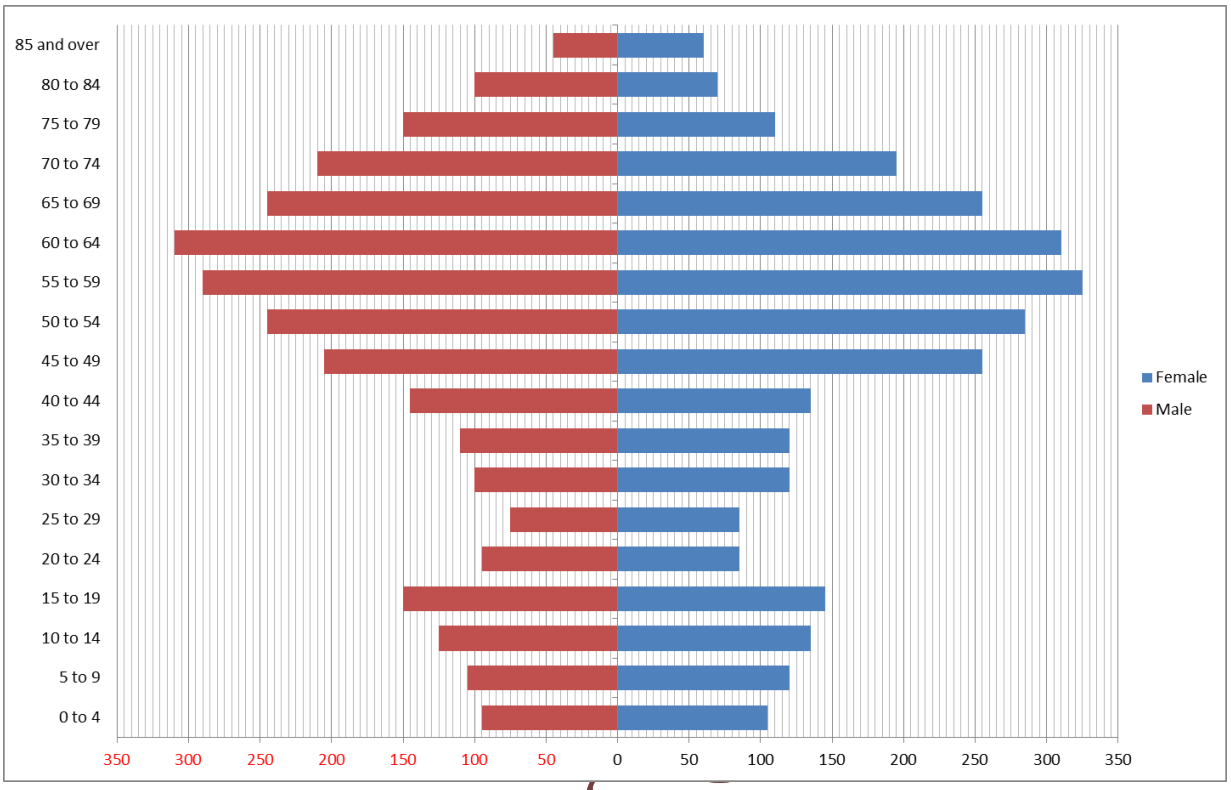


Figure 4-2: Electoral Area "D" Census Subdivision Age Distribution

District of

4.1.3 Seasonal Residents

It should be noted that Area "D" has a significant number of seasonal residents. Research shows that the proportion of residents that do not live in the area year round can be upwards of approximately 24%. Generally, these residents are present in Area "D" only during the summer months.

4.1.4 Households and Housing[vi]

In 2011, single detached housing was the most common type of dwelling in the Electoral Area "D" Census Subdivision area comprising 85% of the housing stock. The next highest proportion was movable housing (typically manufactured and mobile homes) and row housing at about 7%, followed by apartments at 3.5%. Figure 4.3 shows the proportion of housing types in the Electoral Area "D" Census Subdivision area in 2011 as determined by Statistics Canada.

[vi] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

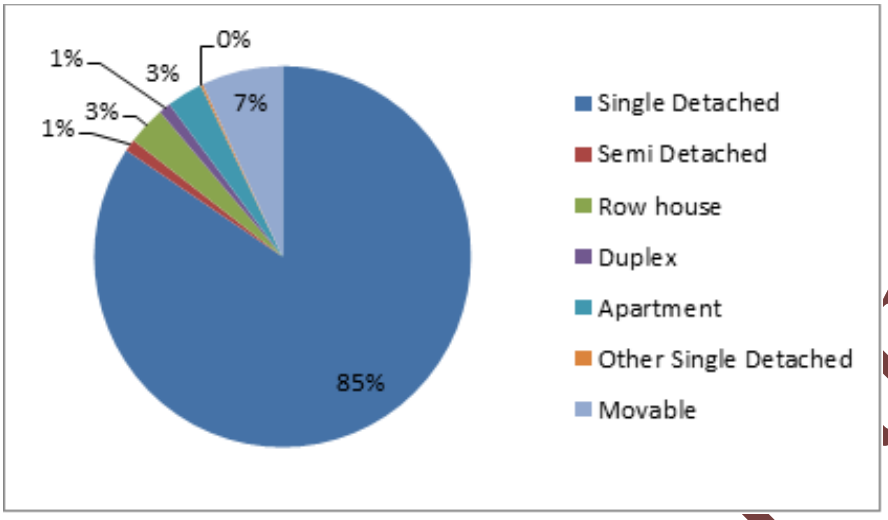


Figure 4-3: Electoral Area "D" Census Subdivision Dwelling Unit Split (2011 Stats BC)

It should be noted that a more current land inventory analysis, undertaken as part of the creation of this OCP, indicates that the proportion of single detached housing stock in Electoral Area "D" specifically has decreased since 2006 to approximately 70%.

4.1.5 Household Size[vii]

Average household size statistics for the Electoral Area "D" Census Subdivision area are displayed in Figure 4.4. It is shown that two-person households comprise approximately 52% of all households in the Electoral Area "D" Census Subdivision area, and single person households make up an additional 21%. This is consistent with the age distribution in the area, which indicates a high proportion of empty nesters and elderly seniors. The overall average is 2.3 persons per household.

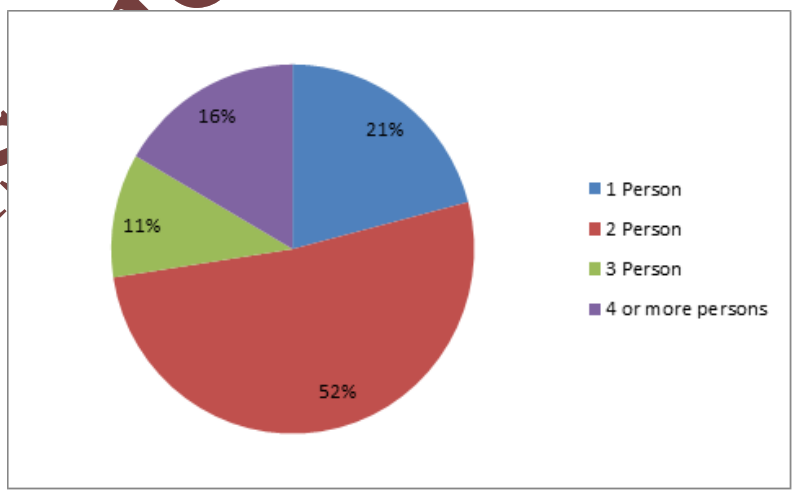


Figure 4-4: Electoral Area "D" Census Subdivision Household Size (2011 Stats BC)

[vii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

District of Okanagan Falls

4.1.6 Housing Stock[viii]

Figure 4.5 provides an indication of the age of the housing stock in the Electoral Area "D". The graph shows that a significant amount of housing was constructed between 1971 and 1980, and between 1991 and 2000. These housing construction boom periods correspond largely to the historic population growth of the Electoral Area "D" Census Subdivision area. The historic growth of the Electoral Area "D" Census Subdivision area is displayed in Section 3.2.

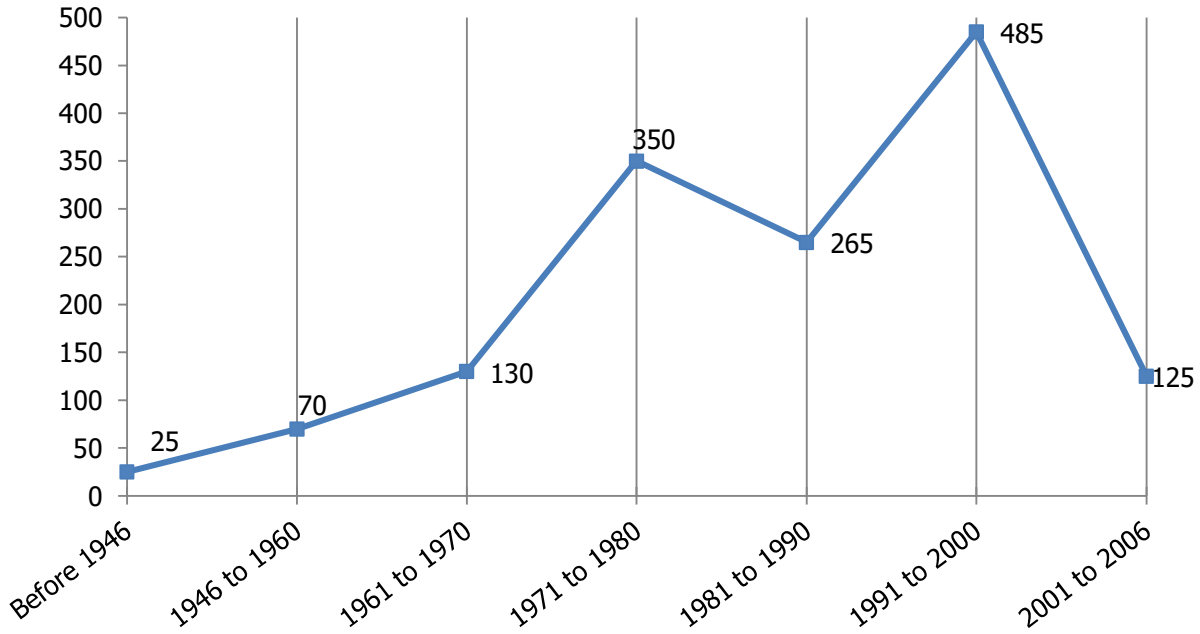


Figure 4-5: Electoral Area "D" Dwelling Unit Period of Construction

Table 4.2 displays the annual approved building permits for Electoral Area "D" from 2001 to 2010. The numbers shown correspond with the decrease in residential construction seen in Figure 3.10 from 2001 to 2006. New housing construction has been holding steady since 2007 at approximately 20 single family dwellings or mobile homes per year.

Type of Unit	Year									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Single Family Dwelling/Mobile Home	9	33	31	30	25	11	22	17	22	23
Multi-Family Dwelling	1	2	-	-	-	-	-	-	-	-
Commercial	-	1	3	2	1	2	-	-	-	-
Industrial/Institutional	-	-	1	-	1	-	2	-	-	2

[viii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

Total	**10**	**36**	**35**	**32**	**27**	**13**	**24**	**17**	**22**	**25**

Table 4:2: Building Permit Applications 2001 – 2010

4.1.7 Employment[ix]

Census data indicates that the average annual after-tax income of households in the Electoral Area "D" Census Subdivision area is approximately $30,300. This is approximately $26,000 less than the provincial average. The lower than average household income reflects the older population, predominately within the retirement age, living in the Electoral Area "D" Census Subdivision area.

Figure 4.6 provides a comparison of employment sectors in the Electoral Area "D" Census Subdivision area for the years 2001 and 2006. It should be noted that the Weyerhaeuser Plant in Okanagan Falls has since closed, which represented a significant proportion of the manufacturing and construction industry sector in both years.

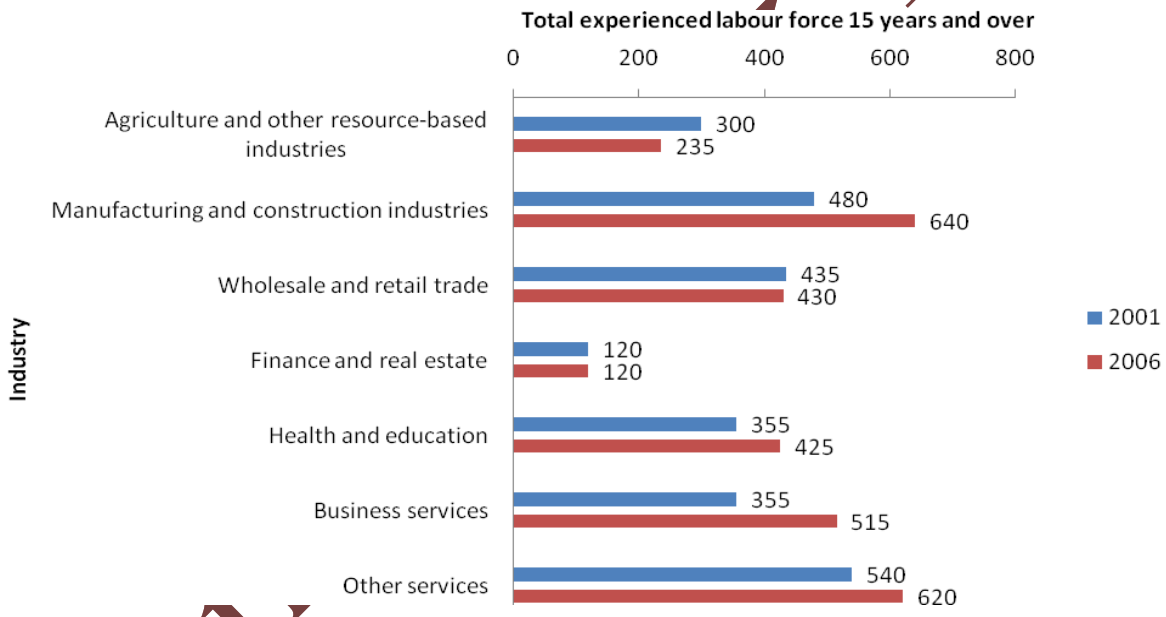


Figure 4-6: Electoral Area "D" Census Subdivision Employment Statistics 2001 - 2006

4.1.8 Schools

There is one school located in Electoral Area "D", that being in Okanagan Falls, which falls under the jurisdiction of School District #53. The school currently serves K-7 and the 2011/12 school plan indicates that there were 120 students. In 2013 it is reported that the number of students has increased slightly although overall projections indicate a slight decline in student population over the next decade. School District 53 has no plans in the foreseeable future on closing the Okanagan Falls school.

The school site also serves the broader community through the Okanagan Falls Recreation Commission office and programs, managed through the RDOS.

[ix] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

Dis Falls

4.2 Community Contexts

Electoral Area "D" is a large planning area that occupies approximately 585 km^2 (58,500 ha) of land east of the Okanagan, Skaha and Vaseux Lakes. The area is mostly resource lands belonging to the Crown. Figure 2.1 below shows the Area "D" boundary in relation to the three lakes, the City of Penticton and the larger Electoral Area "D" within which it is located. Also identified in Figure 4.7 are the five communities in Electoral Area "D", which include:

- Upper Carmi;
- Eastside Road North (including Heritage Hills/Vintage Views);
- East Side Road South (including Skaha Estates/Sunny Bay);
- Okanagan Falls; and
- Vaseux Lake.

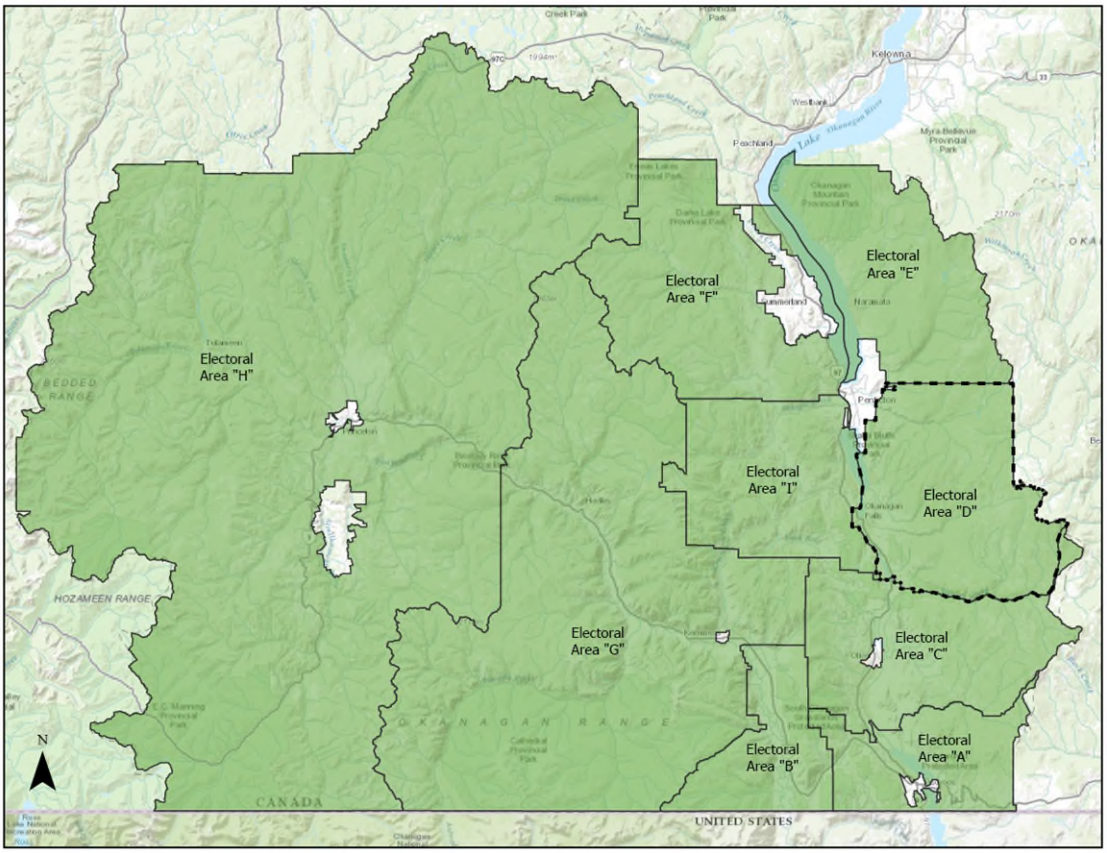


Figure 4-7: Context Map

In recognition that Electoral Area "D" is not one but rather five different communities, the following section provides a profile of each individual community. Each community profile describes known trends and concerns, development opportunities and land uses.

Falls

Upper Carmi

Upper Carmi is a 620 ha rural neighbourhood located adjacent to the City of Penticton, above the Penticton Water Treatment Plant and reservoir. The majority of the area is used for small holdings, while a small number of parcels are used for tourism commercial activities such as the Penticton Speedway. Upper Carmi is not identified as a growth area in the South Okanagan Regional Growth Strategy.

There has been some discussion about reducing the minimum parcel size in Upper Carmi from 4 ha to 2 ha. In essence, this would allow twice the number of households that currently exist.



Figure 4-8: Upper Carmi

Upper Carmi area faces a significant lack of infrastructure services required for new development. Also, the Upper Carmi area is identified as being within the habitat of big horn sheep and other environmentally sensitive ecosystems. For these and other reasons, property owners have not been permitted to subdivide their parcels and the 4 hectare (ha) minimum lot size is still in place.

Within the Upper Carmi area is a small neighbourhood known as Saliken Drive. There has been some discussion regarding the inclusion of Saliken Drive within the adjacent municipality of Penticton, however at the time of adoption the neighbourhood is still within the jurisdiction of the RDOS. City of Penticton has also expressed an interest to expand into properties known as 'Upper Wiltse'.

Although some within the community would like to subdivide to smaller lots, there is a general recognition amongst Area "D" residents that Upper Carmi will continue to be a low density rural residential community. Without infrastructure servicing the mix of land uses is not anticipated to change significantly and the known sensitive ecosystems will continue to be protected.

District

Eastside Road -- North

Heritage Hills and Lakeshore Highlands are traditional, semi-urban, residential neighbourhoods located on the hillside east of East Side Road, between Okanagan Falls and Penticton. Vintage Views is a newer, residential development located within the older Heritage Hills and Lakeshore Highland areas. Together, these areas are approximately 112 ha in size. The existing settlement areas along Eastside Road are designated as a Rural Growth Area in the South Okanagan Regional Growth Strategy.

Vintage Views is an ongoing development, with existing vacant parcels and planned future phases. It is expected that Vintage Views will achieve its build out capacity over time, as the wider area is constrained by steep slopes, environmentally sensitive ecosystems, agricultural land reserve (ALR) land and a lack of sanitary sewer infrastructure.

North of Heritage Hills, there is a large undeveloped property with existing zoning that permits a certain amount of residential development. The parcel has been included within the Secondary Growth Area but is heavily restricted by topographical and environmental constraints.



Figure 4-9: Eastside Road North

There is broad community recognition that the intensity of development in Heritage Hills and Vintage Views has altered the viewscapes and natural landscape of the area. Greater control of the visual and environmental impacts of hillside development is supported by the community. The mix of land uses is not expected to change and the area will continue to be a low density node of residential development.

District of

Eastside Road -- South

Eastside Road South includes the development of Skaha Estates which is a traditional, semi-urban, residential neighbourhood, Sunny Bay and Echo Bay. Skaha Estates is approximately 103 ha in size and approximately 177 dwellings. Low density residential is the most common land use in the community, followed by large holdings, agriculture and tourism commercial.

The existing settlement areas along Eastside Road are designated as a Rural Growth Area in the South Okanagan Regional Growth Strategy.

Since developing, the Skaha Estates neighbourhood has not seen much peripheral development, other than some subdivision of land near Racette Way. Ongoing development interests east of Eastside Road exist, however the east side of Eastside Road faces a number of constraints to development, including steep slopes, environmentally sensitive ecosystems, ALR land, and a lack of sanitary sewer infrastructure.



Figure 4-10: Skaha Estates and East Side Road

The RDOS has conducted long-range planning to assess the potential to connect Skaha Estates to the sewage treatment plant in Okanagan Falls. In order to proceed with this proposition, the RDOS would require approval and funding by area residents. Extending sewer services could potentially allow more flexibility in the types of land uses permitted in the community.

Identified in the Regional Growth Strategy as a Rural Growth Area, Eastside Road South and the surrounding area is ideally suited to absorb some of the growth forecasted for Area "D". The Irrigation District community water supply has some capacity for growth, and the upgraded sewage treatment plant in Okanagan Falls will have capacity to receive sewage from this community, should sewer services be extended to East Side Road South. The policies in this OCP promote the development of this area as a low density semi-rural neighbourhood, which is consistent with the desires of the community and the intent of the Rural Growth Area designation.

District

Okanagan Falls

Okanagan Falls is a small urban community located along the southern shore of Skaha Lake. The area is approximately 320 ha in size and is the most densely populated of the five Area "D" communities.

Considering the number of natural, environmental and servicing constraints facing the other existing communities identified, Okanagan Falls is the most appropriate location for future development. The community features all of the amenities and services that are required to support development, including schools, shopping, water and sanitary sewer. There are also large parcels of vacant and underdeveloped land in Okanagan Falls, and future development capacity is being enabled by an expansion to the wastewater treatment plant.

It is likely that Okanagan Falls will see the majority of growth and development that is to occur over time in Electoral Area "D". Okanagan Falls is designated as a Primary Growth Area in the South Okanagan Regional Growth Strategy.



Figure 4-11: Okanagan Falls

Of significant importance to this OCP is the future use of the large tract of vacant land in the south east corner of Okanagan Falls known as the former Weyerhaeuser site.

As the central node for residential, commercial and industrial development in Electoral Area "D", Okanagan Falls will absorb the majority of the forecast growth in the Electoral Area. It is designated as a Primary Growth Area in the Regional Growth Strategy; it has capacity for growth within the community's existing infrastructure; and it is ideally located on Highway 97 with convenient access to the wider Okanagan Valley and United States. There is a broad desire amongst Area "D" communities to see downtown Okanagan Falls become a vibrant hub of mixed commercial and residential development. There is also a desire to see recreational and cultural amenities continue to be enhanced and with an emphasis on ensuring the Skaha Lake waterfront is respectfully developed. Active transportation modes such as walking and cycling are to be encouraged to promote a healthy community that is less reliant on private transportation. The commercial and industrial land use base will provide significant opportunities to attract and retain light industry in Electoral Area "D". The community envisions a diverse industrial land use base that will create economic development opportunities and employment for Okanagan Falls and surrounding areas.

District C

Vaseux Lake

The Vaseux Lake community is a small scale, rural neighbourhood located between Vaseux Lake and Highway 97, south of Okanagan Falls. Land uses in the area are largely low density residential and conservation.

Land ownership patterns, land use plans, environmentally sensitive ecosystems, limitations of water systems, lack of a sewer system, and a lack of developable land have all contributed to the absence of development potential in the Vaseux Lake area. As a result, Vaseux Lake is the least populated of the five Area "D" communities.

Opportunities for growth in the Vaseux Lake area are limited. The Vaseux Lake community will continue to be a low density residential community. The development of those properties should respect the high environmental values of the Vaseux Lake area and develop in a sensitive manner to the infrastructure servicing constraints.



Figure 4-12: Vaseux Lake

District

5.0 OFFICIAL COMMUNITY PLAN MAP DESIGNATIONS

The future use and development of land within the East Skaha/Vaseux Electoral Area "D" must be consistent with the overall pattern of land use depicted on Schedule 'B', and based on the following land use designations:

Rural Designations:	
Resource Area	RA
Agriculture	AG
Large Holdings	LH
Small Holdings	SH
Residential Designations:	
Low Density Residential	LR
Medium Density Residential	MR
Town Centre:[x]	
Town Centre	TC
Commercial:[xi]	
Commercial	C
Commercial Tourist	CT
Industrial:	
Industrial	I
Community Services and Administrative Designations:	
Administrative, Cultural and Institutional	AI
Parks, Recreation and Trails	PR[xii]
Conservation Area	CA
Okanagan Basin Lakes	BL[xiii]

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The general types of uses encouraged in each land use designation are explained in subsequent sections of this Bylaw.

The Regional Board recognizes that some existing land uses do not conform to the designations shown on the Official Community Plan Maps. The intent of the Regional Board is not to change

[x] Amendment Bylaw No. 2603.11, 2017 – adopted August 2, 2018.
[xi] Amendment Bylaw No. 2788, 2018 – adopted October 4, 2018.
[xii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.
[xiii] Amendment Bylaw No. 2862, 2020 – adopted January 7, 2021.

the uses of this land in the immediate future but to illustrate the preferred pattern of land use as redevelopment occurs while this Plan is in force.

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6.0 BROAD GOALS

The following broad goals reflect the input and priorities of Area "D" residents and are the foundation of this Official Community Plan.

.1 To preserve the overall scenic characteristics and quality of life within Area "D", while recognizing the individual character and community connection of the various urban, suburban, and rural communities.

.2 To promote community development patterns and practices that are economically, socially and environmentally sustainable.

.3 To ensure that all new developments one hectare or smaller are connected to community sewer and water systems.

.4 To plan for growth in a manner that integrates the goals of Area "D" with those of the broader region.

.5 To ensure that a mixture of quality housing options is available to accommodate all demographic groups of the community.

.6 To reinvigorate and enhance downtown Okanagan Falls with mixed land uses, recreational and cultural amenities, and harmonious building and streetscape design.

.7 To maintain existing and encourage new agricultural activities in the ALR, and to connect local residents, particularly younger generations and new community members, with the agricultural legacy of the area.

.8 To foster the creation of a diversified and resilient local economy that is capable of sustaining a year round workforce.

.9 To preserve the region's natural features and systems, including ground and surface water resources, air quality, sensitive ecosystems, fish and wildlife habitats, and movement corridors, and to recognize the rich diversity of the South Okanagan region.

.10 To ensure that transportation infrastructure is safe, convenient and reliable for walking, cycling, public transit and personal vehicle use.

.11 To continue to provide a variety of active and passive recreational opportunities, and to preserve and enhance cultural opportunities for local residents and tourists.

.12 To lessen Area "D"'s environmental impact through the continuation of recycling programs, implementing air quality improvement and GHG reduction measures, and the exploration of alternative energy generation opportunities.

District of OK Falls

7.0 GROWTH MANAGEMENT

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations and to direct that anticipated growth to areas that align with the communities goals. The Regional Growth Strategy recognizes however, that to promote sustainable land use patterns of compact urban form, that growth should be focused in the Okanagan Falls townsite (Primary Growth Area) and the Eastside Road Area (Secondary Growth Area).

During the preparation of the plan, the community decided that the terms 'primary' and 'secondary growth containment boundaries' better represent the goals of the community. Focusing growth in these locations supports the community's broad goals towards forming a sustainable and resilient community, while preserving the rural and scenic characteristics of the area.

Where possible, clustering of residential development is encouraged in order to achieve lower servicing costs, to reduce environmental impacts, and to concentrate residential development onto terrain which is more suitable for such development. These types of housing should be designed to promote visual quality and interest, efficient use of land and building materials, community interaction and amenities, and natural drainage and environmental management systems. Such arrangements entail flexible, site-determined front and back setback requirements.



View of Okanagan Falls, circa 1900s

7.1 Growth

Section 473(1)(a) of the *Local Government Act* requires that the OCP include a statement regarding the "approximate location, amount, type and density of residential developments required to meet anticipated housing needs over a period of at least 5 years."[xiv]

Due to the growth in recreational properties and second home development with the Electoral Area, traditional population projections, alone, are not considered to be an effective means to determine future housing needs. In response, growth management is considered in the context of dwelling unit development and not solely on population increase.

[xiv] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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7.1.1 Population Projections

While projecting population can be an inexact science, there does exist a number of techniques that can be used to reasonably determine future growth. One such indicator is historic growth, which is noted in Section 4.1.1, was approximately 0.66% average per annum for the years 1991 to 2011, a 20 year trend .

Another indicator is future growth trends modeled by the provincial government. BC Stats considers that provincial growth will be approximately 1.34% per annum between 2006 and 2026, whereas growth within the RDOS over this same time period is only projected to be approximately 0.58% per annum (for a total increase of just under 10,000 persons).

When the historic population data is combined with future growth projections for the region, this would suggest that a permanent population growth projection of 0.5% as a low rate and a 1.5% as a high rate per year over the next 20 years would be reasonable.

% Per Annum	Year				
	2011	2016	2021	2026	2031
0.5% per annum	2337	2396	2457	2519	2582
1.0% per annum	2337	2456	2582	2713	2852
1.5% per annum	2337	2518	2712	2922	3148

Table 7:1: Permanent Population Growth Projections
(Based on the 2011 Census population estimation for Area "D")

Based on this information, Area "D"'s permanent population is projected to increase anywhere between approximately 2582 and 3148 persons by 2031. Given the 2011 Census showed the average number of persons per household in the Electoral Area "D" Census Subdivision area was 2.3, approximately 107 to 353 new dwelling units will be required to accommodate permanent population growth of 0.5% and 1.5%.[xv] This represents an average annual demand for 5 to 18 dwelling units per year.

[xv] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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New Dwelling Requirement Projections			
Calculations	0.5% population growth	1.0% population growth	1.5% population growth
Population estimate (2031)	245	515	811
Persons per household	2.3	2.3	2.3
New dwellings required	107	224	353

Table 7:1: New Dwelling Requirement Projections

7.1.2 Shadow Population

Whereas population growth over the course of the past twenty years has been in the range of 0.66% per annum, it is thought that dwelling development may be substantially higher due to the demand for vacation properties and second homes. The number of building permits for single family homes and / or mobile homes for the period 2001 to 2010 totalled 223. With an average household of 2.3 this would equate to a theoretical population increase of 513 rather than the 14 person increase as indicated in the permanent population statistics for the same years for the whole of Electoral Area "D".

7.2 Primary and Secondary Growth Containment Areas

To create compact and sustainable community development patterns, Area "D" should take full advantage of existing physical infrastructure, including roads, water and sewer systems, schools, parks and recreation and cultural facilities, before considering subdivision of large rural lots. The Regional Growth Strategy (RGS) places significant emphasis on directing development to existing serviced areas, "where public cost-efficient service and infrastructure is possible." Furthermore, the RGS provides general guidance of where the Area "D" growth areas ought to be located, namely the serviced areas of Okanagan Falls and Skaha Estates/Eastside Road Area. While the RGS states that Okanagan Falls shall be the primary growth area and the Eastside Road area as the rural growth area of Area "D", the RGS leaves Electoral Areas to precisely define where growth areas should be located within Official Community Plans.

The RGS identifies Primary Growth and Rural Growth Areas which typically are characterized by the following:

Primary Growth Areas

- Essential services/amenities are in place to accommodate growth
- All necessary infrastructure is in place

Rural Growth Areas

- Established rural settlement areas with a minimum of 200 lots and/or dwelling units;
- Community water and/or community sewer services in place;
- Existing commercial, industrial or parks development; or

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- Where development has been pre-determined.

Because of this emphasis to direct growth where infrastructure exists, an Infrastructure study (*Electoral Area "D" Official Community Plan Infrastructure Overview*, January, 2012, Urban Systems) was completed to understand the capacity of all the public and private utilities in Area "D". The Primary and Secondary Growth Containment Areas in Schedule "B" were informed by the infrastructure study and will ensure that development is directed to areas known to have capacity to maximize community infrastructure efficiencies.

Secondly, the development capacity of land available for various forms of residential development within the Primary and Secondary Growth Containment Boundaries was estimated to ensure that sufficient land is available to accommodate projected population growth over the life of this OCP. The estimated capacity is based on the current zoning because zoning regulates the development density that can occur.[xvi] Zoning must also be consistent with the OCP, which makes it a useful basis for estimating capacity. Other limitations, beyond the regulatory constraints of zoning that also impact the estimated capacity, were also used, such as the ALR, steep slopes, highly sensitive environmental areas, and watercourses.

In 2012, there is an estimated total capacity for 696 additional dwelling units within the Primary and Secondary Growth Areas (see Schedule "B").

Of the total capacity in both growth management areas, it is estimated that 85 percent (based on current number of dwelling units) will be located within the Primary Growth Containment Boundary. Of this Primary Growth Containment Boundary capacity, about two-thirds will yield dwelling units in the form of duplexes, triplexes, fourplexes, townhouses, and apartments. The current zoning in the Secondary Growth Containment Boundary only allows for single detached dwelling units.

Totals for both the Primary and Secondary Growth areas are shown in the table below.

Projected Dwelling Units required (2031)			Estimated Current Zoning Capacity		Estimated Remaining Zoning Capacity (2031)	
Type	1.5% Growth	0.5% Growth	Type	Dwelling Units	1.5% Growth	0.5% Growth
Single Detached	120	36	Single Detached	236	116	200
Multiple Unit	233	71	Multiple Unit	460	227	389

Table 7:2: Projected 2031 Growth and Estimated Remaining Capacity Based on Current Zoning

[xvi] Amendment Bylaw No. 2954, 2022 – adopted April 21, 2022.

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7.3 Primary Growth Containment Area Boundary – Okanagan Falls

As the largest urban area in Area "D", Okanagan Falls is broadly identified in the RGS as the primary growth area for Area "D". During the update of this OCP, the primary growth containment area boundary, illustrated in Schedule "B" was formed to:

- Maximize the use of existing water and sewer service utilities that have capacity;
- Avoid highly sensitive ecosystems;
- Avoid steep slopes;
- Avoid agricultural land reserve lands; and
- Identify known developable land that could be efficiently serviced in the future.

The Regional Board recognizes that to create a continuous boundary to contain growth, that there are properties within the boundary that are protected from development by provincial legislation and development permit area regulations. It is not the intention of the Regional Board to encourage development of land within the agricultural land reserve or land that is identified as sensitive ecosystems within the defined growth boundary. Land with these designations or characteristics will continue to be protected from development.

The total land area within the Primary Growth Containment Boundary is approximately 247 hectares, however close to half of the area is zoned for non-residential specific (e.g. Large Holdings, Industrial) uses. The remaining area, approximately 105 hectares is zoned for residential or commercial and residential mixed use development. As described above, the area zoned for residential use (and mixed use) is constrained by other considerations, including 23.4 hectares of the following:

- Very high environmental values, steep slopes, creeks and water bodies;
- Non-vacant or highly-developed lots; and
- Allowances for additional infrastructure and utilities to support estimated growth.

The remaining developable land area in the Primary Growth Containment Boundary is approximately 82 hectares. Based on density regulations in the Zoning Bylaw, the estimated residential capacity of the developable land area is 530 dwelling units. About two-thirds (approximately 352 dwelling units of the 530 total units) of this capacity will yield dwelling units in the form of duplexes, triplexes, fourplexes, townhouses, and apartments. Table 7.3, shows the total area, total constrained area, developable area and capacity of the Primary Growth Containment Boundary.

Total Residential Area (hectares)	Constraints (hectares)	Development Area (hectares)	Capacity (Dwelling Units)
105	23.4	81.6	530

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Table 7:3: Primary Growth Containment Boundary
Estimated Capacity (Current Zoning)

This review of current zoning has estimated sufficient residential capacities for both single family and multifamily dwelling units for both a low (less than 0.5%), and high (1.5%) growth rate. This is shown on the table 7.4.

Projected Dwelling Units Required (2031)			Estimated Current Zoning Capacity		Estimated Remaining Zoning Capacity (2031)	
Type	1.5% Growth	0.5% Growth	Type	Dwelling Units	1.5% Growth	0.5% Growth
Single Detached	102	36	Single Detached	177	75	141
Multiple Units	198	71	Multiple Unit	353	155	282

Table 7:4: Primary Growth Containment Boundary Projected 2031 Growth and Estimated Remaining Capacity Based on Current Zoning

7.4 Secondary Growth Containment Boundary – Eastside Road Area

The residential developments along Eastside Road both around the Skaha Estates subdivision and the surrounding areas are identified in the RGS as a rural growth area. With approximately 545 residential lots, the Eastside Road area incorporates the original residential development of Skaha Estates, the more recently developed area around Racette Way, and several larger properties in Kipper Cove and Echo Bay that have development potential. The more northern semi-urban residential developments of Heritage Hills, Lakeshore Highlands and Vintage Views and adjacent developable land are also included in the secondary growth containment boundary.

There are two community water supply purveyors in the secondary growth containment boundary, Lakeshore Highlands Water Supply (Privately owned) and the Skaha Estates Irrigation District. Lakeshore Highlands currently supplies water to 270 domestic water connections and has capacity to supply water to all planned development in Vintage Views. The utility also operates a sanitary sewer system for 20 properties located on the higher bench. The community water supply purveyed by the Skaha Estates Irrigation District, supplies water to 177 residential properties and has some capacity for expansion, especially in the area served by the higher and new reservoir. With the upgrade to the Okanagan Falls Sewage Treatment Plant, expansion of the community sewer system to the Skaha Estates area is possible in the longer term.

Given the existing infrastructure in place and potential developable land available, a limited amount growth should be anticipated in the Eastside Road secondary growth containment boundary before subdividing fringe, large lot rural properties.

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Similar to the primary growth containment boundary, it is not the intention of the Regional Board to encourage development of productive agricultural land or areas known to have high ecosystem sensitivity. Land with these designations or characteristics will continue to be protected from development.

The total land area of the Secondary Growth Containment Boundary is approximately 270 hectares (670 acres), however close to 70 percent permits non-residential specific uses only (eg. Large Holdings). The remaining area, approximately 75 hectares is zoned for residential specific development. As described above, the area zoned for residential use is constrained by other limitiations, including 63 hectares of the following:

- Very high environmental values, steep slopes, creeks and water bodies;
- Non-vacant or highly-developed lots; and
- Allowances for additional infrastructure and utilities to support estimated growth.

The remaining developable land area in the Secondary Growth Containment Boundary is approximately 11 hectares. Based on density regulations in the Zoning Bylaw, the estimated residential capacity of the developable land area is 166 dwelling units. The current zoning in the Secondary Growth Containment Boundary only allows for single detached dwelling units. Table 7.5, shows the total area, total constrained area, developable area and capacity of the Secondary Growth Management Area.

Zone	Total Residential Area (hectares)	Constraints (hectares)	Development Area (hectares)	Capacity (Dwelling Units)
Total	75.2	63.7	11.5	166

Table 7.5: Secondary Growth Containment Boundary

This review of current zoning has estimated sufficient residential capacities for single family dwelling units for both a low (less than 0.5%), and high (1.5%) growth rate. This is shown on the table 7.6.

Projected Dwelling Unit Growth (2031)			Estimated Current Zoning Capacity		Estimated Remaining Zoning Capacity (2031)	
Type	1.5% Growth	0.5% Growth	Type	Dwelling Units	1.5% Growth	0.5% Growth
Single Detached	18	5	Single Detached	166	148	161

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Multiple Unit	0	0	Multiple Unit	0	0	0

Table 7:6: Secondary Growth Containment Boundary Projected 2031

7.5 Objectives

.1 To accommodate a medium annual residential growth rate (1%) to 2031, while maintaining the rural character and conserving the natural environment of the Plan area.

.2 To manage growth by utilizing primary and secondary growth containment boundaries by directing residential development to be located within the Okanagan Falls Townsite (Primary) and Eastside Road (Rural) areas.

.3 Continue to encourage the development of Okanagan Falls as the main commercial, social, recreation and cultural centre.

7.6 Policies – Growth Management

The Regional Board:

.1 Recognizes Okanagan Falls as the Primary growth area and the Eastside Road (North and South) areas as the secondary growth area as identified in Schedule B.

.2 Will direct growth to designated areas within primary and rural growth boundaries identified in Schedule B of this Plan, by strongly discouraging the re-designation or re-zoning of land that permits residential uses outside of the primary and secondary growth containment boundaries.

.3 Recognizes that there is an appropriate amount of residential, industrial and commercial land designated to permit residential development within the primary growth containment boundary to accommodate a medium growth rate (1%) to 2031.

.4 Will strive to maintain the rural character of the overall area by strongly encouraging increased residential development densities, in the form of townhouses and low-rise apartments, to be located within the Primary growth containment boundary only.

.5 Encourages the most efficient use of land and existing physical infrastructure by promoting infill and intensification of land uses in the Primary growth containment boundary;

.6 Requires that all new parcels of less than 1 hectare in size connect to a community sewer system.

.7 Will not support development on silt bluffs with high hazard ratings as set out in the RDOS slope stability mapping, unless a site-specific geotechnical investigation supports safe development.

.8 Will not support development on slopes with grades exceeding 30%.

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.9 Will discourage extension of sewer services outside of the Primary and Secondary growth containment boundaries unless the extension is required to alleviate a significant health or environmental concern.

.10 Will encourage local Improvement Districts and Irrigation Districts to disallow the extension of water services to new residential areas outside of the Primary and Secondary growth containment boundaries.

.11 Generally, does not support increasing densities or intensifying land uses within areas designated as environmentally sensitive or shown as comprising "Important Ecosystems" on Schedule 'C'. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.[xvii]

.12 Will encourage conservation organizations to acquire land for conservation purposes within the Plan area.

.13 Will consider requests for the Regional District to initiate an application to the Agricultural Land Commission to have lands excluded from the Agricultural Land Reserve only within the context of a comprehensive review of this Official Community Plan (OCP) Bylaw.[xviii]

.14 Encourages property owners to seek, as an alternative to the exclusion of lands from the Agricultural Land Reserve, approval from the Agricultural Land Commission for other application types under the Agricultural Land Commission Act such as non-farm use, non-adhering residential use and subdivision.[xix]

.15 Generally supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.[xx]

.16 Supports the use of a residential dwelling unit for a short-term rental accommodation use, where:[xxi]

a) it is occurring within the principal residence, or in an accessory dwelling or secondary suite on the same parcel as the principal residence, of the property owner and/or tenant;

b) no more than two (2) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential and Okanagan Falls Town Centre zones;

c) the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;

d) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and

[xvii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.
[xviii] Amendment Bylaw No. 2913, 2020 – adopted March 4, 2021.
[xix] Amendment Bylaw No. 2913, 2020 – adopted March 4, 2021.
[xx] Amendment Bylaw No. 2913, 2020 – adopted March 4, 2021.
[xxi] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.

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e) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.

.17 Considers the use of a residential dwelling unit or a building or structure accessory to the residential use of a parcel for the temporary commercial accommodation of paying guests that is not consistent with policy 6.5.12 to be a "tourist accommodation" use.[xxii]

.18 Discourages the use of a residential dwelling unit for "tourist accommodation" purposes.[xxiii]

.19 May consider the use of a residential dwelling unit for a "tourist accommodation" purpose through the issuance of a temporary use permit (TUP).[xxiv]

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[xxii] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.
[xxiii] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.
[xxiv] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.

8.0 RESOURCE AREA

Consisting largely of undeveloped Crown land, the Resource Area provides scenic viewscapes, wildlife habitat and opportunities for outdoor recreation. It also encompasses lands that are used for forestry, natural resource extraction and agriculture. It is integral to the high quality of life experienced by local residents and there is a communal desire to see it preserved to the greatest extent possible for future generations. At the same time, there is a shared understanding that the Province has jurisdiction over much of the land base, and that forestry and other resource-based uses will continue to occur. To ensure community well-being, the Regional Board will only support land uses in the Resource Area that will ensure the long term sustainability of the natural environment.

It is recognized that certain matters considered in this section are beyond the jurisdiction of the RDOS (i.e. Crown land), however, the objectives and policies relating to these are intended to serve as indicators of community preference and to assist senior levels of government in planning and decision making.

8.1 Objectives

.1 To work collaboratively with the Province to minimize, where possible, conflicts between the land use policies set out in this plan and uses on Crown land.

.2 To maintain the renewable natural resource land base and protect it from activities that may diminish resource value and potential.

.3 To plan for and protect wildlife corridors, habitat of threatened and endangered species and ecosystem connectivity.

.4 To discourage activities on Resource Area lands that may negatively impact local watersheds and airsheds.

.5 To preserve the scenic characteristics and viewscapes of Area "D" which are, in large part, associated with the vast amounts of undeveloped resource based Crown land.

.6 To encourage and protect responsible outdoor recreational opportunities.

8.2 Policies

The Regional Board:

.1 Generally supports the use of the Resource Area lands identified on the Official Community Plan Map in Schedule 'B' for forestry, grazing, watershed conservation, renewable energy uses (where the uses will not cause a significant visual or environmental disturbance) and outdoor recreation where the uses will not cause a significant visual or environmental disturbance.[xxv]

.2 Ensures that parcels designated Resource Area are approximately 20 ha in size or greater.

[xxv] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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.3 Encourages the Province to ensure that harvesting and regeneration of the Provincial Forest are conducted in accordance with the *BC Forest and Range Practices Act* and relevant provincial guidelines.

.4 Supports wildfire risk reduction opportunities and fuel hazard mitigation treatments in the Provincial Forest, in accordance with the *Community Wildlife Protection Plan*.

.5 Discourages land uses adjacent to the Provincial Forest that might conflict with forestry operations and management.

.6 Supports communication and participation of First Nations communities in the management and development of Crown resources.

.7 Does not support the use of lands designated Resource Area (RA) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.[xxvi]

.8 Will consider "micro cannabis production facility" proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:[xxvii]

i) the parcel under application has an area not less than 2.0 hectares;

ii) the maximum size of the plant surface cultivation area is 200.0 m^2;

iii) confirmation is provided that adequate water and servicing is available to the site; and

iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

Watershed Area Policies

.9 Considers that the primary land management priority in community designated watersheds is to maintain and manage local water quality and quantity.

.10 Discourages intensive recreation, subdivision and rezoning of lands within a community designated watershed. Recreationalists are encouraged to minimize stream crossings and stay on existing trials to prevent erosion.

.11 Encourages the Province to retain, in perpetuity, public ownership and to manage, for watershed protection purposes, all Crown land within designated community watersheds of existing major or minor domestic water sources.

.12 Strongly discourages activities on Crown and privately owned Resource Area lands which are likely to undermine the quality or quantity of surface and ground water.

[xxvi] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.
[xxvii] Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.

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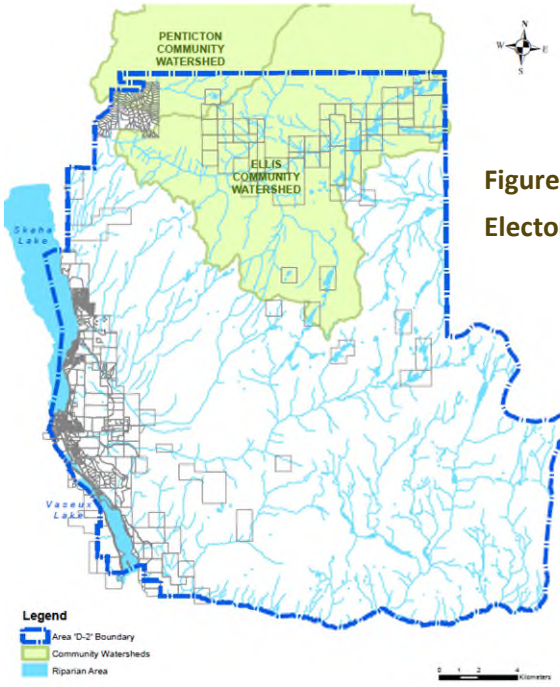


Figure 8-1

Electoral Area "D" Community Watershed

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9.0 AGRICULTURAL

Historically agricultural activities have formed an important component of the local economy in Electoral Area "D". Approximately 8% of the electoral area is within the Agricultural Land Reserve (ALR), with grain and foraging, orchards, cattle and poultry farming common agricultural uses. The bourgeoning South Okanagan viticulture industry has also seen the conversion of many properties to vineyards in Electoral Area "D". Supporting this agricultural diversification are agri-tourism and value added processing activities, which the area wants to encouraged.

The Regional Board recognizes that under the *Agricultural Land Commission Act*, regulations and Orders of the Agricultural Land Commission (ALC) take precedence on matters of land use and subdivision of land within the ALR. Designating ALR lands as Agriculture will ensure that only agricultural uses and uses associated with and complementary to agriculture are permitted. With a growing recognition of the importance of food security and supply, the agricultural land base of Electoral Area "D" is an important asset to protect and enhance for future generations.

The Regional Board assists in the administration of ALR land by commenting on applications for subdivision, non-farm use, and exclusion of land from the ALR. The policies established in this Plan will provide guidance for future Regional Board comments on these applications.

9.1 Objectives

.1 To maintain the integrity of agriculture in the area, by preserving land most suitable for agriculture and preventing fragmentation of large agricultural areas.

.2 To support the economic viability of agricultural land uses, by encouraging the expansion of agriculture activities to include education, agricultural related tourism and the wine industry.

.3 To preserve and utilize capable and suitable agricultural lands to foster self-sufficiency, promote food security of food production and improve economic diversity.

9.2 Policies

The Regional Board:

.1 Generally supports a broad range of agricultural uses and agricultural activities on the lands designated "Agricultural" in Schedule B, including the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, wood and fibre crops, and horticultural and aqua-cultural products and viticulture as well as activities associated with the production and processing of these items.

.2 Seeks to preserve land designated as Agriculture.

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.3 Continues to support the Agricultural Land Commission in maintaining the integrity of land suitable for agriculture.

.4 Will encourage new development adjacent to agricultural areas to provide sufficient buffering in the form of setbacks, fencing, and landscaping consistent with the Ministry of Agriculture's *Guide to Edge Planning* to promote land use compatibility.

.5 Supports the retention of large contiguous blocks designated Agriculture.

.6 Discourages subdivisions that fragment farm, vineyard, or orchard units and will encourage consolidation of small parcels into larger farm units. Generally the Agricultural Land Commission does not support subdivision of farm parcels because smaller lots offer a narrower range of agricultural options and are less likely to be used for agriculture.

.7 Will prevent encroachment of non-farm land uses into agricultural lands.

.8 Recognizes agriculture as an important basis for economic stability and development in the area.

.9 Will encourage the stockyards to locate within the Plan area, , preferably close to Okanagan Falls, if the stockyards move from the present location ,as the stockyards form an important part of the agricultural fabric of the area.

.10 Recognizes that parcel sizes within the Agriculture designation may vary depending on respective zoning, and the decisions of the Land Commission, but generally shall not be smaller than 4 ha.

.11 May support applications to subdivide to parcels smaller than 4 ha within the Agricultural Land Reserve, subject to approval of the Agricultural Land Commission, in the following cases:

a) for a homesite severance under the Agricultural Land Commission's homesite severance policy;

b) boundary adjustments that enhance agricultural potential; provided no additional lots are created.

.12 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers' housing).[xxviii]

.13 Considers that any application that proposes to exclude land from the ALR shall be accompanied by an assessment from a qualified Professional Agrologist (P.Ag) stating that the property is incorrectly designated and that exclusion would not adversely affect the long-term agricultural value of adjoining lands.

.14 Will require the use of the Ministry of Agriculture's *Guide to Edge Planning* (which may be altered from time to time) as a guide to avoid and reduce conflicts between farm and non-farm land uses, and recognize that where a subdivision adjoins agricultural or grazing lands, perimeter fencing of the subdivision may be required.

[xxviii] Amendment Bylaw No. 2956, 2022 – adopted May 5, 2022.

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.15 Will encourage farm related commercial businesses, including home occupations, bed and breakfast operations, and the processing and sale of a range of agricultural products (including the production and sale of wine), subject to provisions in the zoning bylaw, the Agricultural Land Commission Act, and other regulations, provided they do not conflict with adjacent properties.

.16 Encourages secondary "value added" uses such as agri-tourism for the purpose of diversifying and enhancing farm income, provided that these developments are compatible with the agricultural character of the area, and that they do not present a potential land use conflict with surrounding properties.

.17 Will support measures by the Province and other organizations doing urban/farm educational programs to reduce conflicts between agricultural and urban uses and people through education, aimed at helping urban residents better understand the requirements of farm operations, and helping farm operations use different methods that may create fewer conflicts.

.18 Will encourage non-farm traffic to respect farm traffic on roads that serve agricultural uses.

.19 Will encourage the Province to ensure that proposed new roadways are planned and designed to avoid disruption and fragmentation of agricultural land.

.20 Where possible will encourage public amenities to be locate outside the ALR. Public amenities which require large open areas, such as parkland and sports fields may be proposed for the ALR, upon confirmation that no suitable sites lie outside the ALR. Every effort shall be made to ensure that amenities are located on lower capability farmland and do not conflict with adjoining farm uses.

.21 Recognizes that Crown Lands sustain agricultural activities such as grazing; and support existing Crown Land policies that improve range and forage condition.

.22 Recognizes agricultural land as necessary for agricultural businesses which provide regional economic stability and growth opportunities.

.23 Discourages the re-designation of Agriculture land within 300 metres of the Okanagan Falls Sewerage Treatment Plant.

.24 Does not support the use of lands designated Agriculture (AG) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is not considered an appropriate use of farmland.[xxix]

.25 Recognises that production of cannabis in the Agricultural Land Reserve is considered a permitted "farm use" by the Agricultural Land Commission if produced outdoors in a field or inside a structure that has a base consisting entirely of soil and cannot be prohibited by local government bylaw.[xxx]

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[xxix] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.
[xxx] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

.26 Will consider "micro cannabis production facility" proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:[xxxi]

i) the parcel under application has an area not less than 2.0 hectares;

ii) the maximum size of the plant surface cultivation area is 200.0 m^2;

iii) confirmation is provided that adequate water and servicing is available to the site; and

iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

.27 Supports the temporary siting of a dwelling unit for farm labour that does not comply with zoning regulations where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications:[xxxii]

a) the accommodation is to be installed on a temporary foundation with no basement.

b) the size of the current farm unit (i.e., total size of all parcels under the farm operation).

c) whether other farm unit parcels contain existing dwellings suitable for use as farm worker accommodation.

d) the size of the accommodation and total residential footprint.

e) the number of proposed persons to be housed in the accommodation structure.

f) the parcel has been classified as "farm" under the *BC Assessment Act*.

g) the location of the accommodation on a parcel, specifically:

i) is it to be sited on the least arable soils on a property or within an existing "farm home plate" (i.e. that portion of a property where all residential and related buildings, structures and activities are clustered, thereby leaving the balance of the property for agricultural use);

ii) if new driveways and vehicle parking areas are required and will result in the alienation of cultivated land.

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[xxxi] Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.
[xxxii] Amendment Bylaw No. 2956, 2022 – adopted May 5, 2022.

10.0 RURAL HOLDINGS[xxxiii]

10.1 Background

The Plan Area's rural character and lifestyles are some of the most valued aspects to area residents. While the majority of future residential growth will be directed to designated Primary and Rural Growth Areas, there is potential for limited rural development.

Within the Plan Area, Rural Holdings are generally grouped into two categories, Large Holdings (LH) and Small Holdings (SH).

The Large Holdings designation, applies to typically privately-held properties smaller than Resource Area parcels and includes large parcels of land generally used for acreages, hobby farms, limited agriculture, ranching, grazing, and other uses that fit with the character of this area. Large Holdings should have a range of minimum parcel sizes but no less than of 4.0 hectares.

The Small Holdings designation includes medium sized parcels of land generally used for rural residential, part time farming, limited agriculture, home industry uses and other uses that fit with the character of the area. As with Large Holdings, Small Holdings are generally located outside of the Agricultural Land Reserve.

10.2 Objectives

.1 Retain and enhance the rural character of lands designated for Large Holdings and Small Holdings.

.2 Prevent rural sprawl, by limiting development on Small Holdings properties to rural residential densities and agricultural uses.

.3 Reduce potential conflicts between rural residential developments and agricultural operations on Rural Holdings.

.4 Reduce the wildfire hazard threat to residential areas located within the Small and Large Holdings designations.

10.3 Policies - General

The Regional Board:

.1 Supports home occupation and home industry uses on lands designated Small Holdings (SH) and Large Holdings (LH), provided the uses are compatible with the surrounding rural character.

.2 Will evaluate new Rural Holdings developments against the implications and impacts on the agricultural uses in the area.

.3 Generally does not support additional development outside of the designated Rural Growth Areas.

[xxxiii] Amendment Bylaw No. 2603.12, 2018 – adopted April 5, 2018.

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.4 Requires any proposal to create additional land designated or zoned either Large Holdings or Small Holdings to:

a) Clearly demonstrate and articulate the need for it in the context of its impact on the community and the objectives of this OCP; and

b) Provide an assessment of the proposal against the following criteria:

i) availability of vacant land currently designated as either Large Holdings or Small Holdings;

ii) capability of the natural environment to support the proposed development;

iii) impact on environmentally sensitive areas, as illustrated on Schedule 'I' (Environmentally Sensitive Development Permit Areas);

iv) capability of accommodating on-site domestic water and sewage disposal, or availability of community water or sewer, and submission of an assessment from a qualified professional in accordance with the Regional District Subdivision Servicing Bylaw;

v) proximity to existing roads and other community and essential services;

vi) susceptibility to natural hazards including but not limited to flooding, slope instability or wildfire risk;

vii) compatibility with adjacent land uses and designations, and the character of the existing area;

viii) consideration of visual impacts where development is proposed on hillsides and other visually sensitive areas; and

ix) type, timing and staging of the development.

.5 Protects and conserves agriculturally productive land, and environmentally sensitive areas within designated Small Holdings and Large Holdings areas.

.6 Should work collaboratively with the Subdivision Approving Authority to ensure that rural developments and subdivisions allow for public access to Crown land.

.7 Encourages voluntary environmental stewardship on private lands within Small and Large Holdings areas.

.8 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.

.9 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed. In the areas shown on Eastside Road North and Eastside Road South on figures 4-9 and 4-10, and generally known as Heritage Hills, Lakeshore Highlands and Skaha Estates, the short-term rental of residences is generally discouraged.

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.10 *deleted*[xxxiv]

.11 Does not support the use of lands designated Large Holdings (LH) or Small Holdings (SH) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.[xxxv]

.12 Will consider "micro cannabis production facility" proposals on a case-by-case basis through a site specific zoning amendment process, and may use the following criteria to assess an application:[xxxvi]

i) the parcel under application has an area not less than 2.0 hectares;

ii) the maximum size of the plant surface cultivation area is 200.0 m^2;

iii) confirmation is provided that adequate water and servicing is available to the site; and

iv) if the parcel of land that is the subject of an application adjoins a Low or Medium Density Residential zone, the micro cannabis production facility will be setback 60.0 metres from that zone boundary.

10.4 Policies - Large Holdings

The Regional Board:

.1 Supports the use of lands designated Large Holdings identified in Schedule 'B' (Official Community Plan Map) for agriculture, ranching, grazing, keeping of livestock, veterinary establishments, kennels, outdoor recreation, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.

.2 Will establish a range of densities and parcel sizes, to be no less than 4 ha in area, for land designated Large Holdings in the Plan area through the Zoning Bylaw.

.3 Supports a maximum density of one (1) principal residential dwelling unit per parcel and one (1) secondary suite or one (1) accessory dwelling in the Upper Carmi area.[xxxvii]

.4 Does not support the subdivision of lots in the Upper Carmi area until such time that detailed plans and studies conclude that lots smaller than 4.0 ha can be satisfactorily accommodated given the servicing constraints in the area and the high ecosystem values, and until the Regional Growth Strategy is amended to reflect future growth in this area.[xxxviii]

.5 Allows secondary suites and may consider additional accessory dwellings based on the size of parcel.

[xxxiv] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.
[xxxv] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.
[xxxvi] Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.
[xxxvii] Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.
[xxxviii] Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.

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.6 Discourages changes in land designation or zoning that will allow for incompatible land uses or the subdivision of Large Holdings parcels to less than four hectares in size.

.7 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighborhood residential needs and other land use needs can be addressed.

10.5 Policies - Small Holdings

The Regional Board:

.1 Generally supports a range of uses on the lands designated Small Holdings in Schedule 'B' (Official Community Plan Map), including: rural residential, hobby farming, limited agriculture and others uses that fit within the rural character of the surrounding area.

.2 Will establish a range of densities and parcel sizes for lands designated Small Holdings in the Plan Area through the Zoning Bylaw.

.3 Supports a minimum parcel size of one hectare for lands without community sewer within the Small Holdings (SH) designation.

.4 Supports secondary suites and accessory dwellings, subject to accessory dwellings on parcels less than 1.0 ha in area being connected to a community sewer system.[xxxix]

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[xxxix] Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.

11.0 RESIDENTIAL[xl]

There are two residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.

- **Low Density Residential (LR)**: generally includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and parks which are integral to a low density residential neighbourhood.
- **Medium Density Residential (MR)**: generally includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and parks, which are integral to a medium density area.

Low Density Residential (LR) development in the Plan Area has typically occurred in Okanagan Falls and adjacent to Skaha Lake with low-density single detached dwellings being the predominant housing form throughout the Plan Area. Other forms of low-density residential housing include semi-detached, and manufactured homes.

Medium Density Residential (MR) designated lands and developments in the Plan Area occur primarily in Okanagan Falls.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Skaha Estates and Eastside Road have been designated as Rural Growth Areas in the Plan area, while the Okanagan Falls is a designated Primary Growth Area. The City of Penticton, which is also a designated Primary Growth Area also adjoins the Plan area at its north-west boundary.

The Plan supports these designations by directing new LR and MR designations to Rural Growth Areas, subject to servicing, as well as to Primary Growth Areas, and that proposed high density residential developments also be directed to Primary Growth Areas.

Comprehensive Development (CD) zones have also been applied to lands designated LR and MR, generally in order to address legally non-conforming 'shared lot' residential use that have existing for several decades.

11.1 Objectives

.1 Direct new residential development to existing serviced areas, within designated Primary and Rural Growth Areas to protect the predominately rural character of the Plan Area.

.2 Minimize impacts from new residential development on the natural environment.

.3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.

.4 Direct new residential development away from hazard lands, critical habitat areas, and watercourses.

[xl] Amendment Bylaw No. 2804, 2019 – adopted February 6, 2020.

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11.2 Policies – General Residential

The Regional Board:

.1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations in identified Primary and Rural Growth Areas.

.2 Encourages residential infill development to maximize land use and servicing efficiencies.

.3 Supports a range of residential densities and parcel sizes for the existing residential areas in the Plan Area.

.4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.

.5 Will assess proposed residential developments on the following development criteria:

a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;

b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;

c) proximity to Environmentally Sensitive Development Permit Areas;

d) proximity to Watercourse Development Permit Areas;

e) impact on adjacent land uses and character of the existing area;

f) proximity to existing roads and other community and essential services;

g) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;

h) parkland dedication; and

i) demonstration of housing need, and provision for a variety of housing types.

.6 Will evaluate any new residential development on its implications and impacts on adjacent lands designated as Agriculture (AG).

.7 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.

.8 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.

.9 Requires that new parcels to be created by subdivision that are less than 1.0 hectare in area be connected to a community sanitary sewer system.

.10 Requires that accessory dwellings on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system.

.11 Requires that secondary suites on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.

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.12 Will ensure that an adequate buffer shall be maintained around the Okanagan Falls Sewage Treatment Plant through the discouragement of new residential areas being designated within 300 metres of the facility.

.13 Strongly discourages the re-designation and re-zoning of the Industrial lands in the Okanagan Falls Primary Growth Area to allow residential uses.

.14 Will consider preparing a Housing Needs Report.

.15 Encourages new residential development to take advantage and retain natural amenities including tree stands, view potential, natural features and view corridors;

.16 Discourages subdivisions that will result in the creation of hooked parcels.

.17 Will consider zoning bylaw amendment proposals that would allow clustering of development on appropriate parts of a site, leaving other parts undeveloped.

.18 Ensures that all new residential neighbourhoods have at least two road access points.

.19 Discourages the re-designation of land within the Okanagan Falls Primary Growth Area to accommodate additional manufactured home parks in view of the high numbers of manufactured homes and manufactured home park units that already exist in these areas.

.20 Will consider the provision of affordable, rental or special needs housing when reviewing options for using land held by the Regional District, or land to be acquired by the Regional District.

.21 Does not support the development of "micro cannabis production facilities" on land designated Low Density Residential (LR) or Medium Density Residential (MR).[xli]

11.3 Policies - Low Density Residential

The Regional Board:

.1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule 'B' (Official Community Plan Map*)* for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.

.2 Support a maximum net density for single detached dwelling units on lands designated Low Density Residential (LR) of 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.

.3 Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) of 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

[xli] Amendment Bylaw No. 2858, 2020 – adopted July 2, 2020.

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.4 Supports the re-designation of lands to Low Density Residential (LR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.

.5 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.

.6 Requires that all new Low Density Residential designations shall be connected to a community water system and a community sewer system and be located within either the primary or secondary growth containment boundaries.

.7 Requires that any proposal seeking to rezone the parcel described as Lot 8, Plan KAP34520, District Lot 374, SDYD, Except Plan 35861, 35862 and 38924 (1138 Maple Street, Okanagan Falls) in order to facilitate subdivision demonstrate the ability to connect to a community water and sewer system.

.8 Supports the use of a comprehensive development zone to allow a range of Medium Density Residential (MR) and Low Density Residential (LR) densities and dwelling types on the land described as Parcel A, Plan KAP1434, Sublot 14, District Lot 2710, SDYD; Lot 11, Plan KAP1434, District Lot 2710, SDYD; and Lot 1, Plan KAP19321, District Lot 2710, SDYD (187 & 195 Eastside Road). As this land is developed, the comprehensive development zone should be replaced with existing zones found in the applicable zoning bylaw.[xlii]

.9 Supports the use of a comprehensive development zone to allow a maximum of 6 principal dwellings in a variety of dwelling types on the land described as Lot 14, Plan KAP82660, District Lot 2710, SDYD (187 Racette Way). As this land is developed, the comprehensive development zone should be replaced with existing zones found in the applicable zoning bylaw.[xliii]

.10 Supports the use of a comprehensive development zone to allow a range of Medium Density Residential (MR) and Low Density Residential (LR) densities and dwelling types on the land described as Plan KAP90314, District Lot 2710, SDYD (175 Eastside Road). As this land is developed, the comprehensive development zone should be replaced with existing zones found in the applicable zoning bylaw.[xliv]

11.4 Policies - Medium Density Residential

The Regional Board:

.1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule 'B' (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses and apartment buildings that fit with the residential intent of the designation.

[xlii] Amendment Bylaw No. 2603.20, 2020 – adopted January 7, 2021.
[xliii] Amendment Bylaw No. 2603.20, 2020 – adopted January 7, 2021.
[xliv] Amendment Bylaw No. 2603.20, 2020 – adopted January 7, 2021.

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.2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.

.3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.

.4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.

.5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a Multi-Family Development Permit Area.

.6 Ensures the overall building form and character, as well as roof slopes, design details, landscaping, street orientation and other features shall be designed to reduce the impression of mass and ensure the building fits with the small town rural character of Okanagan Falls.

.7 Ensures that, to the greatest extent possible, lake and mountain views, and access to sunlight and air circulation for surrounding uses are respected in the design of Multiple Family developments.

.8 Requires that all Medium Density Residential development connect to a community water system and a community sewer system.

.9 Will avoid locating Medium Density Residential (MR) development next to land designated as Agriculture (AG). If multiple family development is to be located near land designated as Agriculture (AG), then the following steps must be taken:

a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;

b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and

c) the building should be designed to step back away from the Agriculture land as the building increases in height.

.10 Supports the interim use of the lands described as Lots 2-6, Plan KAP20086, District Lot 374, SDYD (1021, 1025 & 1033 Ash Street and 1036 & 1040 Willow Street) for single detached dwellings through the use of a site specific zoning regulation, and that continued use of this zoning regulation be reconsidered when this OCP bylaw is next reviewed.

11.5 *deleted*[xlv]

[xlv] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.

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12.0 TOWN CENTRE[xlvi]

12.1 Background

The Okanagan Falls Town Centre is a relatively diverse, mixed-use area that is valued by residents and serves as an important business, service and recreational area. It accommodates a range of commercial and institutional uses as well as some residential uses within the broader commercial area of Okanagan Falls found adjacent Highway 97.

The Town Centre area includes Seventh and Eighth Avenues between Skaha Lake to the north and Highway 97 to the south and is bounded by the Okanagan River bridge to the west and Main Street to the east. The area includes a significant number of underutilized properties, including vacant parcels along Highway 97.

Okanagan Falls is designated as a Primary Growth Area under the South Okanagan Regional Growth Strategy Bylaw and is the only urban town centre in Electoral Area "D". The Town Centre reinforces that commitment by focusing medium density residential growth in the Town Centre area. Encouraging residential growth in the Okanagan Falls Town Centre will promote a more compact urban form and a more complete community. It will also increase support for local businesses in the Town Centre.

Commercial services are key components of a more sustainable, complete Town Centre and residents have expressed a strong desire for an increase in the amount and diversity of shopping, dining, entertainment, and employment opportunities in the Okanagan Falls Town Centre area. There is also a desire for a more attractive, safe and walkable Town Centre. At the same time, there is a limited market for local commercial services.

To meet these objectives, the Town Centre designation includes a strong emphasis on encouraging commercial, tourist commercial, mixed-use commercial, and medium density residential development north of Highway 97 (as shown on Figure 2: Future Land Use). The Town Centre area has sufficient capacity to accommodate a sustained growth rate for the next 20 years and supports up to 300+ additional medium density residential units.

12.2 Objectives

1. To recognize the Okanagan Falls Town Centre area as the centre for commercial development in the Electoral Area and support the creation of a resilient and diverse commercial base that:
    a) attracts investment;
    b) expands and enhances economic partnerships;
    c) supports a long-term commitment to sustainable economic development; and
    d) provides a diversity of shopping, dining, entertainment and employment opportunities for local residents.

[xlvi] Amendment Bylaw No. 2603.11, 2017 – adopted August 2, 2018.

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2. To ensure that developments in the Town Centre contribute to a unique sense of place and identity, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake and improve public access to the lakefront.

3. To attract and retain an appropriate range of commercial uses that encourage tourists to visit and explore Okanagan Falls.

4. To encourage a range of medium residential dwelling types and sizes, including affordable units, in the Okanagan Falls Town Centre area in order to accommodate and attract people of different socio-economic groups, ages and lifestyles.

5. To create an attractive and more walkable Okanagan Falls Town Centre area.

12.3 Policies

The Regional Board:

.1 Supports the use of lands designated Town Centre (TC) identified in Schedule 'B' (Official Community Plan Map) for pedestrian oriented, mixed-use retail, office, food and beverage, tourist commercial, and medium & high density residential (i.e. triplex, fourplex and apartment building) uses.[xlvii]

.2 Requires a high standard of architectural building design and landscaping for development within the Town Centre by designating this area as the Okanagan Falls Town Centre Development Permit Area.

.3 Encourages new development being oriented on the north-south axis rather than the east-west axis, to maximise views and physical access towards Skaha Lake.

.4 Supports reorienting the Town Centre away from Highway 97 and towards Skaha Lake in order to take full advantage of this underutilized natural asset.

.5 Encourages the continued intensification and growth of commercial activities in the Town Centre.

.6 May support increased building heights (i.e. greater than 15.0 metres) between 8th Avenue and 9th Avenue where a high standard of architectural design and public amenity (i.e. affordable housing, public infrastructure upgrades, etc.) can be demonstrated.[xlviii]

.7 Encourages the development of seniors housing, group homes and community care housing within the Town Centre.

.8 Supports the development of a "Place Magnet" to facilitate the creation of a distinctive sense of place and identity as shown on Figure 12.3.1, and to attract locals and visitors to the area.

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[xlvii] Amendment Bylaw No. 2603.16, 2018 – adopted December 6, 2018.
[xlviii] Amendment Bylaw No. 2603.16, 2018 – adopted December 6, 2018.

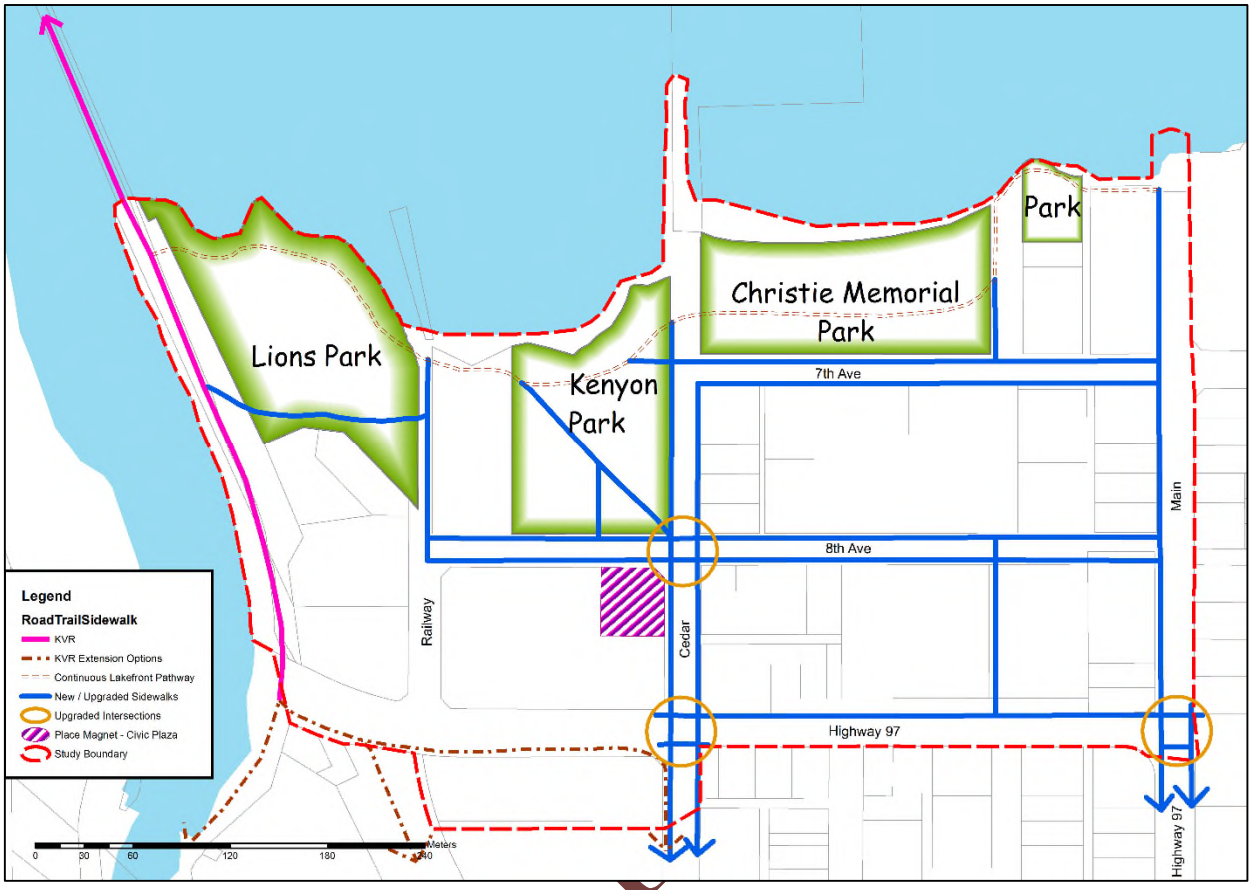


FIGURE 12.3.1: OKANAGAN FALLS PUBLIC REALM CONCEPT

.9 Supports focusing initial commercial revitalization efforts on the site designated as the future 'Place Magnet' on Figure 12.3.1 (Okanagan Falls Public Realm Concept) in order to attract visitors and tourists into the Town Centre area, and to encourage new investment

.10 Supports improving the pedestrian accessibility and walkability of the Town Centre through the provision of:

a) a continuous public access along the Skaha Lake waterfront;

b) improved access to, from, and across Highway 97 to the waterfront; and

c) a pedestrian-oriented street network.

.11 Encourages developers to upgrade the road network in the Town Centre as per the following street cross sections:

District of

Table 23: Okanagan Falls Street Classification

	Local Street	Greenway Street	Lakeside Main Street
Travel Lane	3.2m	3.2m	3.2m
On-Street Parking	Parallel (2.5m), Both sides	Parallel (2.5m), Both sides	Angled (5.8m), South side only
Sidewalks	1.8m, Both sides	Pathway (2.5m), Sidewalk (1.8m)	Pathway (3.0m), Sidewalk (1.8m)

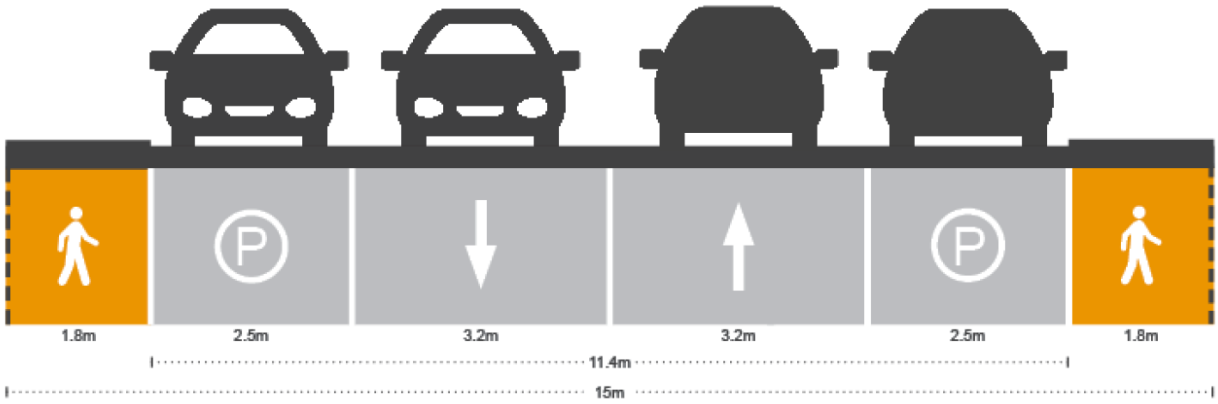


Figure 17: Local Street Cross-Section

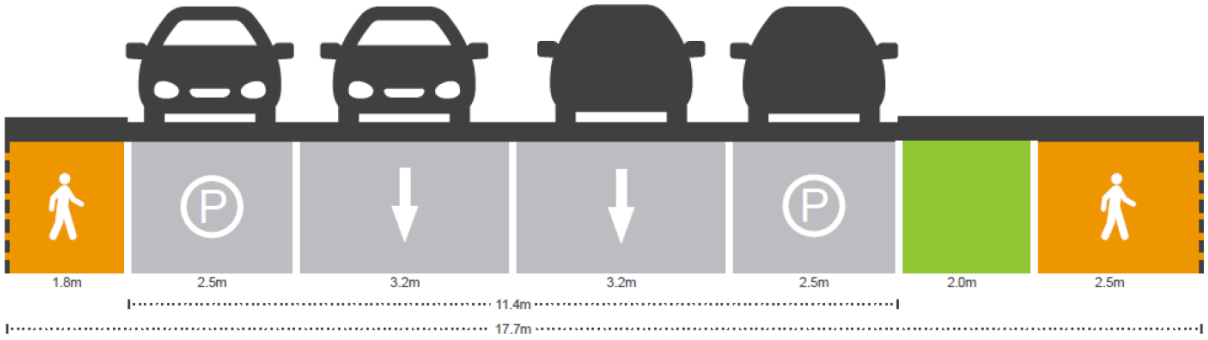


Figure 18: Greenway Street Cross-Section

*Boulevard/Swale widths can vary between 2 to 2.5m

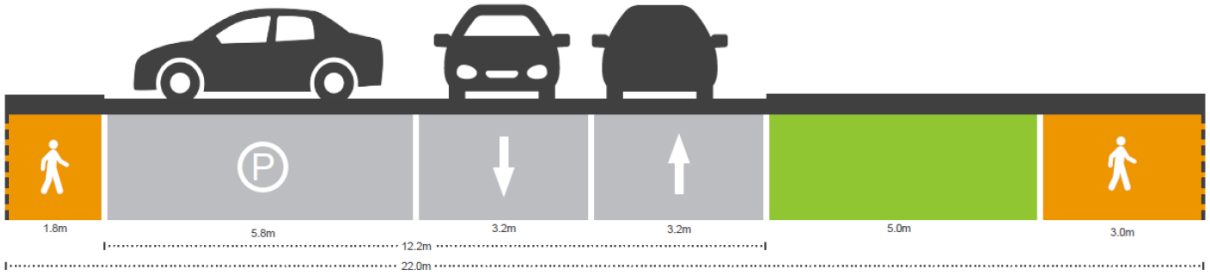


Figure 19: Lakeside Main Street Cross-Section

*Boulevard width can vary between 0 to 5 to 10 m

.12 Does not support the use of lands designated Town Centre (TC) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use.[xlix]

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[xlix] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

13.0 COMMERCIAL[I]

13.1 Background

Jobs and commercial services are two key components of a sustainable community. A vibrant commercial sector can result in increased local spending and investment, opportunities to retain youth, increased tourism potential, opportunities to provide jobs close to home, decreased reliance on neighbouring communities, and many other important benefits.

Although Electoral Area "D" has some existing activity in its Commercial areas, local residents have a strong desire for an increase in the amount and diversity of shopping, dining, entertainment, and employment opportunities. There is also a desire for a more lively, attractive and walkable Okanagan Falls community. In order to pursue these goals, there must be a strong emphasis on focusing mixed-use commercial, institutional and multi-family development in the Okanagan Falls Commercial area. There also must be strong support for beautification and revitalization initiatives.

Recognizing that Okanagan Falls is not appropriate for all commercial uses, the Commercial OCP designation includes policies for both Tourism activities that may also be best located outside the Town Centre area. Future growth and diversity in these areas should be focused strategically on initiatives that will strengthen the economy without negatively impacting the social fabric and natural environment of the area.

13.2 Objectives

.1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.

.2 Direct major commercial development to Primary Growth Areas.

.3 Support existing and new recreation and resort commercial opportunities.

.4 To minimize land use incompatibility between commercial activities and surrounding land uses.

.5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.

13.3 Policies – General Commercial

The Regional Board:

.1 Generally supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.

[I] Amendment Bylaw No. 2603.11, 2017 – adopted August 2, 2018.

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.2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.

.3 Limits highway commercial development along Highways 97 to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).

.4 Will work with the Ministry of Transportation and Infrastructure to help ensure safe access and egress for commercial areas fronting Highway 97.

.5 Directs major office, service and general business commercial uses to Primary Growth Areas such as Okanagan Falls, which have the necessary infrastructure and support services.

.6 Encourages an attractive and safe highway streetscape by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.

.7 Works collaboratively with the Province to ensure that commercial development and re-development along Highway 97 does not have a negative impact on pedestrian safety or Highway performance.

.8 Ensures an adequate buffer is maintained around the Okanagan Falls Sewage Treatment Plant, by preventing new commercial areas from being designated and zoned within 300 metres of the facility.

.9 Does not support the use of lands designated Commercial (C) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use of commercial lands.[li]

13.4 Policies – Tourist Commercial

The Regional Board:

.1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.

.2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.

.3 May support proposed tourist and resort developments that:

a) are located outside the Agricultural Land Reserve;

[li] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

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b) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;

c) enhance adjacent land uses or the character of the existing area;

d) can be accessed safely from local highways (Highway 97);

e) can be adequately serviced by emergency services, in particular fire protection;

f) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;

g) are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and

h) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.

13.5 Objectives – Okanagan Falls

.1 To support the Okanagan Falls Town Centre area as the centre for commercial development in the Electoral Area and support the creation of a resilient and diverse commercial base.

.2 To ensure that all commercial developments in Okanagan Falls, including new and renovated buildings, are sited, scaled and designed to enhance and complement the existing built environment.

.3 To enhance the vibrancy and attractiveness of Okanagan Falls by supporting a variety of revitalization and beautification programs.

.4 To attract and retain an appropriate range of commercial uses in Okanagan Falls to meet the needs of industry, residents and tourists.

13.6 Policies – Okanagan Falls

The Regional Board:

1. Generally supports the use of lands designated Commercial (C) in Okanagan Falls, being those lands generally adjacent to Highway 97 between the Okanagan River bridge and the Shuttleworth Creek bridge and identified in Schedule 'B' (Official Community Plan Map) for retail, professional, entertainment, hotel, motel and other tourist accommodations, tourist recreation facilities, restaurants, accessory retail establishments.

2. Supports economic development activities within the commercial area that are consistent with the Okanagan Falls Economic Development Action Plan (2012).

3. Supports the establishment and activities of an Okanagan Falls Business Improvement Association.

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4. Will maintain the Okanagan Falls Commercial area as a development permit area, and ensure that the associated design guidelines promote a lively and harmonious built environment.
5. Ensures that new development in the Okanagan Falls Commercial area can be accommodated within the capacity of existing infrastructure.
6. Plans for and encourages the implementation of pedestrian improvements in Okanagan Falls, with a focus on safety, connectivity, and accessibility.
7. Recognizes and where possible, works with landowners to preserve existing heritage buildings in Okanagan Falls.

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14.0 INDUSTRIAL

Utilizing industrial land base of Electoral Area "D" to its fullest potential will support a vibrant and resilient community.[lii] With the closure of the Weyerhaeuser Mill a substantial amount of industrial designated land is currently vacant within the Okanagan Falls primary growth area boundary. The importance of retaining the industrial land base is recognized within the Regional Growth Strategy, which calls for the protection of the existing industrial land base from conversion to other uses and seek out new land in the region to provide more diverse business opportunities. The community recognizes that this land should accommodate a range of complimentary industrial land uses and that development should promote principles of sustainability. Future development should also be sympathetic to the scenic characteristics of the area.

14.1 Objectives

.1 To protect the industrial area within the Okanagan Falls by ensuring new development is complimentary to existing industrial land uses located within the industrial area of Okanagan Falls.

.2 Minimize conflicts between industries and other adjacent land uses by utilizing a range of mitigation methods.

.3 Promote industrial activity in the Okanagan Falls area that is clean, light, sensitive to the environment and generates employment for local residents.

14.2 Policies - Industrial

The Regional Board:

.1 Generally supports the following type of uses in areas designated "Industrial" in Schedule B: manufacturing; warehousing; wholesaling; and storage; processing; assembly; machining; and fabricating; sales, service and repair of industrial and business and automotive equipment; trucking; utilities and public works; limited retail sales associated with the industrial uses and high technology.

.2 Recognizes the importance of maintaining the industrial land base, including the former Weyerhaeuser site and discourage the conversion to other non-industrial uses.

.3 Recognizes the need for quality industrial design and the protection of groundwater and has designated certain areas as an Industrial Development Permit Area. These areas are shown on Schedule 'E'.[liii]

.4 Directs industrial uses to the areas designated as Industrial at Okanagan Falls on the land use map; and discourage industrial use outside of this area.

[lii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[liii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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.5 Will not permit re-designation or rezoning of land to allow industrial uses unless it meets at least the following criteria:

a) the area must be adjacent to or within 100.0 metres of the industrial designations existing at the date of adoption of this Bylaw;

b) the area is not located within the Agricultural Land Reserve;

c) the area proposed for construction does not contain moderate or high hazard areas as identified on slope stability mapping (See Section 18);

d) the area is not located within a floodplain;

e) access can be provided to the area without constructing new roads or utility corridors through environmentally sensitive areas, as shown on Schedule 'C', the Agricultural Land Reserve, moderate or high hazard areas as identified on slope stability mapping (See Section 18), and without creating a permanent visible scar on side slopes;[liv]

f) the location of the development will not have a negative impact on the quality of life of existing residents;

g) the buildings will not be located on slopes with grades greater than 30%;

h) the development is located where it can connect to the community water system and where it can connect to the community sewer system, or, if located on a parcel greater than 1 ha in size, can provide a package sewage treatment plant that meets relevant Provincial standards.

.6 Encourages diversification of the industrial base, particularly through high technology and value added processing of local agricultural products.

.7 Encourages clean, light, environmentally friendly industrial uses and discourage those which have a negative impact on the environment.

.8 Will review the zoning bylaw to accommodate the changing industrial market and make provisions for emerging industries.

.9 Will improve the screening and buffering requirements for industrial land uses to mitigate conflicts between industrial and non-industrial activity.

.10 Will continue to allow residential uses in the industrial area along Commercial Way, Wallis Road, Iris Road, and Leslie Drive, in order to allow people to reside and operate industrial businesses on the same property.

.11 Supports the use of lands designated Industrial (I) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production is considered an appropriate use of industrial lands.[lv]

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[liv] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017
[lv] Amendment Bylaw No. 2849, 2019 – adopted December 5, 2019.

15.0 SOCIAL WELL-BEING (ADMINISTRATIVE, CULTURAL, INSTITUTIONAL)

Social well-being factors, such as living conditions and community culture, are crucially important for a healthy population. In order for the communities of Electoral Area "D" to become more complete where people can live, work and play, social well-being and quality of life are crucial for the well-being of its residents.[lvi] The availability and accessibility of programs and facilities; the recognition and celebration of ethnic diversity; and the extent to which new members, tourists and neighbouring communities are engaged and integrated are all important factors that must be considered when planning for social sustainability.

In order for Electoral Area "D" to thrive and prosper over the long term, it is important that a range of social, institutional, cultural, and arts based land uses are focused in appropriate locations in Okanagan Falls. Some uses already exist, and should be supported, while others need to be fostered and developed. It is also important that emphasis be placed on ensuring that educational, recreational, and cultural opportunities and events are inclusive and universally accessible.

15.1 Objectives

.1 To ensure that the needs of each of the communities in Electoral Area "D" are sufficiently met, through the retention or expansion of arts, cultural, social and institutional programs and facilities.[lvii]

.2 To provide programs and facilities that are physically and financially accessible for all residents.

.3 To foster a welcoming and inclusive environment for visitors, tourists and new members of the community.

.4 To recognize, respect and celebrate different cultural beliefs and traditions.

.5 To build trusted relationships with neighbouring First Nation communities.

15.2 Policies – Social Well-being

The Regional Board:

.1 Supports preservation of existing, and encourages the establishment of new social, arts, cultural and institutional facilities and programs in areas designated "AI (Administrative, Cultural, Institutional)" in Schedule B.

.2 Will focus social, arts, cultural, and institutional uses in the Okanagan Falls to ensure communal access and to promote the revitalization and diversification of the town centre consistent with the direction set in this Plan.

[lvi] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[lvii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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.3 Encourages continuing education opportunities that reflect local needs and interests.

.4 Ensures that Regional District programs and facilities continue to be affordable for all segments of the population.

.5 Will continue to encourage the use of school buildings and grounds, after regular school hours, by community groups, clubs, sports teams and the Electoral Area "D" population at large.

.6 Encourages and support outdoor activities, such as farmers markets and musical events, which facilitate the integration of tourists and new community members with long time residents of Electoral Area "D".

.7 Supports local festivals and events that foster cross-cultural understanding, acceptance and integration.

.8 Recognizes and celebrates the rich First Nations heritage that exists in the South Okanagan.

.9 Collaborates with neighbouring First Nation communities during community planning processes and initiatives.

.10 Encourages representation from neighbouring First Nation communities on Committees and Commissions that deal with local planning matters.

.11 Will continue to work collaboratively with the Okanagan Falls Recreation Commission and local residents to consider options for, and the feasibility of a future youth centre.

.12 Where arts, cultural, social or institutional developments occur next to land designated for Agricultural use, ensure that a buffer be provided along the edge of the development, consistent with the Ministry of Agriculture's *Guide to Edge Planning* to promote land use compatibility.

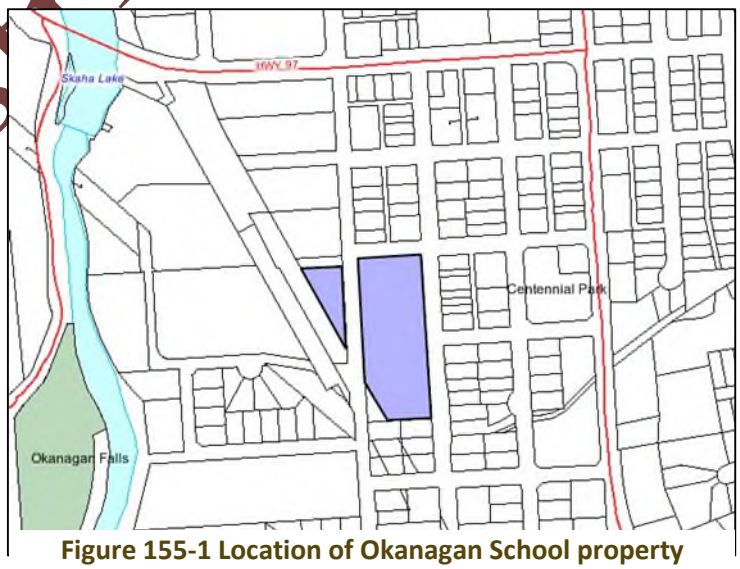


Figure 155-1 Location of Okanagan School property

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16.0 PARKS, RECREATION AND TRAILS[lviii]

16.1 Background

Parks are generally publicly owned areas that provide an opportunity for individuals to pursue leisure and recreation activities. In the Plan Area, parkland includes Crown land, land owned by the Regional District, land zoned for park purposes and land designated as park on a subdivision plan. Parkland also includes land or general areas that the Regional District may have an interest in for park in the future.

Some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** Kenyon Park, Keogan Park, Christie Memorial Park, Centennial Park and Lions Park are operated by the Okanagan Falls Parks and Recreation Commission.
- **Kettle Valley Railway (KVR) Trail:** The sections of the KVR Trail that are publically owned and maintained by the Regional District are designated Parks, Recreation and Trails.
- **Provincial Recreation Areas:** Vaseux Lake, sx̌ʷəx̌ʷnitkʷ (formerly Okanagan Falls), and a portion of the Skaha Bluffs Provincial Park are provincially designated Recreation Areas.

The Plan Area also provides diverse recreation opportunities for a range of trail users. Local residents use the trail system for activities ranging from an evening stroll along the KVR to commuting to work from one community to another, to active motorized and non-motorized trail-based recreation. Visitors also frequent the Plan Area's trails to participate in a wide range of activities from walking and backcountry hiking to cycle touring and off-road vehicle recreation.

Together, parks and trails provide a valued amenity for Plan Area residents and visitors and provide important environmental benefits. While the Plan Area includes five regional parks, the need for additional community parks is moderated by the extensive opportunities available on Crown land, area lakes, and in provincial protected areas.

Provincial legislation authorizes the provision of land to the Regional District as parkland — equivalent in size to 5% of the parcel being subdivided. It is anticipated that acquisition of new land will be focused upon completion of the Kettle Valley Railroad (KVR) trail and improving Skaha Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In 2012, the Regional District adopted a *Regional Trails Master Plan* that defines future direction, policies, priorities, standards and actions for the Regional District and its partners with respect to existing and potential future linear parks and trails and support of a regional trail network. The plan provides the basic framework to define and guide

[lviii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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regional trail development and management through to 2021.

See Schedule 'G' (Transportation and Trail Network) for a map of designated trails in the Plan Area.

16.2 Objectives

.1 Provide a level of parks and recreational opportunities that can meet the needs of local residents, within their ability and resources to pay for such facilities.

.2 Promote recreational opportunities that meet local needs and complement the natural environment and existing resources.

.3 Improve and maintain public access to park and recreation resources.

.4 Promote the development of an integrated trail and park system.

.5 Identify and work to acquire parks and recreation sites to meet the present and future needs of residents.

16.3 Policies

The Regional Board:

.1 Encourages that all new trail projects are designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.

.2 Seeks to mitigate existing and future conflicts between trail users, agricultural operators and rural landowners.

.3 Encourages trails proposed on agricultural lands, including those located within the ALR, to be developed using Ministry of Agriculture guidelines.

.4 Encourages tenure holders to preserve, steward and maintain trails to maintain the integrity of the larger trail system and the natural environments they traverse.

.5 Encourages the Province to undertake a backcountry recreation planning process.

.6 Encourages relevant provincial agencies and tenure holders to manage public access to the backcountry.

.7 Seeks to work with regional partners and local environmental organizations to support wildlife education programs to minimize wildlife/human conflicts on trails.

.8 Seeks to work with regional partners to ensure that trails within Plan Area boundaries include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.

.9 Support trail use guidelines that promote "leave no trace" trail use.

.10 Recognizes that parkland corridors located along the Okanagan River channel and parts of Shuttleworth Creek are located within a flood control right-of-way, and that

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the Province needs to undertake and maintain flood control works, activities and devices within the parkland designation; these will continually be recognized as permitted uses in the Zoning Bylaw.

.11 Seeks to work collaboratively with the Province and other relevant parties/organizations to improve and maintain the Kettle Valley Railway Trail between Kaleden and Okanagan Falls.

.12 Seeks to explore opportunities to establish interpretative signage along the Kettle Valley Railway Trail between Kaleden and Okanagan Falls.

.13 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area, as shown on Schedule 'G' (Transportation and Trail Network), to accommodate a variety of uses, including but not limited to: walking, running, bicycling, horseback riding and cross country skiing.

.14 Seeks to ensure that future linear parks, trails, and pedestrian linkages connect to existing and future parks, schools, Crown land, and natural open space, and allow for easy pedestrian access through residential areas.

.15 Recognizes and supports the efforts of the Okanagan Falls Recreation Commission in developing and maintaining parkland, and designing and delivering recreational programs.

.16 Seeks to continue to provide universal access to recreational amenities in the Plan Area, including parks, trails, facilities and programs.

.17 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.

.18 Continues to encourage the use of school buildings and grounds, after regular school hours, by community groups, clubs, sports teams and the Plan Area population at large.

.19 Seeks to continue to work collaboratively with the Okanagan Falls Recreation Commission and local residents to consider options for, and the feasibility of a future recreation complex and additional or expanded sports fields.

.20 Seeks to ensure that any future site chosen for a recreation complex meet the following general criteria:

a) large enough to accommodate desired uses;

b) located within or close to Okanagan Falls;

c) located where good road access and trail linkages exist or can be established between the facility, the elementary school, and the community in general;

d) located where it can preferably be connected to a community water system and a community sewer system.

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16.4 Parkland Dedication Policies:

The Regional Board:

.1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Area covered by this OCP as having future park potential.

.2 Recognises that the Plan Area is generally rural in nature, and that when land is acquired it should be focused upon lake accesses, greenways, and trails.

.3 May determine, in accordance with Section 510 of the *Local Government Act*, at the time of a subdivision to which Section 510 applies, whether the owner of land being subdivided must:

a) provide without compensation, park land in an amount equivalent to 5% of the land being proposed for subdivision and in a location acceptable to the Regional District; or

b) pay to the Regional District an amount that equals the market value of the land that may be required for park land purposes.

.4 May consider, when determining a potential park land dedication under Section 510 of the *Local Government Act*, the following policies:

a) proximity to settlement areas, other parks & trails, and bodies of water;

b) distance from environmental hazard areas;

c) average slope should be 10% or less;

d) adequate accessibility:

i) vehicular ingress and egress should meet or exceed Ministry of Transportation standards;

ii) in the case of trails and pedestrian-access only parks, there should be various linkages to and from the trail or park, with at least one linkage wide enough to allow for maintenance vehicle access;

e) cultural or natural features of significance;

f) potential for additional dedication of parkland from subdivision applications of surrounding parcels; and

g) potential for recreation (active park), conservation (passive park) or enhancement of public access.

.5 Considers that park land proposals should provide a benefit for the community and those lands with no benefit to the community should not be accepted.

.6 Strongly prefers that land being considered for parkland be maintained in its natural state and should not be cleared. Cleared and disturbed lands should only be accepted where the proposed parkland is to be used for recreational uses which require cleared lands, or can be reclaimed for park purposes.

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.7 Encourages developers to dedicate greater than 5% park land in areas where parkland is desired.

.8 Considers that if cash in-lieu is chosen at the time of subdivision for park acquisition and development in the Plan Area, the preference is that the benefits accrue to those communities from which the funds are received.

.9 Where environmentally sensitive areas or Critical Habitat for species at risk have been identified, encourages developers to donate such lands to a conservation organisation or the Regional District in addition to the parkland or cash in-lieu required by the Act.

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17.0 NATURAL ENVIRONMENT & CONSERVATION[lix]

17.1 Background

The South Okanagan-Similkameen is recognized as a region that combines a wide range of natural habitat areas with a large number of unique species, many of which are not found elsewhere in the province or in Canada. The area is also home to the largest number of endangered and threatened species of plants and animals in BC and Canada.

The variety of life (also called biodiversity) is very high in the South Okanagan-Similkameen, because of the region's milder climates and diversity of landscapes. Species at risk are linked to human settlement areas and land use. As the Plan Area contains significant developed areas and a variety of land uses including recreation, agriculture, forestry areas and the like, it also contains a high number of species at risk.

The Plan Area itself is home to many unique environmental features, including Vaseux Grasslands, Skaha Bluffs and Venner Meadows, as well as various lakes and streams important to biodiversity in the area.

Under the *Local Government Act*, the Regional District has the authority to establish Development Permit (DP) Areas in order to protect the natural environment, its ecosystems and biological diversity.

In order to protect important sensitive ecosystems and biological diversity including valuable habitat areas for wildlife and plant communities, the Regional District has implemented an Environmentally Sensitive Development Permit (ESDP) Area. This area generally comprises privately held lands not in the Agricultural Land Reserve (ALR) that possess "high" and "very high" ecologically sensitive classifications as identified by the *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012) prepared by South Okanagan Similkameen Conservation Program (SOSCP), and is described further in Section 24.2 of this Plan.

Other ecologically sensitive lands found on Crown land or privately held land in the ALR have not been formally designated as an ESDP Area but are equally sensitive and are shown on Schedule 'C' as an "Important Ecosystem Area" and is described further in Section 24.2 of this Plan.

As a local government listed under Section 3 of the *Riparian Area Regulation*, the Regional District has implemented a Watercourse Development Permit (WDP) Area designation in order to protect riparian areas; being lands within 30.0 metres of the high water mark of streams and ravines including lakes, watercourses and wetlands, and as described further at Section 24.3 of this bylaw.

For maps of development permit areas and other environmentally sensitive areas in the Plan Area see Schedule 'C' (Environmentally Sensitive Development Permit Area and

[lix] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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Other Important Ecosystem Areas) and Schedule 'D' (Watercourse Development Permit Areas).

17.1.1 Objectives - General

.1 Maintain and sustain a healthy environment by encouraging the enhancement of ecological systems and by protecting biodiversity.

.2 Integrate measures to sustain environmental quality and consider impacts on the environment in future land use decisions.

.3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to important landscape features such as watercourses, hillsides, and sensitive ecosystems of the Okanagan.

.4 Support efforts to protect source water quality and quality today and for future generations.

17.1.2 Policies - General

The Regional Board:

.1 Recognizes the importance of containing and controlling noxious weeds through the continued endorsement of weed prevention and control initiatives.

.2 Recognizes and encourages the educational and eco-tourism contribution toward protection of the community's natural environment made by environmental organizations, and supports accommodating these uses with the necessary changes to the land use designations so long as the general intent of policies in this Plan are met.

.3 Requires that, where a proposed development affects land subject to an Environmentally Sensitive Development Permit Area, an Environmental Assessment (EA) be prepared by a Qualified Environmental Professional (QEP) in accordance with the policies outlined at Section 24.2 as well as relevant federal and provincial best management guidelines.

.4 Requires that EA reports prepared by QEPs be undertaken in accordance with the Regional District's Development Procedures Bylaw.

.5 Supports the incorporation of traditional ecological knowledge in the stewardship of important foreshore, riparian, and terrestrial ecosystems, and will seek to work with the Penticton Indian Band, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen Indian Band to incorporate it where feasible, practical and appropriate.

.6 Supports provincial management of Endangered Species identified in the Okanagan Land and Resource Management Plan (LRMP) by discouraging sale of crown land in environmentally sensitive areas.

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.7 Supports the development of an Environmental Advisory Commission to consider and provide input to the Regional Board and residents in the protection, enhancement, restoration, and management of developments on or adjacent to environmentally sensitive lands.

17.2 Riparian and Foreshore Areas

Riparian areas are places under the influence of water. They surround and contain wetlands, ponds, permanent and intermittent creeks, springs, wet meadows, etc. The Plan Area includes two large lakes, Skaha Lake and Vaseux Lake, and several various smaller lakes. Vaseux Lake is recognized and important habitat for several red listed plant and wildlife species and is also a migratory bird sanctuary under the Migratory Birds Convention Act. Crown land that largely flanks Vaseux Lake limits the amount of development that can occur in close proximity to this unique environment. The plan area also includes the Okanagan River and various streams including Shuttleworth Creek and McLean Creek among others.

The Plan Area is generally dry and riparian areas tend to be unusually productive and support a disproportionately high number of species. In addition, riparian and foreshores areas tend to have significant land use and development impacts. Most wetlands that once occurred in the Okanagan have been lost to infilling, development, roads, agriculture etc. Thus, the areas that remain are very important to retain. Many species and species at risk require riparian habitats for some part of their life cycle.

Activities in riparian areas have potential to impact water quality, affect erosion, damage fish habitat and impact habitat for species at risk.

Trees like Black Cottonwood that once were common in these areas have been removed and replaced with non-native trees or invasive trees like Russian Olive and Siberian Elm. Some limited areas of willow, birch, red osier dogwood and other shrubs remain in foreshore areas, but much of the developed area has been replaced by lawns and landscaped yards. Road construction near, or within riparian areas is also common. Agriculture impacts are significant and range from infilling to cultivation and livestock use.

Because riparian and foreshore areas are so strongly connected to both habitats for species at risk and water quality through groundwater/surface water, it is vital that land use practices protect riparian areas by retaining and restoring native species, and ecosystems. Natural riparian areas provide significant ecosystems benefits that costly water treatment and recovery planning for species at risk cannot replace.

Generally land above the high water mark (natural boundary) is privately held and land below the high water mark belongs to the Crown and forms part of the water resource in the province. Land within 30.0 metres of the high water mark of a stream or a ravine is identified as being within a Watercourse Development Permit Area and any development within this area may require a Development Permit (see Section 24.3). Other activities that are subject to regulation include dock construction and

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modification, mooring buoy installation, and shoreline modifications (including sand, soil, vegetation removal, disturbance, and addition).

17.2.1 Objectives

.1 Foster community awareness of the importance and sensitivity of the riparian and foreshore environments in the Plan Area.

.2 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas) and Schedule 'D' (Watercourse Development Permit Areas).

.3 Encourage high quality lakeshore development that maintains the natural character of all lakes and sustains the sensitive riparian and foreshore ecosystems.

.4 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.

.5 Identify, manage and protect significant watercourses to maintain their natural habitat and environmental quality.

.6 Create a mixed-use and vibrant place, incorporating both public and private developments with park, cultural, commercial, residential and recreational uses at the south shore of Skaha Lake in Okanagan Falls,.

.7 Provide continuous waterfront public access along the entire Okanagan Falls area.

.8 Encourage high quality lakeshore development sympathetic to the natural character of Skaha Lake.

.9 Ensure development impacts do not negatively impact the health of aquatic habitats of both Skaha and Vaseux Lakes.

17.2.2 Policies

The Regional Board:

.1 Recognises riparian values and, in accordance with the provincial *Riparian Area Regulation*, has designated land within 30.0 metres of the high water mark of a stream or a ravine as a development permit area. Land designated as a Watercourse Development Permit Area shall be developed according to the guidelines outlined in Section 24.3 (Watercourse Development Permit Area) of this Plan, unless an exemption applies. The Watercourse Development Permit Area includes the lands within 30.0 metres of the high water mark of a stream or ravine identified on Schedule 'D'.

.2 Encourages provincial and federal water and resource managers to protect and enhance water quality, base flows, natural drainage patterns, and continuous riparian corridors of sufficient width to accommodate the dynamic nature of the

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hydrologic system, to avoid and reduce flood damage, to avoid the need for channel stabilization, to avoid underground drainage systems, to avoid groundwater interruption, and to protect and sustain aquatic biota, important fish populations and habitats.

.3 Supports efforts that maintain appropriate riparian buffers, determined by qualified professionals that take into account processes of natural erosion, deposition and movement of natural stream boundaries, floodplain provisions and sensitive terrestrial habitats

.4 Continues to work with the Okanagan Basin Water Board (OBWB) to promote the shared water interests of Okanagan communities.

.5 Encourages and supports the analysis of ground water hydrology in areas with identified aquifers, and requires environmental assessments in advance of considering zoning amendments for uses such as heavy industrial, mining, fuel storage and/or sewage or waste containment.

.6 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.

.7 Encourages the subdivision approving officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*, and Section 9 of the *Bare Land Strata Regulations*.

.8 Supports the use of Section 86 of the *Land Title Act* and Section 56 of the *Community Charter* to regulate development in a floodplain and provide for the safe use of the land for the intended purpose.

.9 Supports the implementation of the recommendations of the Skaha Shoreline Study and Management Plan which includes environmental land use planning, and land use policy.

.10 Supports the exploration of options and opportunities to have more jurisdictional control over the Skaha Lake foreshore.

.11 Supports a demand study to determine the feasibility of a commercial moorage facility at Okanagan Falls.

.12 Supports the preparation of design guidelines for public access to water areas.

.13 Supports the preservation of viewscapes in Okanagan Falls by introducing zoning regulations restricting the maximum height of a building to no more than two storeys within 100.0 metres of Skaha Lake, and three storeys between 100.0 metres and 150.0 metres of Skaha Lake.

.14 Requires that a public access corridor of not less than 7.0 metres in width (measured from the high-water mark of Skaha Lake), be provided along the

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waterfront of new developments on lands designated Town Centre (TC) in Okanagan Falls.[lx] This can be achieved through the following methods:

a) acquire a statutory right-of-way under Section 218 of the *Land Title Act*;

b) require that the land below the natural boundary revert to the Crown during subdivision; and

c) allow the proposed development to own the land, with a legal agreement to allow access, and restrict the placement of fencing, buildings or other barriers that would restrict public access.

.15 Seeks to work with other agencies to limit the number of wharves or docks, and encourage sharing of such structures.

17.3 Terrestrial Areas

Terrestrial areas are simply described as the areas upland or beyond water. They include areas with grassland and shrub-steppe, sparsely vegetated, broadleaf woodlands, coniferous woodlands and old forest ecosystems. Many at risk species are found in terrestrial ecosystems in the Plan Area.

Like foreshore and riparian areas, terrestrial areas also contain areas sensitive to development and land use. Of the various ecosystem types, the grassland and shrub-steppe ecosystems are particularly sensitive to disturbance and subject to habitat loss through development, agriculture conversion, impacts from invasive plants, and habitat loss resulting from recreation use.

Significant proportions of sensitive terrestrial habitat have been provincially recognized and protected in the Plan Area and include: the Skaha Bluffs Provincial Park, Vaseux Lake Provincial Park, Vaseux Protected Area. The Nature Trust of BC and other conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes. The federal government also has important land holdings including Vaseux Lake Migratory Bird Sanctuary and Vaseux-Bighorn National Wildlife Area.

17.3.1 Objectives

.1 Protect and steward sensitive and important terrestrial ecosystem areas as identified in Schedule 'C' (Environmentally Sensitive Development Permit Area and Other Important Ecosystem Areas).

.2 Encourage provincial and federal governments, private organizations and private landowners to protect, enhance and manage critical habitat areas for species at risk in the Plan Area.

[lx] Amendment Bylaw No. 2603.16, 2018 – adopted December 6, 2018.

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.3 Work cooperatively with regional partners and support rehabilitation, restoration and enhancement of wildlife habitats and environmentally sensitive areas that have been subject to negative impacts in the past.

.4 Encourage and facilitate linkages of protected habitat areas.

17.3.2 Policies

The Regional Board:

.1 Recognizes the values of environmentally sensitive lands and has on Schedule 'C':

a) designated these lands as an Environmentally Sensitive Development Permit Area pursuant to Section 488(1)(a) of the *Local Government Act*; or

b) identified these lands as an "Important Ecosystem Area".

.2 Requires that land designated as an Environmentally Sensitive Development Permit Area shall be retained in a natural state and not developed prior to the issuance of an Environmentally Sensitive Development Permit (ESDP) in accordance with the guidelines outlined at Section 24.2 of this Plan, unless an exemption applies.

.3 Considers that land identified as an "Important Ecosystem Area" should generally be retained in a natural state and, if a re-designation of the land under the OCP or a re-zoning of the land under the Zoning Bylaw is proposed, that these lands be considered for inclusion in the Environmentally Sensitive Development Permit Area in Schedule 'C'.

.4 Encourages the parcel sizes of land designated as an Environmentally Sensitive Development Permit Area or identified as an Important Ecosystem Area on Schedule 'C' to remain as large as possible to protect these habitat areas.

.5 Will not support the re-designation of land under the OCP or the re-zoning of land under the Zoning Bylaw where it is determined that the proposed development is contrary to the ESDP Area Guidelines of this Plan and the impact cannot be mitigated to a level acceptable to the Regional Board.

.6 Will strive for development that avoids impacting important native species, habitats, ecosystems or sensitive areas and to retain important ecosystem features and functions. Responsiveness to this policy will be a very important consideration in the approval of an application.

.7 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:

a) donation of areas to the Regional District or provincial government;

b) donation of areas to a land trust or conservation organization;

c) introduction of conservation area designation and zoning;

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d) creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;

e) establishment of statutory right of ways under the *Land Title Act* for affected areas;

f) establishment of long-term leases for sensitive areas;

g) land stewardship and participation in conservation initiatives by the private landowner; or

h) consideration of alternative development standards.

.8 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.

.9 Encourages the use of native vegetation to restore disturbed sites.

.10 Supports protecting Bighorn Sheep habitat by discouraging development on areas of natural grasslands, on open shrub steppe, older open forest and rugged terrain that includes rock outcrops and cliffs with ledges.

17.4 Conservation Areas

For the purpose of protecting environmentally sensitive areas (ESAs), the Regional District may designate lands as Conservation Area (CA). The Conservation Area designation is applied to land that is preserved and protected for its unique natural value, land left in a natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

Conservation Area lands may include Crown land designated as an Ecological Reserve or Wildlife Management Areas, but is generally applied to private lands that have been acquired or donated for conservation purposes and which are held by an individual or an organisation, such as The Nature Trust of British Columbia or the Nature Conservancy of Canada. In the Plan Area, the CA designation applies to a large area of land adjacent to Vaseux Lake as well as other parcels held by conservation organisations adjacent to, or near provincially protected areas.

For a map of Conservation Areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.4.1 Objectives

.1 Protect and steward designated Conservation Areas in their natural or semi-natural state for the purpose of conserving plant life and providing habitat for wildlife or fish.

.2 Work with agencies and partners, including local First Nations to enhance, protect and interpret ecological systems and biodiversity in Conservation Areas.

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.3 Work with property owners and agents to inform and guide the design of development in a way that is sensitive to adjacent or abutting Conservation Areas.

17.4.2 Policies

The Regional Board:

.1 Recognizes and encourages the educational and eco-tourism contributions toward protection of Conservation Areas made by environmental organizations, and supports accommodating these uses where they do not conflict with Conservation Area objectives.

.2 Supports the incorporation of traditional ecological knowledge in the stewardship of Conservation Areas, and will seek to work with local First Nations to incorporate it where feasible, practical and appropriate.

.3 Supports low-impact agricultural uses on lands designated Conservation Area and held by a conservation organization.[lxi]

17.5 Okanagan Basin Lakes[lxii]

The Okanagan watershed, or basin, is a narrow strip that spans from Armstrong in the north to the US border in the south and includes six main lakes – Okanagan, Kalamalka, Wood, Skaha, Vaseux and Osoyoos – and surrounding mountains. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.

Water in the Okanagan Basin has a variety of uses including irrigation for crops, as a domestic supply for residential use and in various industrial and recreational activities. Achieving a balance among the many uses associated with the basin lakes, and particularly between private use and public access, is an on-going challenge.

The Basin Lakes designation serves maintain opportunities on the major lakes in the Valley for community and visitor use, while also seeking to protect the environmental qualities of the lakes and existing community infrastructure such as water intakes.

For a map of Basin Lakes areas in the Plan Area see Schedule 'B' (Official Community Plan Map).

17.5.1 Objectives

.1 Maintain opportunities for responsible residential water-based recreation on Vaseux Lake and Skaha Lake, including small-scale docks and swimming platforms associated with adjacent residential use.

[lxi] Amendment Bylaw No. 2603.12, 2018 – adopted April 5, 2018.
[lxii] Amendment Bylaw No. 2862, 2020 – adopted January 7, 2021.

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2 Minimize the potential negative impacts of more intensive water-based uses, by ensuring that the RDOS Board has an opportunity to review and assess commercial, marina and group moorage, on a case-by-case basis.

17.5.2 Policies

The Regional Board:

.1 Generally supports the use of waters designated Okanagan Basin Lakes (BL) identified in Schedule 'B' (Official Community Plan Map) for water-based recreation, docks, boat launches, boatlifts, and swimming platforms.

.2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat, including shared docks and swimming platforms between neighbouring properties where appropriate.

.3 Requires dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area to obtain a development permit in accordance with the requirements of Section 24.3 of this Bylaw.

.4 Encourages docks to be designed, including anchor points, in a way that will not disturb riparian areas, except at the immediate footprint.

.5 Encourages docks and swimming platforms to be located away from or designed to avoid negative impacts on adjacent structures and uses, including other docks and swimming platforms, beach access points, parks, utilities, water intakes, and other similar uses.

.6 Does not support non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs on docks, swimming platforms, or marinas.

.7 Will consider group moorage, marina and other commercial dock proposals on a case-by-case basis through a zoning amendment process, and may use the following criteria to assess an application:

i) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;

ii) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;

iii) compatibility with, and proximity to adjacent land uses; and

iv) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).

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18.0 HAZARD LANDS

There are a number of features in the Okanagan Valley which are associated with natural hazards, including steep slopes, water courses and unstable geological conditions including silt bluffs. Some parts of Electoral Area "D" contain these features, and as a result are subject to a range of hazards including but not limited to: flooding, mud flows, debris torrents, erosion, rock fall, landslip, sink holes and avalanches. It is important that exposure to these hazards continues to be minimized in Electoral Area "D" through the application of guidelines and policies that focus new development away from hazardous areas. Where new development occurs in hazardous areas, it is important that measures are undertaken to sufficiently address the potential hazards without negatively affecting view-sheds and the natural environment.

The information that is available for the entire Regional District can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis.

Site planning for any proposed development needs to consider hazards that are identified on a particular site. Some hazards, such as geologic issues, can be evaluated and reduced at the time of development. Other hazards, such as wildfire, can not only impact new development but can also threaten existing structures. Forested ecosystems are dynamic systems and, therefore, as they change over time the fuel hazard they pose also changes. As the South Okanagan Valley contains ecosystems within which wildfire is a natural disturbance, and since wildfire cannot be eliminated from these ecosystems, the threat of wildfire will always be present. However, the risk wildfire poses to development can be managed through appropriate development policies and continual management efforts.

18.1 Objectives

.1 To ensure that development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed in a manner that does not damage the view-shed or the natural environment, or create additional runoff or landslide hazards.

.2 To prevent injury and loss of life, and to prevent or minimize property damage as a result from natural hazards.

.3 To recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.

.4 To reduce wildfire hazard threats to proposed new and existing development.

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18.2 Policies – Hazard Lands

The Regional Board:

.1 Will prevent development on lands that may be susceptible to a potential natural hazard, or have been identified as hazardous by the RDOS or other agencies having jurisdiction, unless a developer can prove that the land can be safely used for the use intended.

.2 Will enforce the hillside development permit area guidelines to ensure development is sympathetic to the natural topography and valued viewscapes of the area.

.3 Ensures that developers follow the slope stability guidelines for development in high, moderate and low hazard areas as identified in the report prepared by G. Runka for Electoral Area "D".

.4 Where a geotechnical or other report has been requested by the RDOS or the Regional Subdivision Approving Authority, requires that the report be prepared by a qualified professional, and that the developer follow the recommendations of the report.

.5 Discourages development on slopes with grades in excess of 30%, both to avoid geotechnical hazards and to avoid negative visual impacts.

.6 Discourages development of land susceptible to flooding. Lands subject to a general liability to flood should be used for parks, open space, habitat conservation, recreation or agricultural uses.

.7 Where land that may be subject to flooding is required for development and no alternative land is available, requires construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by flood waters to be flood proofed to standards consistent with applicable provincial flood hazard management guidelines.

.8 Encourages the Province to undertake measures to help prevent flooding in Electoral Area "D", particularly along Shuttleworth Creek.

18.3 Policies - Fire Management

The Regional Board:

.1 Encourages the Provincial Subdivision Approving Authority to require a developer to undertake a fire hazard risk assessment at the time of submitting a subdivision application, where the property is located within a high, or greater, risk area within the Wildfire Hazard area (Schedule 'I'). The Regional Board may require the same assessment during the land use designation amendment process.[lxiii]

[lxiii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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.2 Encourages residential sprinkler systems for homes in areas without hydrants and/or a career fire department response service.

.3 Should assess the susceptibility of an area to wildfire hazard at the time of development application.

.4 Will foster wildfire awareness and resiliency through public education materials, programs and events.

.5 Strongly encourages that all new developments be designed to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.

.6 Will review and update wildfire protection approaches as often as necessary based on changing community circumstances, ecosystem conditions and mitigation techniques.

.7 At time of a rezoning application may require an overall assessment of the site for the susceptibility to wildfire from conditions both on and off site is prepared by a Registered Professional Forester licensed in BC, with experience in wildfire risk management and interface fuel hazard assessments.

.8 May require, at subdivision application stage, a detailed report of the site for the susceptibility to wildfire from conditions both on and off-site and ways to reduce that hazard. The report shall be prepared by a Registered Professional Forester, licensed in BC, with experience in wildfire risk management and interface fuel hazard assessments. Completion of works that reduce the hazard will be required prior to subdivision approval depending upon the content of the report.

.9 May require for a rezoning or subdivision application a Wildfire Risk Management Plan for the site if the property is within 100m of a forested or grassland ecosystem. Further detailed information may be required as a result of the assessment. Completion of the recommended works in the Wildfire Risk Management Plan will be required prior to application approval.

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19.0 TRANSPORTATION

From the southern extent of Electoral Area "D" to Okanagan Falls, Highway 97 connects the Electoral Area to the wider region and United States. Several local collector roads including Oliver Ranch Road, McLean Creek Road and East Side Road connect the various Electoral Area "D" communities to their local street networks.

Historic land development patterns in the Electoral Area have created a reliance on the automobile with limited bike, pedestrian or transit options. With an increasing recognition of the need to reduce automobile reliance the integration of land use and transportation planning is imperative. Promoting land development patterns that link to alternative transportation modes will reduce pollution and the large amounts of land devoted to asphalt and costly infrastructure.

In the Regional District the provision and maintenance of public roads falls under the jurisdiction of the Province of British Columbia. Road improvements to existing roads are largely subject to the availability of provincial funding, or required as a result of new development.

The Plan sets out a Major Road and Trail Network in Schedule 'G', which delineates the current roads and trails in the area.[lxiv]

19.1 Objectives

.1 To ensure safe and convenient movement of goods and people through Highway 97.

.2 To recognize the constrained and rural character of Eastside Road and ensure the safety of all transportation modes, including cyclists and pedestrians.

.3 To provide for safe and convenient pedestrian and bicycle access to schools and parks throughout all of the communities Electoral Area "D".

.4 To implement new approaches to transportation planning, such as better coordinating land use and transportation; creating variety and connectivity within road networks; and ensuring connectivity between pedestrian, bike, transit and road facilities.

.5 To minimize the impacts of traffic corridors on farmland and environmentally sensitive areas, as shown on Schedule 'C'.[lxv]

.6 To support an expanded regional transit system that services Okanagan Falls, by concentrating population and jobs within the primary growth area.

19.2 Policies - Transportation

The Regional Board:

[lxiv] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.
[lxv] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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.1 Encourages the improvement of existing major roads, and support the construction of proposed major roads under the jurisdiction of the Province, as set out in the Major Road Network shown in Schedule 'G'.[lxvi]

.2 Encourages any Rights of Way acquired by the Province for major roads are wide enough to accommodate bicycle and pedestrian traffic as well as vehicular traffic.

.3 Will work towards developing connectivity between existing sidewalks and trail systems to schools, parks and commercial areas including along the Skaha Lake waterfront and highway crossings.

.4 Will work with the Province to identify grades, roadway widths, and other road standards that may be more appropriate for this area than the Province-wide standards, while recognizing that roads need to meet standards regarding function, safety, maintenance and emergency vehicle access.

.5 Recognizes that Highway 97 is a primary highway in the Provincial transportation network serving as a principle international trade route supporting economic activity as a gateway between the United States, population centres in the Okanagan and north half of British Columbia.

.6 Recognizes that the Province's objective is to maintain efficient traffic movements and address safety concerns, including access management for developments adjacent to the highway and additional traffic lanes as traffic volumes warrant.

.7 Very strongly opposes any future highway route on the west side of Vaseux Lake, which is identified as a highly sensitive environmental area.

.8 Encourages the Province to identify and make improvements that will increase the safety at the intersection of 10th Avenue and Highway 97, and the intersection of 9th Avenue and Main Street (Highway 97).

.9 Encourages the Province to continue making improvements to the sharp curve at Vaseux Bluff.

.10 Encourages the Province to engage with the community when continuing to undertake capital works to improve the safety of Eastside Road and provide adequate paved road widths for bicyclists and pedestrians. Eastside Rd is recognized to remain a scenic and slower and route than Highway 97 that crosses through a wildlife corridor.

.11 Recognizes that there is a need to consider wildlife connectivity, hazards to wildlife and provisions to provide safe effective crossing options particularly to facilitate east-west wildlife movement.

.12 Recognizes that until such time as the Province decides on the ultimate use of the Kettle Valley Railway right-of-way, the KVR right-of-way is to be used as a recreational corridor. If sections of the KVR are required by the Province for road or other purposes, provincial and local government agencies shall ensure during

[lxvi] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

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the development approval process, and during any pertinent management plan exercise for the KVR right-of-way, that these sections will be replaced by functionally equivalent trails to maintain the integrity of the KVR as a linear recreational corridor.

.13 Supports the use of the KVR by emergency vehicles.

.14 Will ensure that major roads through the planning area connect with major roads outside the planning area.

.15 Encourages continued public access to remain between Highway 97 and the Weyerhaeuser site.

.16 Supports the preparation of an inter-regional transportation plan.

.17 Encourages the provision of street lighting necessary to improve road safety, particularly at major intersections.

.18 Encourages the development of walkways and bicycle routes particularly within Okanagan Falls.

.19 Encourages secondary emergency access routes throughout the Plan area.

.20 Encourages the establishment of a "Skaha Loop" transit service, linking Penticton to the various Skaha Lake communities.

.21 Supports the provision that traffic impact studies are undertaken for major development proposals so that:

a) Existing and future roads and alignments are designed with due consideration for the protection of fish and wildlife habitat;

b) Safety and mobility is maintained through access management;

c) Disruption to farming operations is minimized; and

d) Projected traffic volumes do not reduce the present service levels for the existing roadway.

.22 Supports further transportation planning studies be undertaken, particularly for the Eastside Road area, as densities increase within the Primary and Secondary Growth areas.

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20.0 INFRASTRUCTURE AND SERVICING

The Regional District acknowledges the advantages of orderly growth and pre-planning of subdivisions, and the disadvantages of high density un-serviced development or premature, uneconomic extensions of utilities and services. It also supports combining servicing with sound land use development principles for the protection of environmentally sensitive land.

By supporting these principles of compact growth, community infrastructure can be provided more efficiently and cost-effectively. With the expansion of the Okanagan Falls sewage treatment plan and the future potential extension of sewer services to the Eastside Road area, growth is encouraged where existing community infrastructure is in place. Minimizing potential pollution impacts from septic fields to the natural environment, including Skaha and Vaseux Lakes is also a priority of the Regional District. The Infrastructure Overview completed as part of this OCP review provided an assessment of the six community water systems and the Okanagan Falls sanitary sewer utility. Of the six water systems located in Electoral Area "D", three are Irrigation Districts, one is run through an Improvement District and two are private water utilities.

The Liquid Waste Management Plan (LWMP) was updated and adopted in 2010. The LWMP suggests and extension of services to Skaha Estates (183 lots) as funding becomes available.

The Solid Waste Management Plan was adopted by the RDOS Board in 2012. The Regional Solid Waste Management Plan is a long term vision for solid waste management in the RDOS and presents programs, services, infrastructure and policies that will be implemented over the next several years. The Okanagan Falls landfill is becoming the Regional Service Area's Centre for Demolition, Land Clearing and Construction waste. It is located approximately 4 km east of OK Falls.

20.1 Objectives

.1 To encourage a coordinated approach to infrastructure planning.

.2 To ensure existing and future capacity in the Okanagan Falls Waste Water Treatment Plant is utilized, by directing growth to the Okanagan Falls Sanitary Service Area, and to the Primary and Secondary Growth areas.

.3 To ensure that water, sewer and drainage systems support good health and safety, and meet recognized standards of service.

.4 To maintain and foster relationships with provincial agencies, Improvement Districts and Irrigation Districts, that influence the delivery and management of community infrastructure.

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.5 Discourage the development of private systems for the provision of water and sewer services.[lxvii]

20.2 Policies - General

The Regional Board:

.1 Promotes orderly, logical, economic growth and extension of water and sewer services.

.2 Requires developers to pay for all capital costs attributed to servicing their development.

.3 Requires that all new parcels of 1 hectare or less in size connect to a community sewer system.

.4 Encourages the implementation of sustainable development principles through consideration of renewable and alternative technologies for community infrastructure.

20.3 Policies - Water

The Regional Board:

.1 Actively promotes, educates, coordinates and implements water conservation practices, and work with water utilities to establish water conservation programs.

.2 Works with private water utilities to ensure adequate fire flows to meet the needs of existing and new development.

.3 Encourages continued maintenance and upgrading of existing water systems.

.4 Coordinates maximum building heights and the capacity of fire protection equipment; in general, discourage building heights that exceed the capacity of fire protection equipment.

.5 Will consider undertaking a study or encourage water utilities to undertake a study that would examine the options for coordinating or amalgamating some of the various small water utilities in the Plan area.

.6 Encourages private water utilities to adopt the Regional District's servicing bylaw regulations, requirements, standards and specifications.

.7 Encourages water utilities to maintain the level of water supplies traditionally used by agriculture.

.8 Does not support the creation of new private community water utilities, including those owned and operated by a strata corporation, utility or corporation.[lxviii]

[lxvii] Amendment Bylaw No. 3045, 2025 – adopted August 7, 2025.
[lxviii] Amendment Bylaw No. 3045, 2025 – adopted August 7, 2025.

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20.4 Policies – Sewer and Waste Disposal

The Regional Board:

.1 Encourages water conservation measures in order to reduce flows to the Okanagan Falls Sewage Treatment Plant.

.2 Will work with the Province and local authorities to ensure any development is in compliance with all applicable legislation governing sewage disposal.

.3 Will work with the Province to ensure that minimum parcel sizes in areas not on a community sewer system required to allow for two sites for septic tanks and tile fields that can actively function at all times of the year.

.4 Will require that new parcels smaller than 1 ha be connected to a community sewer system, as discussed in other sections of this Plan.

.5 Ensures that all new commercial, industrial, and low and medium residential development within the Primary Growth Area is connected to the Okanagan Falls sanitary sewer system.

.6 Encourages the Province to educate residents about the requirements for properly maintaining a septic tank and tile field in this area.

.7 In areas where there is no community sewer or water systems, requires all new and re-development to adhere to the best practices recommendations of the Regional District's Liquid Waste Management Plan as well as the Provincial guidelines for on-site sewage disposal and private wells.

.8 Supports the Regional Solid Waste Management Plan and its strategy for the future of the Okanagan Falls landfill.

.9 Does not support the creation of new private community sewer utilities, including those owned and operated by a strata corporation, utility or corporation.[lxix]

20.5 Policies - Stormwater

.1 Encourages the Province to require master storm drainage plans for new residential subdivisions as well as commercial, industrial and administrative/institutional developments.

.2 Encourages the Province to ensure that storm drainage planning within individual developments considers the cumulative watershed effects of all future uses in the watershed, rather than just the minimal incremental effects of individual land developments.

.3 Encourages the Approving Officer to require that each parcel of land within a proposed subdivision have a plan to address storm water runoff and that it protects aquatic ecosystems (lakes, wetlands, rivers, streams).

[lxix] Amendment Bylaw No. 3045, 2025 – adopted August 7, 2025.

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.4 Will work towards utilizing the natural environment (trees, porous surfaces, watersheds, riparian areas) to help absorb and naturally treat rainwater.

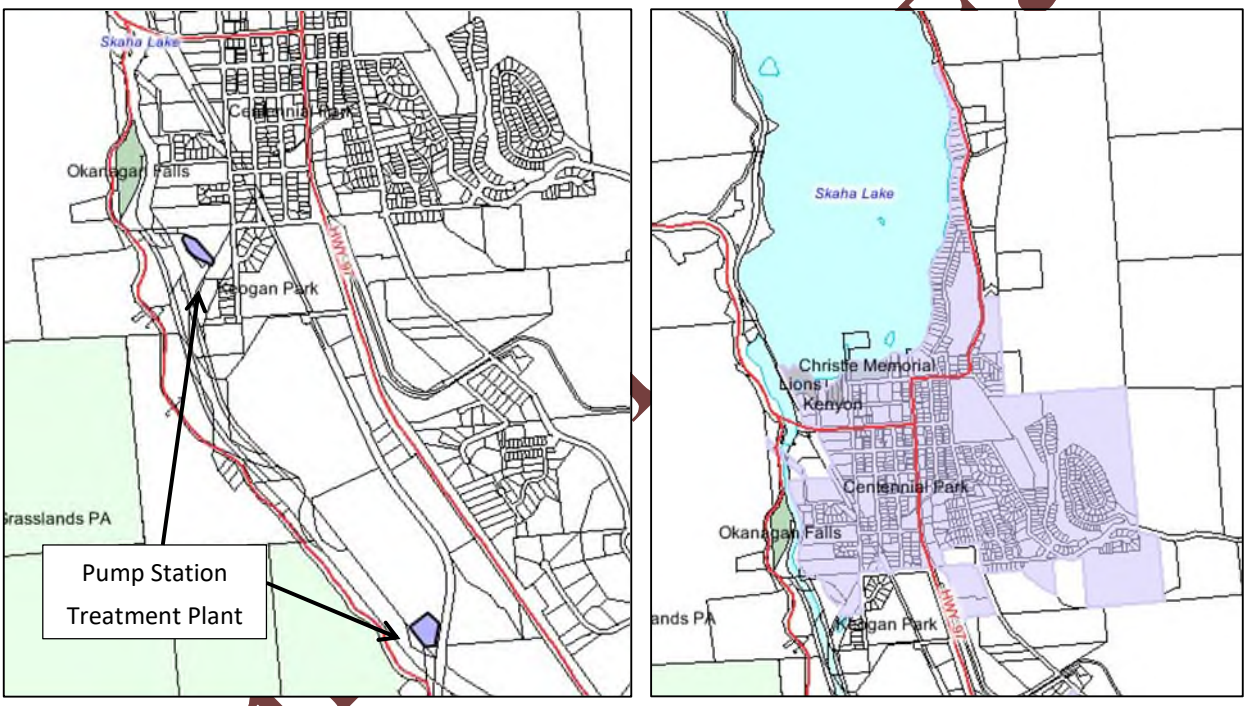


Figure 20-1 location of OK Falls sewer service area and waste treatment plant

20.6 Street Lighting[lxx]

The Regional District currently maintains a service area for street lighting within the "Heritage Hills" community of Electoral Area "D". It is understood that the Okanagan Falls Irrigation District (OFID) maintains a separate street lighting service area for the Okanagan Falls community.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural

[lxx] Amendment Bylaw No. 2944, 2021 – adopted December 16, 2021.

communities and street lighting is seen to be incompatible with the character of these areas (e.g. loss of dark skies to light pollution).

Typically, there are two types of street lights used within the Regional District, being Overhead Street Lights, which is typically mounted to a utility pole and is in the form of a "cobra-head". The other type is Ornamental Street Lights, which are independent, free-standing and serviced through underground wiring and tend to be "decorative".

20.6.1 Objectives

.1 Discourage the creation of street lighting service areas outside of designated Primary and Rural Growth Areas in order to preserve the rural character of the Plan Area.

20.6.2 Policies

The Regional Board:

1. Strongly discourages the creation of new street lighting service areas outside of Primary and Rural Growth Areas.
2. Requires the establishment of a new street lighting service area occur through a formal assent process initiated by property owners living within an area currently un-served by street lighting.
3. Will asses requests seeking to create a new or expand an existing street lighting service area on the following criteria:
   a) if the proposed service area is within a designated Primary or Rural Growth Area;
   b) if there is a need to improve vehicle and pedestrian safety;
   c) if neighbourhood support exceeds 66% of affected property owners representing more than 50% of the land value within the proposed boundaries of the service area; and
   d) if street lights will promote economic development.
4. Will evaluate requests proposing the installation new street lighting within a service area administered by the Regional District against the following priority locations:
   a) intersections;
   b) adjacent to an existing educational facility;
   c) adjacent to an existing park;
   d) a transit stop;

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e) a cluster mailbox location; or

f) within a designated Town Centre of Village Centre area.

5. Supports the conversion of existing street lights to energy efficient fixtures in order to reduce maintenance, energy consumption costs and "sky glow".

6. Supports new street lights being energy efficient fixtures in order to reduce maintenance, energy consumption costs and "sky glow".

7. Supports the use of ornamental poles and fixtures that are owned are funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

20.7 Policies – Energy Efficiency[lxxi]

.1 Encourages energy efficient forms of development through methods such as: energy efficient subdivision design; site planning including building orientation; energy efficient building design, materials, lighting and appliances; water conservation in landscaping; and, mixed-use forms of development.

.2 Strives to become more self-reliant in meeting community energy needs by supporting the appropriate scale of renewable and alternative energy generation including but not limited to geothermal, microhydro, solar, bio fuels and wind.

.3 Promotes education and awareness of energy conservation and actions that could be taken to mitigate increasing energy prices and GHG emissions.

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[lxxi] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

21.0 GREEN HOUSE GAS REDUCTION

The scientific community has a general consensus that the increasing emissions of human-caused greenhouse gases (GHG) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocabrons, sulphur hexafluoride and any other substance prescribed by regulation. Globally, the impacts of climate change will be significant, and are already evident in some areas. Locally, the potential impacts and vulnerabilities are less well documented; however they are a growing concern. As one of 175 local governments that are signatory to the B.C. Climate Action Charter, the RDOS is committed to reducing GHGs and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s Local Government Act was amended in 2008 to require all Official Community Plans to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets in accordance with Provincial Bills 44, 27, and the Climate Action Charter.

21.1 Objectives

.1 Understand the likely impacts and vulnerabilities of regional climate change within Electoral Area "D".

.2 Reduce greenhouse gas emissions measurably within Electoral Area "D".

.3 Achieve carbon neutral local government operations by 2012.

.4 Promote and provide community outreach and education related to Climate Change and reduction of Greenhouse Gas Emissions.

21.2 Policies – Green House Gas Reduction

The Regional Board:

.1 Will work towards the target of reducing GHG emissions by 20% below 2007 levels by 2030.

.2 Will work with other agencies, stakeholders and the community to achieve emission reduction targets and energy conservation goals by encouraging:

a) the construction of energy efficient buildings.

b) improvements to the energy efficiency of existing buildings.

c) the increased use of alternative energies.

d) energy efficient developments.

e) improvements to alternative transportation amenities

f) the use of fuel-efficient vehicles

g) reduction and diversion of waste from landfills

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h) maximizing value from agricultural wastes

i) the development of more compact and complete communities

j) the protection and restoration of natural areas and forest ecosystems and

k) the protection of riparian areas and sensitive habitats.

.3 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations by 2012.

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22.0 AGGREGATE RESOURCES

Electoral Area "D" has an abundance of aggregate resources including sand and gravel. The provincial mapping of aggregate material potential illustrates isolated pockets of 'primary' aggregate resources, typically in the valley bottom. Aggregate potential was determined through the work of BC Ministry of Energy and Mines, Open File 1998-5 (digital data) and a report published by PT Bobrowsky, NWD Massey, and A Matheson (1998): *Aggregate Resource Potential of the Okanagan Area*. The 'primary' potential areas shown on Schedule 'H' have the highest potential of finding sand and aggregate resources.[lxxii] However, aggregate potential maps only provide a guideline for testing, evaluating and managing aggregate resources within a defined area. The maps are intended to provide first approximation estimates of broad, regional aggregate distribution.

The majority of aggregate resources, as mapped by the province, are located in un-developed areas of Electoral Area "D" and their potential will unlikely be impacted by development during the lifetime of this plan.

Where aggregate resources are extracted, the Regional District will ensure that the conflict with adjacent land uses is minimized. Often aggregate mining is seen as a negative land use activity. Rehabilitation and reclamation strategies can help address these negative community perceptions, particularly when the community is consulted for their input on the final land use. These "opportunity landscapes" become a product for the community and are the end land use for aggregate mining. Thus, aggregate extraction is only an interim land use, and the final reclaimed landscape results from a partnership between producers and the community.

22.1 Objectives

.1 To ensure that adequate sand and gravel resources are protected to supply the Plan area.

.2 To protect non-agricultural lands having recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.

.3 To designate areas capable of long-term aggregate processing as industrial.

.4 To minimize conflicts between sand and gravel processing operations and adjacent land uses.

.5 To support the Province to require rehabilitation and reclamation of resource extraction sites.

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[lxxii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

22.2 Policies – Sand and Gravel Resources

The Regional Board:

.1 Recognizes known primary sand and gravel resources as mapped by the Province and shown on Schedule 'H'.[lxxiii]

.2 Encourages the Province to refer mineral exploration proposals to the Regional District for comments and give due consideration to the impact of resource extraction activities on surrounding land uses and developments.

.3 Recognizes that soil removal and placement on ALR lands is subject to Provincial regulations.

.4 Generally supports the use of the "Resource Area" lands identified on the Land Use Map in Schedule B for sand and gravel extraction, where the uses will not cause a significant visual or environmental disturbance

.5 Discourages the Province to issue completely new surface leases and permits for mineral processing within 1000 metres of designated Low or Medium Density Residential or Small Holding areas, unless effective mitigation measures can be implemented to significantly reduce or nullify the effects of the proposed activity. The Board will not issue temporary use permits for gravel crushing or asphalt plant activities within 600 metres of areas designated as Low Density Residential, Medium Density Residential or Small Holdings.

.6 Encourages sand and gravel operations to use best management practices to reduce impacts on neighbouring properties and along sand and gravel transport routes. Preventative measures may include controlling hours of operation, dispersion of dust, access and screening.

.7 Encourages rehabilitation of depleted sand and gravel extraction areas immediately following completion of extraction activities or in phases as work proceeds.

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[lxxiii] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

23.0 TEMPORARY USE PERMITS

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a short period of time. The permit can contain very detailed requirements such as indicating the buildings that can be used, the time frame of the permit, and other conditions. Such permits are provided at the discretion of the Regional Board and are only in effect for a limited period of time. They are not a substitute for a rezoning.

23.1 Objectives

.1 To avoid conflicts between different types of uses (i.e. residential, commercial and industrial).

.2 To provide for temporary approval of transitional uses, or uses where uncertainty exists respecting appropriateness or viability of the use, and where it is premature to decide upon rezoning and long-term land use patterns.

.3 To ensure that temporary use permits are not considered a substitute for a rezoning application.

.4 *deleted*[lxxiv]

23.2 Policies – Temporary Use Permits

The Regional Board's policies are as follows:

.1 Land within all of the Land Use Designations in this OCP is designated under Section 492 of the *Local Government Act* as an area in which Temporary Use Permits may be issued.[lxxv]

.2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit.

.3 Any proposed access to public roads must be reviewed and approved by the Ministry of Transportation and Infrastructure.

.4 In evaluating a Temporary Use Permit application submitted to the Regional District by the applicant, the Regional District may consider the following criteria:

a) the use must be clearly temporary or seasonal in nature;

b) compatibility of the proposal with adjacent uses;

c) impact of the proposed use on the natural environment, including groundwater, wildlife, and all environmentally sensitive areas;

d) intensity of the proposed use;

[lxxiv] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.
[lxxv] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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e) opportunity to conduct the proposed use on land elsewhere in the community; and

f) the remedial measures to be carried out to mitigate any damage to the natural environment as a result of the temporary use.

.5 In issuing a Temporary Use Permit, the Regional District may specify conditions including, but not limited to:

a) the buildings to be used;

b) the area of use;

c) the hours of use;

d) appearance;

e) environmental protection measures; and

f) groundwater protection.

.6 In issuing a Temporary Use Permit for a tourist accommodation use, the Regional District may specify conditions, in addition to those listed under sub-section 23.3.5, including, but not limited to:[lxxvi]

a) the provision of screening or fencing in order to address potential impacts of to address neighbor privacy issues;

b) The provision of the manager or owner's contact information, as well as a copy of any issued Temporary Use Permit, to each neighbor whose property is located within 100 metres of the subject property;

c) The availability or accessibility by telephone of the manager or owner;

d) The posting of the following information:

i) The location of property lines by way of a map;

ii) Any applicable Regional District noise bylaws;

iii) Measures to address water conservation;

iv) Fire safety regulations;

v) Storage and management of garbage;

vi) Septic system care; and

vii) Control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw;

e) a maximum occupancy of two (2) persons per bedroom within a dwelling unit;

[lxxvi] Amendment Bylaw No. 3099, 2025 – adopted October 2, 2025.

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f) The provision of one (1) parking space for each bedroom available for tourist accommodation use;

g) Prohibiting the use of recreational vehicles or tents on the property or any use of accessory buildings for occupancy purposes;

h) The provision of confirmation from a qualified person that the building(s) to be used meets BC Building Code requirements for health safety; and

i) Other requirements that the Regional District Board may consider appropriate.

.7 In issuing a Temporary Use Permit for a dwelling unit for farm labour, the Regional Board may specify conditions, in addition to those listed under sub-section 23.2.5, including, but not limited to:[lxxvii]

a) the use of the accommodation be restricted to farm labour only;

b) the structure be removed from the property when the permit lapses, if the renewal of that permit has not been approved by the Regional Board;

c) the structure be constructed or manufactured in a manner that makes it easily moveable from one location to another; and

d) the foundation be temporary in nature (i.e. not concrete).

.8 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a bond or other applicable security so as to ensure compliance with the conditions of a permit.

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[lxxvii] Amendment Bylaw No. 2956, 2022 – adopted May 5, 2022.

24.0 DEVELOPMENT PERMIT AREAS

24.1 Background

Pursuant to the provisions of Section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate development permit areas within the RDOS.[lxxviii] Unless otherwise specified, a development permit must be approved by the Regional Board prior to any disturbance, development or subdivision of land within a designated development permit area.

For lands designated within a Development Permit Area, the OCP must describe the special conditions or objectives that justify the designation and specify guidelines respecting the manner by which the special conditions or objectives will be addressed.

There are six Development Permit Areas designated in the Electoral Area "D" OCP:

Environmentally Sensitive Development Permit (ESDP) Area

Watercourse Development Permit (WDP) Area

Okanagan Falls Commercial Development Permit Area

Multiple Family General Development Permit Area

Hillside Development Permit Area

Industrial Development Permit Area.

24.2 Development Permit Offences[lxxix]

.1 No person shall commence any development on lands within any development permit area without obtaining a valid development permit.

.2 The development of land in contravention of the terms or conditions of a development permit that has been issued under Section 489 of the Local Government Act is prohibited.

24.3 Environmentally Sensitive Development Permit Area[lxxx]

.1 Category

The Environmentally Sensitive Development Permit (ESDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

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[lxxviii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[lxxix] Amendment Bylaw No. 3006, 2023 – adopted May 18, 2023.
[lxxx] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.

.2 Area

The lands shown as Environmentally Sensitive Development Permit Area on Schedule 'C' are designated as an Environmentally Sensitive Development Permit Area.

.3 Justification

To regulate development activities within environmentally sensitive areas in order to protect important sensitive ecosystems and biological diversity including valuable habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat.

.4 Background

The natural environment provides essential habitat and corridors for plants, fish, birds and other organisms. It also acts as a natural water storage, drainage and purifying system, which can help to protect private property from flooding or land loss due to watercourse erosion. Furthermore, as concerns over climate change grow, it should be recognized that functioning ecosystems are more efficient at consuming carbon dioxide as well as carbon storage. Vegetation adjacent to watercourses needs to remain in a largely undisturbed state in order to maintain a healthy environment and clean water.

The south Okanagan-Similkameen area is considered one of the most ecologically diverse in British Columbia and Canada, and includes sensitive ecosystems which support a number of provincially Red and Blue-listed species (extirpated, endangered, threatened, and vulnerable) and federally listed Species at Risk. The ESDP Area is intended to protect habitat for endangered species of native, rare vegetation or wildlife, and provide wildlife corridors and secondary habitat within the Plan Area.

The ESDP Area is comprised of important habitat areas for wildlife and plant communities. Sensitive ecosystems in the area include grasslands, riparian areas, old forest, shrub-steppe, broadleaf woodland, coniferous woodland, wetlands, shallow soiled rock outcrops and ridges. It is the close proximity of these diverse habitats that contribute to a wide variety of species, both common and rare, that are found in this Electoral Area.

.5 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.3.8 (Exemptions), for development on lands within the ESDP area. Where not exempted, development requiring a development permit includes:

a) subdivision;

b) the construction of, addition to or alteration of a building or other structure; and

c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

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.6 Guidelines

.1 A Development Permit is required for development within an ESDP Area, and shall be in accordance with the following guidelines:

a) An Environmental Assessment (EA) Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia (RPBio) or team that shall include a RPBio under contract to the development applicant, and shall include:

i) An Ecological Assessment Phase including:

.1 background information;

.2 an ecological assessment;

.3 listing of rare and endangered species; and

.4 stratification and rating of Environmentally Sensitive Areas (ESAs).

ii) An Impact Assessment and Mitigation Phase including:

.1 description of proposed development;

.2 assessment of potential impacts;

.3 short and long term impacts;

.4 cumulative and residual impacts;

.5 avoidance of ESAs;

.6 mitigation and compensation;

.7 security requirements;

.8 monitoring reports;

.9 accountability; and

.10 monitoring plan.

b) Development should be planned away from native trees and trees containing active nest sites or cavities. If removal of native trees cannot be avoided, mitigation should include restoration and replanting with equivalent native trees.

c) Habitat connectivity and the retention of connectivity corridors between sensitive ecosystems should be preserved. Wildlife crossings should be designed to protect continuity of wildlife corridors where these are interrupted by roadways.

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d) Monitoring reports may be required to be submitted to the Regional District following the completion of a development in order to confirm the conditions of a development permit have been met.

e) The Regional District may incorporate any areas or measures identified in an EA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.2 If an area of land is subject to additional Development Permit Area designations under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

.7 Expedited Development Permit

.1 Despite sub-section 24.3.6.1(a), the Regional District may issue a development permit on the basis of a Rapid Environmental Assessment (REA) Report for development where:

a) A REA, prepared in accordance with the Regional District's Development Procedures Bylaw, has been submitted to the Regional District in respect of the proposed development by a qualified environmental professional (QEP) that is a Registered Professional Biologist in British Columbia or team that includes a Registered Professional Biologist in British Columbia (RPBio) under contract to the development applicant, and includes:

i) a site plan documenting, if applicable, the location and extent of Environmentally Valuable Resources (EVRs) occurring within 100 metres of the proposed footprint of the development.

ii) a completed Rapid Environmental Assessment Checklist signed and sealed by the responsible QEP indicating:

.1 There is no known occurrence of an EVR on or within 100 metres of the proposed footprint of the development; or

.2 Known EVR occurrence(s) have been identified and:

a) measures have been prescribed to avoid impacts; or

b) acceptable restoration/mitigation have been prescribed.

iii) recommended avoidance or mitigation measures if known EVR occurrences have been identified.

b) If a QEP cannot certify the absence of EVRs or that impacts to known EVRs have been avoided or acceptably mitigated through a REA to the satisfaction

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of the Regional District, an EA as outlined under sub-section 24.3.6.1(a) will be required.

c) The Regional District may incorporate any areas or measures identified in a REA to protect sensitive ecosystems from the effect of development as terms and conditions of the development permit.

.8 Exemptions

A development permit is not required for development within land in the ESDP area for:

.1 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works, but excluding communication towers and antenna systems;

.2 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;

.3 Residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m^2 from the original footprint of the principal dwelling unit and the development comprises either:

a) an alteration or addition to the original footprint of an existing principal dwelling unit; or

b) the construction of an accessory building or structure, provided the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.

.4 works conducted in accordance with the Provincial *FireSmart Manual*, provided that all landscaping is conducted within 10.0 metres of an existing structure or building (existing on-site native plants which meet the *FireSmart Manual* guidelines are encouraged to be maintained as part of the landscaping);

.5 the construction, alteration, addition, repair, demolition and maintenance of buildings and structures to be used in relation to a farm use as defined in the *Agricultural Land Commission Act* on land located in the ALR and classified as "farm" under the *Assessment Act*;

.6 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;

.7 any farm use that is subject to an approved Environmental Farm Plan (EFP through the Canada-British Columbia Environmental Farm Plan Program;

.8 the repair of existing fences;

.9 subdivisions that propose to:

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a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or

b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

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24.4 Watercourse Development Permit Area[lxxxi]

24.4.1 Category

The Watercourse Development Permit (WDP) Area is designated pursuant to Section 488(1)(a) of the *Local Government Act,* for the protection of the natural environment, its ecosystems and biological diversity.

24.4.2 Area

Lands designated as Watercourse Development Permit Area are:

.1 shown as Watercourse Development Permit Area on Schedule 'D'; or

.2 within 30.0 metres of a stream; or

.3 where a stream is in a ravine:

a) within 30.0 metres of the top of a ravine bank when the ravine is less than 60.0 metres wide; or

b) within 10.0 metres of the top of a ravine bank when the ravine is more than 60.0 metres wide.

The definitions used in the *Local Government Act* and provincial *Riparian Area Protection Regulation* (RAPR) shall apply.

24.4.3 Justification

To regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

24.4.4 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.4.8 (Exemptions), for residential, commercial or industrial development on lands within the WDP area, which includes the following:

a) subdivision;

b) the construction of, addition to or alteration of a building or other structure; and

c) alteration of the land, including grading, removal of vegetation, deposit or moving of soil, paving, installation of drainage or underground services.

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[lxxxi] Amendment Bylaw No. 2785, 2020 – adopted February 20, 2020.

24.4.5 Guidelines[lxxxii]

.1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines:

a) An Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the RAPR, must be received by the Regional District in respect of the proposed development from the responsible provincial minister; or

b) if the minister will not provide the Assessment Report under Section 6 (Administration of assessment reports by minister) of the RAPR because the development that is the subject of the Assessment Report has already occurred, then the person who prepared the Assessment Report may submit it to the Regional District, together with evidence of the minister's rejection of the report, and any reasons the minister provided for the rejection.

c) if the provincial ministry responsible for reviewing Assessment Reports has indicated to the Regional District that Assessment Reports are unlikely to be reviewed and forwarded to the District within six (6) months of being submitted, then a Watercourse Development Permit (WDP) may be considered for issuance without an "Assessment Report" having been received from the responsible provincial Minister, provided that an Assessment Report prepared in accordance with the Riparian Areas Protection Regulation has been submitted directly to the Regional District, certifying that the proposed development:[lxxxiii]

i) will not occur in the streamside protection and enhancement area (SPEA); and

ii) if the Assessment Report is based on a detailed assessment, will not result in any harmful alteration, disruption or destruction (HADD) of natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish.

24.4.6 Variances to Protect the SPEA

The Regional District encourages Development Variance Permit (DVP) applications for the relaxation of zoning (parcel line) setbacks on existing small lots in order to reduce impacts and preserve the SPEA.

24.4.7 Expedited Development Permit

In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:

[lxxxii] Amendment Bylaw No. 2950, 2022 – adopted May 5, 2022.
[lxxxiii] Amendment Bylaw No. 3008, 2023 – adopted May 18, 2023.

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.1 where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or QEP indicating to the Regional District's satisfaction that no physical alteration of land is proposed within the Watercourse Development Permit Area or within any RAA within the Watercourse Development Permit Area, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted;

.2 where the applicant proposes to reconstruct, repair, alter or add to an existing permanent building or other structure without increasing the footprint of the building or structure within any RAA or within a SPEA identified in a riparian area assessment previously provided to the Regional District, in which case the development permit must indicate by means of a sketch or plan the location and extent of the footprint.

.3 Where the applicant proposes a subdivision of land that adjusts an interior lot line and each proposed lot provides, outside any RAA, a building envelope of sufficient area to permit the construction of a building of reasonable floor area complying with all building siting regulations applicable to the lot, in which case the development permit must indicate by means of a sketch or plan the proposed lot configuration and the location of the building envelope.

.4 Where the applicant proposes a subdivision of land in which each proposed lot complies with the applicable minimum parcel area and width regulations exclusive of any area within the Watercourse Development Permit Area and no land alteration is proposed within that area, in which case the development permit must indicate by means of a sketch or plan the proposed subdivision layout and the area of the land to which physical alterations are restricted;

.5 Where the applicant proposes a subdivision of land in respect of which no land alteration is proposed within any RAA, in which case the development permit must indicate by means of a sketch or plan the area of the land to which physical alterations are restricted; and

.6 Where the applicant proposes to restore the natural environment based upon a planting plan completed by a QEP and submitted to the RDOS for approval.

24.4.8 Exemptions

A WDP is not required under this section for any of the following:

.1 development on Crown Land.[lxxxiv]

.2 the construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, roads or trails.

.3 the construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.

[lxxxiv] Amendment Bylaw No. 2950, 2022 – adopted May 5, 2022.

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.4 An area where the applicant can demonstrate that the conditions of the WDP Area have already been satisfied, or a development permit for the same area has already been issued in the past and conditions in the development permit have all been met, or the conditions addressed in the previous development permit will not be affected.

.5 A letter is provided by a QEP confirming that there is no watercourse or riparian area as defined by the *Riparian Areas Protection Regulation* on the parcel of land.

.6 The activity is limited to the environmentally sensitive removal of trees and shrubs designated as hazardous by a professional forester or professional biologist registered in British Columbia and certified by the Wildfire Danger Tree Committee for Danger Tree Assessment in Urban and Recreational Areas, in accordance with Provincial "Firesmart" standards or those trees and shrubs designated as host trees by the Sterile Insect Release Program as recommended in a report submitted to the Regional District.

.7 Environmentally sensitive removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines) as indicated in a report by a QEP or IAS certified Arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.

.8 Development Permit provisions do not apply to activities such as gardening and yard maintenance activities within an existing landscaped area, such as mowed lawns, minor pruning of trees and shrubs, planting vegetation and minor soil disturbance that does not alter the general contours of the land.

.9 Development and land alteration proposals for which an authorization by DFO for HADD has been granted.

.10 Changes in an about a stream approved pursuant to Section 11 of the *Water Sustainability Ac*.

.11 Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:

a) emergency flood or protection works;

b) clearing of an obstruction from bridge, culvert, or drainage flow, repairs to bridges and safety fences;

c) any emergency works to be undertaken in accordance with the Provincial *Water Sustainability Act* and *Wildlife Act*, and the federal *Fisheries Act*.

Notwithstanding the above, emergency actions for flood protection and clearing of obstructions by anyone other than the Regional District must be reported to the Regional District immediately to secure exemption under this provision. Note that once the emergency has passed, a development permit may be required for remediation or permanent protection works.

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24.5 Okanagan Falls Commercial Development Permit Area

24.5.1 Category

The Okanagan Falls Commercial Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial development.[lxxxv]

24.5.2 Area

The designated areas are shown as the Okanagan Falls Commercial Development Permit Area in Schedule 'E'.[lxxxvi]

24.5.3 Justification

The Okanagan Falls commercial area is the main commercial core for the planning area and the broader surrounding community. With Highway 97 running right through the area, it is highly visible to many motorists. It serves as a strong focal point and it provides a sense of identity for the community. Residents would like to encourage the commercial area to develop as a pedestrian oriented, vibrant hub of mixed use commercial and residential land uses. Future development should be harmonious and in keeping with the current scale and character of the commercial area but higher density development should also be accommodated. New development should contribute and enhance the commercial character of Okanagan Falls.

The objective of this designation is to ensure that new commercial development and redevelopment enhances the character of the area and improves the commercial environment in Okanagan Falls.

24.5.4 Development requiring a permit[lxxxvii]

A development permit is required, except where exempt under Section 24.5.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Commercial Development Permit Area.

24.5.5 Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

<u>Buildings and Structures</u>

.1 Buildings should define a pedestrian oriented first floor with canopies, window and door trim, varied building facades, and similar design features.

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[lxxxv] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[lxxxvi] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.
[lxxxvii] Amendment Bylaw No. 2603.11, 2017 – adopted August 2, 2018.

.2 Variety, continuity and pedestrian interest should be expressed in the design of buildings, especially at ground level.

.3 Front entrances should be well defined and provide a focal point to the building.

.4 Developers are generally encouraged to consider incorporating the following:

a) decorative front verandas with pillars, posts, braces and railings;

b) painted finished posts, or natural wood peeled log posts and braces;

c) decorative projections, mouldings, cornices and other features on edges of the roof tops;

d) public squares, plazas and courtyards with decorative finishing.



.5 Monolithic structures and long expanses of straight walls should be avoided.

.6 Large buildings should be designed in a way that creates the impression of smaller units and less bulk, by using building jogs and irregular faces;

.7 Building finish should be consistent in terms of appearance and colour on all elevations, and should be comprised largely of stucco, brick, and wood materials.

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Signage

Notwithstanding the requirements of the applicable Electoral Area Zoning Bylaw, additional signage may be assessed and approved given guidelines below.[lxxxviii]

Signs that identify particular establishments are an important design element because they give character to public places and contribute to pedestrian scale and ambiance. Sign design should meet the following general objectives:

- Provide signage that is clear, understandable and attractive.
- Develop signage that is appropriately scaled and enhance neighbourhood character.
- Signage form and quality should relate directly to its purpose, context and location.
- Signs should be an integral and noticeable part of a building's architecture.
- Signage should not obstruct natural features or viewscapes.

For the purpose of this OCP the definitions are as follows:

[lxxxviii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

"awning sign" means a non-illuminated sign affixed flat to or painted onto the surface of an awning which projects form the exterior wall of a building.

"canopy sign" means a sign attached to or constructed in or on a face of a canopy.

"facia sign" means a sign attached to or supported by the wall of a building with its face parallel to the building wall and which does not project more than 0.4 metres from the wall to which it is attached.

"freestanding sign" means a sign supported independently of a building or any other structure and includes portable signs.

"projecting sign" means a sign which projects from the face or wall of a building, but does not include an awning sign, canopy sign or a facia sign.

"sidewalk sandwich board sign" means a non-illuminated, portable sign designed to be moved manually that is located on a sidewalk directly in front of the business it advertises.

"window sign" means a sign displayed within 1.0 m of the inside of a window.

.8 As part of an overall comprehensive sign plan, businesses may erect a combination of sign types. Signs must be of high quality and must be appropriately scaled to positively contribute to the community's visual appeal and people's overall experience.

.9 Awning, canopy signs or projecting signs, must be located on the first storey of a building and must not project 2.5 m beyond the face of the building.

.10 Fascia signs should not exceed more than 15% of a building face.

.11 Window signs should not exceed more than 15% of a window face.

.12 Businesses located on corners of intersecting streets may place signs on each building's frontage.

.13 Only one sidewalk sandwich board sign per business is permitted and must be no larger than 1.0 m^2. Sandwich board signs must be located directly in front of the business it advertises and must not block pedestrian traffic.

.14 Signs on roof tops, signs with flashing lights, outdoor neon signs, and signs with moving parts are not permitted.

.15 Free standing signage is permitted if it is low, front lit or unlit, with a landscaped base, and free standing signage will not be permitted on Highway right-of-way without Ministry of Transportation approval.

<u>Access and Parking</u>

.16 New development must provide safe and efficient vehicle entrances, exits and site circulation as approved by Ministry of Transportation and Highways.

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.17 Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for such features as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle parking racks on the site. Networks on the site would link with networks off the site.

.18 Parking lots should be located at the side or rear of the principal buildings. Large parking areas should be broken into smaller groups that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.

.19 Onsite roadways, driveways, and parking lots as well as building siting should be designed in a way that allows for sufficient access by fire protection equipment.

Screening, Landscaping and Amenities

.20 Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials or a combination of materials in the following areas:

a) around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and

b) between the rear of commercial areas and any residential area.

.21 The site should be provided with landscaping:

a) between parking areas and roadways; and

b) between buildings and parking areas.

.22 Landscaping design plans prepared by a landscape professional will be required with landscaping densities designed to industry standards.

.23 Landscaping comprised of plant material that has high decorative value and is drought tolerant and indigenous is encouraged.

.24 Boulevards, landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.

.25 Landscaping areas should include an underground irrigation system which should be programmed to maximize efficient water use.

.26 Any existing mature trees or remnant ecosystems that enhance the amenity and ecological functioning of the urban environment should be incorporated into the site design wherever possible.

Lighting

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.27 Land uses or establishments should be designed to ensure that they do not produce a strong glaring light or refection of that light beyond their lot lines. Shielded or controlled intensity lights are required.

Sequence and Timing

.28 Sequence and timing will be considered for phased developments to encourage orderly and cost-efficient development, identify priorities and facilitate completion of phases. New phases should not be started unless previous phases have been completed. Heavy construction should immediately follow site clearing.

24.5.6 Bonding and Security

.1 The Regional District Board may require security in accordance with Section 502 of the *Local Government Act* and any applicable Regional District Policies to correct a situation where:[lxxxix]

a) a condition in a permit respecting landscaping has not been satisfied;

b) an unsafe condition has resulted as a consequence of contravention of a condition in a permit;

.2 Where the Regional District requires a security deposit as a condition of the development permit approval, the applicant must provide a security deposit at 115% of the estimated cost of any remediation works, as prepared by a qualified professional.

.3 The Regional District may require monitoring reports prepared by a qualified professional, during construction, and up to one (1) year after construction, the purpose of which are to confirm the required conditions of the development permit have been met.

.4 The security deposit shall remain in effect until the Regional District has been notified, in writing, by a qualified professional and Regional District staff are satisfied that the conditions of the development permit have been met. However, to confirm that the remedial works, such as successful plant establishment, have been completed, the Regional District will withhold 10% of the security deposit for one year.

24.5.7 Exemptions

A Development Permit is not required under this section for any of the following:

.1 Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.

[lxxxix] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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.2 Internal renovations.

.3 Canopies, awnings and decks.

.4 Building Code and safety requirements / upgrades such as fire alarms, fire exits, disabled ramps, etc.

.5 Building additions less than 20 square metres.

.6 Open roofed structures, gazebos and trellises

.7 Glass balcony enclosures.

.8 Subdivision

.9 Construction of fences

.10 Signs attached to businesses they are advertising.

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24.6 Multiple Family Development Permit Area

24.6.1 Category

The Multiple Family Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of multi-family residential development.[xc]

24.6.2 Area

The designated area is shown as the Multiple Family Development Permit Area on Schedule 'E'.[xci]

24.6.3 Justification

Most multiple family residential developments are located in areas next to major roadways, areas next to low density residential use, and areas going through a transition from low density residential to medium density residential use. Because of their prominent size and location, multiple family residential developments can have a significant visual impact, particularly on the rural character of the area.

Good design guidelines can help ensure that the development enhances the area rather than creates an eyesore and a source of friction between existing residents and the new development.

The objective of this designation is to ensure that multiple family residential development is attractive and compatible with existing neighbourhoods and the rural character of the surrounding area.

24.6.4 Development requiring a permit[xcii]

.1 A development permit is required, except where exempt under Section 24.6.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Multiple Family Residential Development Permit Area.

24.6.5 Guidelines

The general development guidelines set out below are applicable to multiple family residential developments. Multiple family residential includes all developments with two or more dwelling units in one building.

<u>Buildings and Structures</u>

.1 The mass and façade of buildings should be articulated with variations in materials and detailing to maintain the scale of the existing neighbourhood. The use of building character elements, such as porches, verandas, raised front stairs,

[xc] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[xci] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.
[xcii] Amendment Bylaw No. 2603.23, 2022 – adopted May 5, 2022.

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window and door detailing, sloped and varied roof lines are required to provide interest while blending into existing neighbourhood.

.2 Building finishes that enhance the character of the area, including wood siding, stucco or materials that are similar in appearance are encouraged.

.3 All units facing a street should have a street orientation, including picture windows and pedestrian entrances to the street. Where residential units have attached garages or carports, the units should be wide enough to allow the creation of attractive entrances to the individual units so that garage doors do not dominate the street.

.4 The design and introduction of new building types to a residential neighbourhood should provide harmony and lend continuity to the neighbourhood and should not create excessive disruption of the visual character of the neighbourhood.

.5 In areas where there is an OCP land designation change, abrupt transition between well-established areas of single family buildings and higher proposed multi-family development is undesirable. New development should not be greater than one storey higher than adjacent development. Subsequent storeys should be terraced back a minimum of 3.0 metres.

.6 Multiple Family development is encouraged to be sensitive to the existing neighbourhood. The use of building character elements which are typically found on single family homes such as dormers, balconies, bay windows and varied roof lines are required.

.7 The mass and façade of buildings should be articulated with variations in materials and detailing to emulate the scale of the existing neighbourhood.

.8 Front entrances should be well defined and provide a focal point to the building.

.9 Building shape, roof lines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.

.10 Large buildings should be designed in a way that creates the impression of smaller units and less imposing massing, by using building jogs and irregular faces.

<u>Access and Parking</u>

.11 New development must provide safe and efficient vehicle entrances, exits and site circulation as approved by Ministry of Transportation.

.12 Sites should be designed in a way that accommodates alternative modes of transportation, with provisions made for such features as pedestrian sidewalks, bicycle and walking paths or lanes, and bicycle parking racks on the site. Networks on the site should link with networks off the site.

.13 Parking lots should be well lit, drained and located at the side or rear of the principal buildings. Large parking areas should be broken into smaller groups that are screened and shaded with landscaping. The use of turf blocks or porous

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paving materials may be considered wherever technically feasible so as to aid in stormwater management. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.

.14 Onsite roadways, driveways, and parking lots as well as building siting should be designed in a way that allows for sufficient access by fire protection equipment.

Screening and Landscaping

.15 The site should be provided with supplementary screening in the form of walls, fencing, hedging, planting, other screening materials or a combination of materials in the following areas: around outdoor storage areas and waste containers, heating and cooling equipment, and other service areas; and between parking areas and the street.

.16 Landscaping design plans prepared by a landscape professional will be required with landscaping densities designed to industry standards.

.17 Landscaping comprised of plant material that has high decorative value and is drought tolerant and indigenous is encouraged.

.18 Boulevards, landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.

.19 While locating multiple family residential development next to land designated as Agriculture is generally discouraged, in such situations the Regional Board requires that the following steps be taken to improve compatibility:

a) buffering (vegetation, fencing, and other screens) should be constructed in accordance with the Ministry of Agriculture's *Guide to Edge Planning* and the Agricultural Land Commission Buffering Design Guidelines;

b) A 30 metre setback for multi-family buildings, and a 2 metre high trespass proof, chain or solid wood fence be required between a multi-family development and the adjoining Agricultural Land Reserve parcel; and

c) the multiple family building should be designed to step back away from Agriculture as the building increases in height.

Signage

.20 Free standing signage should be low, front lit or unlit, with a landscaped base, and free standing signage will not be permitted on Highway right-of-way without Ministry of Transportation and Highways approval.

.21 The general character of signs should positively relate to the character of the associated building.

Sequence and Timing

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.22 Sequence and timing will be considered for phased developments to encourage orderly and cost-efficient development, identify priorities and facilitate completion of phases. New phases should not be started unless previous phases have been completed. Heavy construction should immediately follow site clearing.

24.6.6 Bonding and Security

.1 The Regional District Board may require security in accordance with Section 502 of the *Local Government Act* and any applicable Regional District Policies to correct a situation where:[xciii]

a) a condition in a permit respecting landscaping has not been satisfied;

b) an unsafe condition has resulted as a consequence of contravention of a condition in a permit;

.2 Where the Regional District requires a security deposit as a condition of the development permit approval, the applicant must provide a security deposit at 115% of the estimated cost of any remediation works, as prepared by a qualified professional.

.3 The Regional District may require monitoring reports prepared by a qualified professional, during construction, and up to one (1) year after construction, the purpose of which are to confirm the required conditions of the development permit have been met.

.4 The security deposit shall remain in effect until the Regional District has been notified, in writing, by a qualified professional and Regional District staff are satisfied that the conditions of the development permit have been met. However, to confirm that the remedial works, such as successful plant establishment, have been completed, the Regional District will withhold 10% of the security deposit for one year.

24.6.7 Exemptions

A Development Permit is not required under this section for any of the following:

.1 Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.

.2 Internal renovations.

.3 Canopies, awnings and decks.

.4 Building Code and safety requirements / upgrades such as fire alarms, fire exits, disabled ramps, etc.

.5 Building additions less than 20 square metres.

[xciii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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.6 Open roofed structures, gazebos and trellises

.7 Glass balcony enclosures.

.8 Subdivision

.9 Construction of fences.

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24.7 Hillside Development Permit (HDP) Area[xciv]

24.7.1 Category

The Hillside Development Permit (HDP) Area is designated pursuant to Section 488(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

24.7.2 Area

The lands shown as Hillside Development Permit Area on Schedule 'F' are designated as a Hillside Development Permit Area.

24.7.3 Justification

To regulate development activities within hillside areas in order to minimize the risk of erosion, landslip or rockfall on development in steep slope areas.

24.7.4 Development requiring a permit

.1 A development permit is required, except where exempt under Section 24.7.7 (Exemptions), for subdivision on lands within the HDP area.

24.7.5 Guidelines

.1 A Development Permit is required for development within an HDP Area, and shall be in accordance with the following guidelines:

a) A Geotechnical Report, prepared in accordance with the requirements of the Regional District's Development Procedures Bylaw, must be submitted to the Regional District in respect of the proposed development by a qualified professional that is a Registered Professional Engineer in British Columbia (P.Eng) or team that shall include a P.Eng under contract to the development applicant.

b) Parcels to be created by subdivision shall indicate a useable area of not less than 200 m^2 capable of accommodating the dwelling type(s) permitted by the zoning of the land with the plan of subdivision indicating the developable area on each parcel.

c) Useable areas should be created as part of parcel grading so that the subsequent use of retaining walls or extensive cut and fill are avoided.

d) The use of panhandle parcels should be used to minimize cut and fill and provide access to developable areas not readily accessible by a public or strata road.

e) Roads should be aligned to follow natural site contours, conforming to topographic conditions rather than cutting across contours.

[xciv] Amendment Bylaw No. 2603.02, 2019 – adopted November 21, 2019.

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f) The grading or alteration of key topographic features (e.g., knolls, ridgelines, talus slopes, bedrock outcrops, cliffs, ravines, etc.) should be avoided.

g) The use of sharp cuts and long or wide slopes with a uniform grade should be avoided.

h) Areas with slopes greater than 50% should be retained in a natural state.

i) Storm drainage should follow natural flow paths and on-site retention and detention is encouraged.

.2 If an area of land is subject to a Development Permit Area designation under Section 488(1)(a) of the *Local Government Act*, the Regional District requires that a single development permit application that combines the requirements of each Development Permit Area be submitted. The application will be assessed in accordance with the individual development permit guidelines for each applicable Development Permit Area under this bylaw and, if approved, issued under a combined development permit.

24.7.6 Expedited Development Permit

.1 Despite sub-section 24.7.5, the Regional District may issue a development permit where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or other appropriate professional clearly indicating that the parcel to be subdivided does not comprise slopes with grades in excess of 30%.

24.7.7 Exemptions

A development permit is not required for development within land in the HDP area for:

.1 subdivisions that propose to:

a) consolidate existing parcels, including the consolidation of parts of a closed road to an existing parcel; or

b) alter parcel lines between two or more parcels where no additional parcels are created upon completion of the alteration.

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24.8 Industrial Development Permit Area

24.8.1 Category

The Industrial Development Permit Area is designated for the establishment of objectives for the form and character of industrial development, pursuant to Section 488(1)(f) of the *Local Government Act*; and, to establish objectives for the protection of the natural environment, pursuant to Section 488(1)(a) of the *Local Government Act*.[xcv]

24.8.2 Area

The area designated within the Industrial Development Permit Area generally includes properties to and including the former Weyerhaeuser site. The designated area is shown on Schedule 'E'.[xcvi]

24.8.3 Justification

The former Weyerhaueser site is a significantly large parcel of land located within a close proximity to Okanagan Falls and is currently designated as Industrial. It is seen as an important area for future economic opportunities and re-development. In order to ensure that future development revitalizes and enhances industrial activity, the promotion of attractive design that meets the needs of industry and is compatible with surrounding developments, forms the basis of this development permit.

The Development Permit Area is also identified to be a part of the Aquifer Protection Area delineated in the *Source Water Assessment and Protection Plan for Okanagan Falls Irrigation District Groundwater Supply* (Western Water/ Summit, November 2011) that is part of the domestic water supply for many Okanagan Falls residents. Care must be taken in the storage, handling, manufacturing, and use of products on sites within this Development Permit Area to avoid contamination of the underlying aquifer.

24.8.4 Development requiring a permit[xcvii]

.1 A development permit is required, except where exempt under Section 24.8.7 (Exemptions), for development on lands within the Okanagan Falls Industrial Development Permit Area. Where not exempted, development requiring a development permit includes:

a) the construction of, addition to or alteration of a building or other structure; and

b) Any development with contamination potential that involves new or existing uses for any of the purposes or activities listed in Schedule 2 of the *Contaminated Sites Regulation*, (B.C. Reg. 375/96).

[xcv] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[xcvi] Amendment Bylaw No. 2710, 2017 – adopted June 15, 2017.
[xcvii] Amendment Bylaw No. 2603.23, 2022 – adopted May 5, 2022.

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24.8.5 Guidelines- – Form and Character

Key Guideline concepts

.1 Provide a street presence with entrances and architectural interest in building designs fronting public streets;

.2 Loading facilities should be located away from public streets and into the rear or the interior of a site;

.3 Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape;

.4 The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, material, proportions and building articulation.

Guidelines

Applications for Development Permits shall be considered in accordance with the following guidelines:

Buildings and Structures

.5 Buildings should generally be finished in painted metal, wood, or textured concrete. Untreated flat concrete blocks as the final building finish is not acceptable.

.6 Building finish should be consistent in terms of appearance and colour on all elevations.

Parking and Access

.7 *deleted*.[xcviii]

.8 Large parking areas should be broken into smaller groups, divided by landscaping and surrounded by landscaping on all sides.

.9 Loading and service areas should be located away from the street frontages and be effectively screened and buffered from public views.

Landscaping and Screening

.10 *deleted*.[xcix]

.11 Landscaping should provide definition for pedestrian corridors; present a pleasing street image; soften the transition between adjacent land uses; and create interesting views and focal points into and out of the site.

.12 Provide landscaping of substantial proportions around property lines, particularly adjacent to residential development, to ensure a compatible and smooth transition to abutting residential or other uses.

[xcviii] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.
[xcix] Amendment Bylaw No. 2830, 2018 – adopted October 18, 2018.

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.13 The scale and location of planting material should complement and be consistent with the scale and massing of buildings.

.14 The selection of plant materials should be based on drought tolerant, indigenous species.

.15 Supplementary screening in the form of walls, fencing, hedging, planting or a combination of materials should be provided in the following areas:

a) Around outdoor storage areas and waste containers, heating and cooling equipment, and other service areas;

b) Between parking areas and the street;

c) Around the property edge next to roadways;

d) Along on-site access roads;

e) In other open spaces areas not required for parking, access roads or walkways.

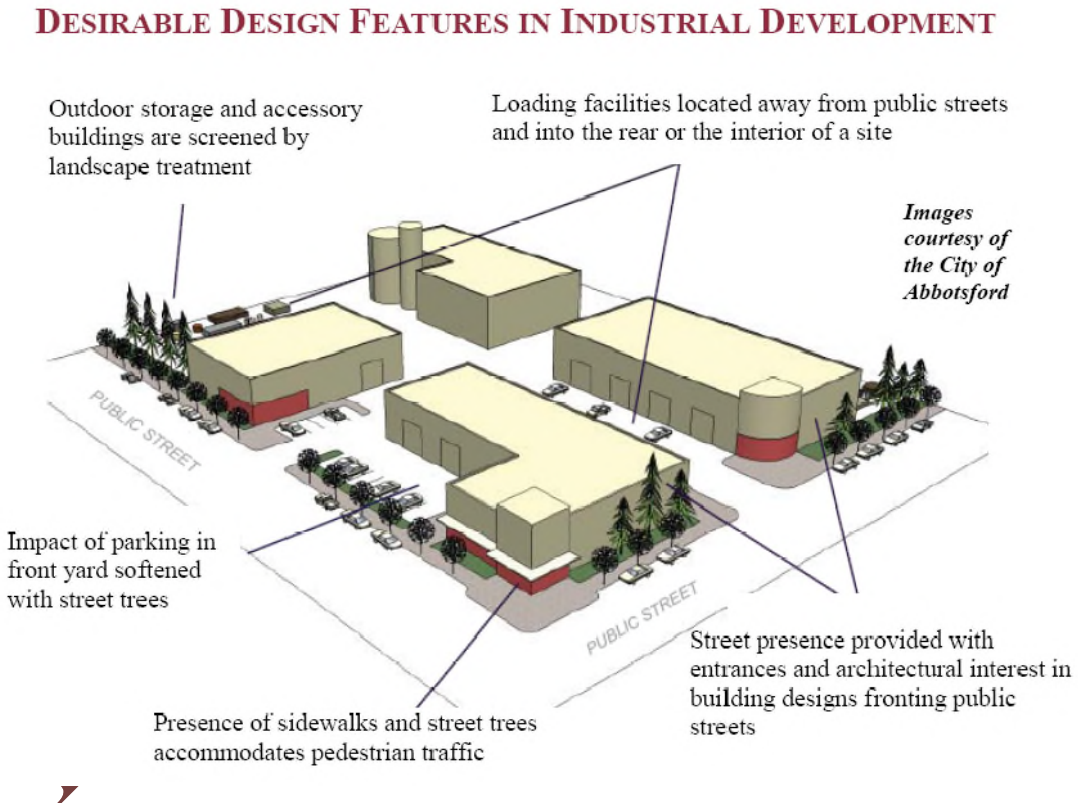


Figure 24-1: Desirable Design Features in Industrial Development

24.8.6 Guidelines- Aquifer Protection

All applications for an Industrial Development Permit should be accompanied by a report certified by a Professional Engineer or Geoscientist, registered in the Province of British Columbia and experienced in hydrogeological investigations, including capture

zone analysis and groundwater stewardship, if the proposed development will include any of the purposes or activities listed in Schedule 2 of the *Contaminated Sites Regulation* (BC Reg 375/96), as amended.

The purpose of the report is to ensure that hazardous materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer. The report should address, but not necessarily be limited to, site design, and best management practices for sewage disposal and hazardous materials handling, storage and disposal.

Specific mitigative measures may include descriptions of physical structures and / or facility-specific operational plans and guidelines. The location of any existing or proposed above ground or underground fuel storage tanks, abandoned or operational water wells, and underground pipelines such as water, sewer or natural gas should be identified in the report.

The report will form part of the Development Permit terms and conditions, and may include recommendations pertaining to registration of a Restrictive Covenant to prohibit particular high risk land uses or activities or to specify other restrictions on use of the property.

24.8.7 Exemptions

.1 Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.

.2 Internal renovations unless for a change of use that will include an activity listed in Schedule 2 of the Contaminated Sites Regulation (BC Reg 375/96), as amended.

.3 Canopies, awnings, fences and decks.

.4 Building Code and safety requirements / upgrades such as fire alarms, fire exits, disabled ramps, etc.

.5 Building additions less than 10 square metres and less than 20% of existing footprint area.

.6 Open roofed structures, gazebos and trellises.

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24.9 Okanagan Falls Town Centre Development Permit Area[c]

24.9.1 Category

The Okanagan Falls Town Centre Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial and multi-family development.

24.9.2 Area

The areas designated within the Okanagan Falls Town Centre Development Permit Area are shown on Schedule 'E' (Form and Character Development Permit Areas).

24.9.3 Justification

The intent of this DPA area is to ensure consistent, high-quality design for all new developments in the Town Centre that respects the local context, supports the creation of a more pedestrian-friendly Town Centre, and optimizes views of and access to the lakefront.

24.9.4 Background

The Okanagan Falls Town Centre Plan has emerged through a multi-phased planning and community engagement process. The RDOS engaged with the local community to identify issues and opportunities in the Town Centre, and to develop a shared vision for the future Town Centre. This vision included land use considerations, public realm enhancements, and transportation recommendations.

The objective of the RDOS in undertaking this planning process was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place and help guide the Town Centre towards becoming a more attractive, economically viable place to live, work, shop and recreate, for both local residents and visitors.

24.9.5 Development requiring a permit

A development permit is required, except where exempt under Section 24.9.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Town Centre Development Permit Area.

24.9.6 Guidelines

A Development Permit is required for all development within an Okanagan Falls Town Centre Development Permit Area, and shall be in accordance with the following guidelines:

[c] Amendment Bylaw No. 2603.11, 2017 – adopted August 2, 2018.

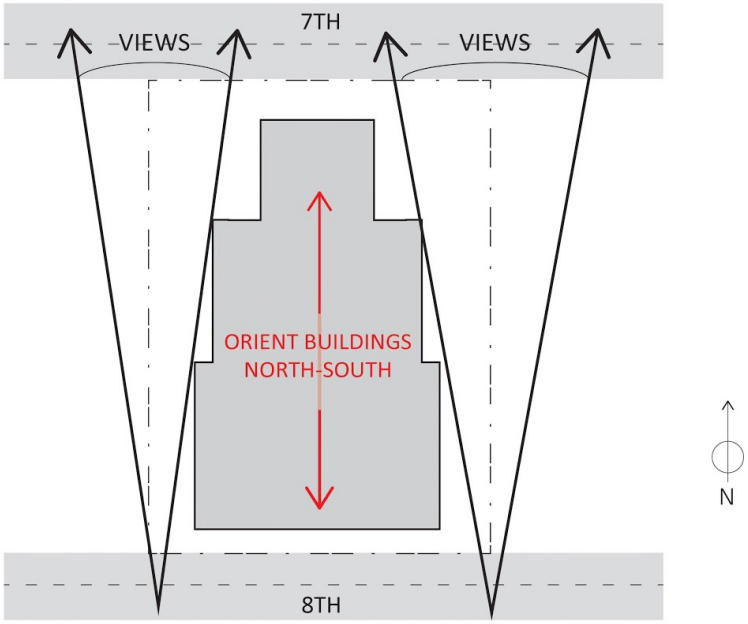
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.1 General Guidelines (for all building types):

a) Facade cladding materials such as vinyl siding, asphalt shingles, cultured stone, etc., are strongly discouraged.

b) Building colours should be softer, muted colours such as beige, khaki, light brown, grey and similar, with smaller accent areas of brighter colours (e.g. around entrances, at key corners, etc.).

c) Buildings should generally be sited with a north-south orientation and massed to present the slimmer or narrower elevation to the north and south sides wherever possible, in order to optimize sunlight penetration and optimize views and access towards the lake front.



NORTH / SOUTH AXIS VIEWS

d) Buildings should be designed to an appropriate scale to support and retain the 'urban village' feel of Okanagan Falls Town Centre. This can be achieved by breaking buildings down into smaller massing components to ensure appropriate scales for building elements. This could include such architectural devices as building setbacks above the ground floor; clear articulation of long frontages into multiple smaller bays; changes in cladding material; the use of architectural elements such as bay windows, recesses, pilasters, gables, dormers, balconies, etc.

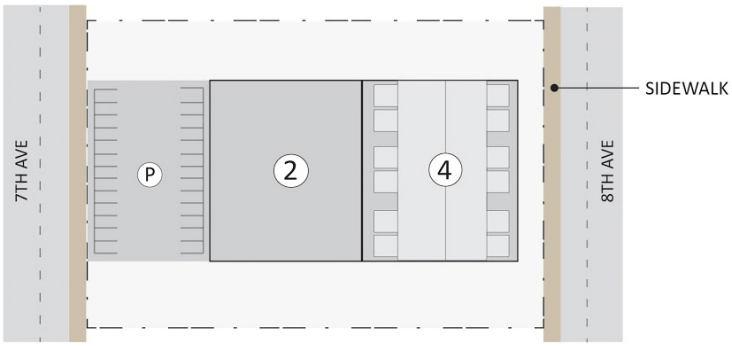
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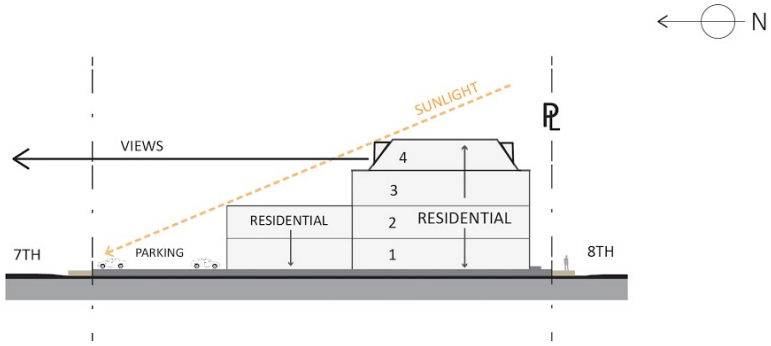


e) Buildings should generally terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.

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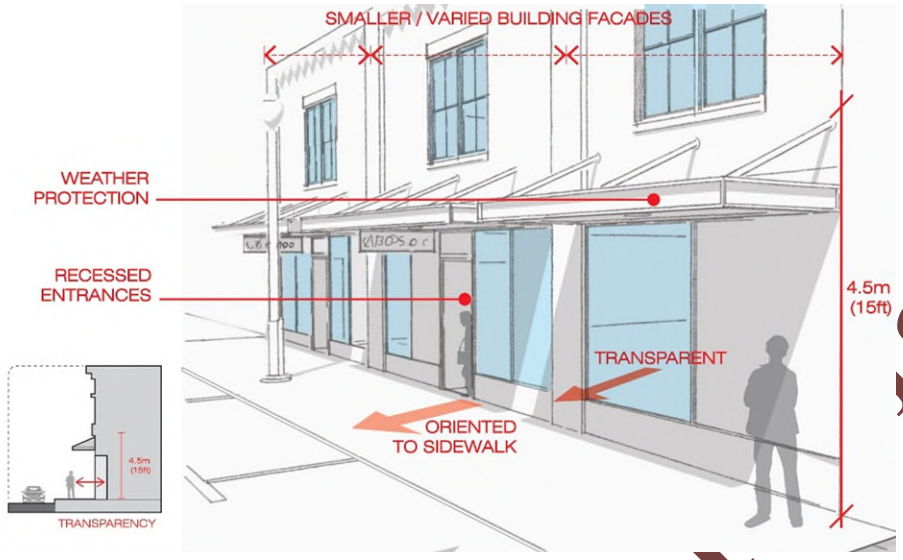
SECTION



.2 Built Form for Commercial Buildings:

a) New commercial buildings should have a pedestrian-oriented ground floor treatment, with a high level of transparency between the sidewalk and commercial/retail interiors, orienting windows to the sidewalk, varying building facades to create smaller scale retail store bays, recessed entrances, weather protection, and similar design features.

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b) Retail uses should be oriented towards the adjacent public sidewalk or, in the case of the 'Place Magnet' site, towards the Civic Plaza.

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CIVIC PLAZA



c) All buildings with retail use at grade should include weather protection canopies and/or awnings.





d) Store entrances should be recessed to provide an area that is covered and inviting to passersby.

e) All ground floor commercial space should have a minimum floor-to-floor height of 4.5 metres to accommodate a wide range of retail/service uses and provide a generous scale for these uses.

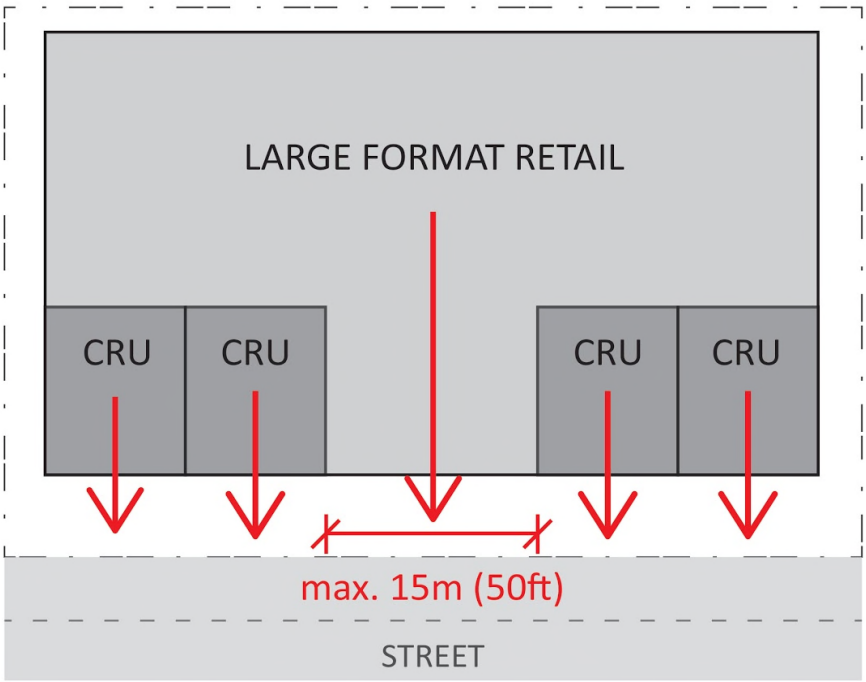
f) New commercial and/or mixed-use buildings should help to define the public realm with strong 'streetwall' edges that form a consistent setback along the street, or in the case of the 'Place Magnet', frame the Civic Plaza on at least two sides.

g) Commercial building street frontages should be divided into small-scale, individually expressed storefronts, with a preferred individual store frontage width of 7.6 metres and a maximum individual store frontage width of 15.0 metres.



h) Where a single, larger format commercial use exceeds a frontage width of 15.0 metres, the principal street frontage should be lined with smaller individual commercial retail units (CRUs) that screen this larger commercial use, with a narrower portion of the main use visible to the street.

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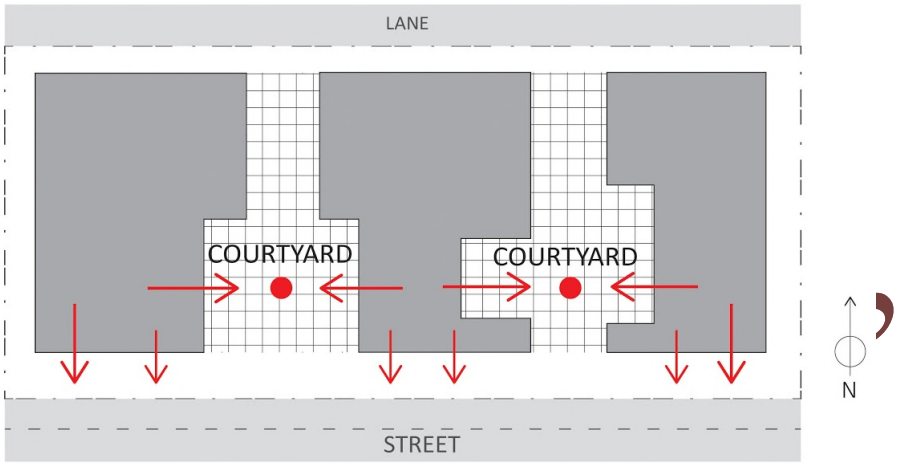
i) Active commercial street level uses are strongly encouraged in the Town Centre. Buildings with commercial retail uses at grade should have active, visible uses along the street and a high degree of permeability. Use of large windows, glazed entryways, roll-up and/or foldaway doors and similar elements to facilitate visibility between the sidewalk and the interior of the building, are encouraged. Blank facades and visible blank sidewalls should be avoided and are strongly discouraged.

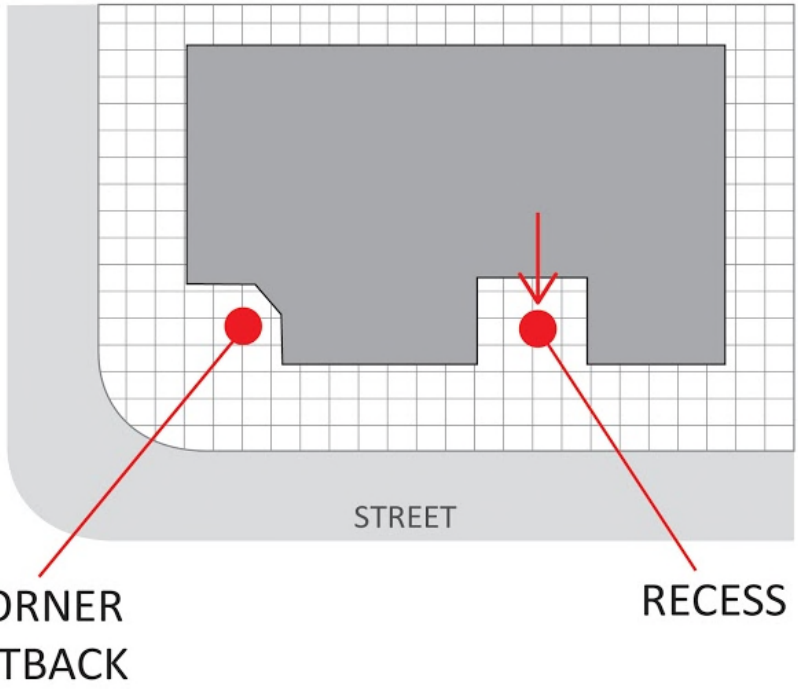




j) Longer building facades should be designed in a way that breaks down the facade massing to create the visual impression of smaller commercial units, by using recesses, courtyards, corner setbacks, and so on.

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k) Commercial and mixed-use building signage, pedestrian lighting and weather protection should be integrated into the building design from the outset, and not be treated as add-ons.



l) Mixed-use buildings with commercial uses at grade and residential above are encouraged to step back the upper floors a minimum of 2.0 metres above the ground floor.





m) On corner sites, buildings should have street-facing facades on both streets. Active retail frontages should be oriented towards both streets.

n) On corner sites, commercial buildings should be designed to have prominent entrances that are oriented either to the corner itself or to the north-south street (e.g. Cedar Street, Main Street).

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o) Encourage built form massing that announces and celebrates key visible corners, through the use of such architectural elements as curved corners, recessed corner plazas, bay windows, taller building elements at the corner, etc.

.3 Built Form for Residential Buildings

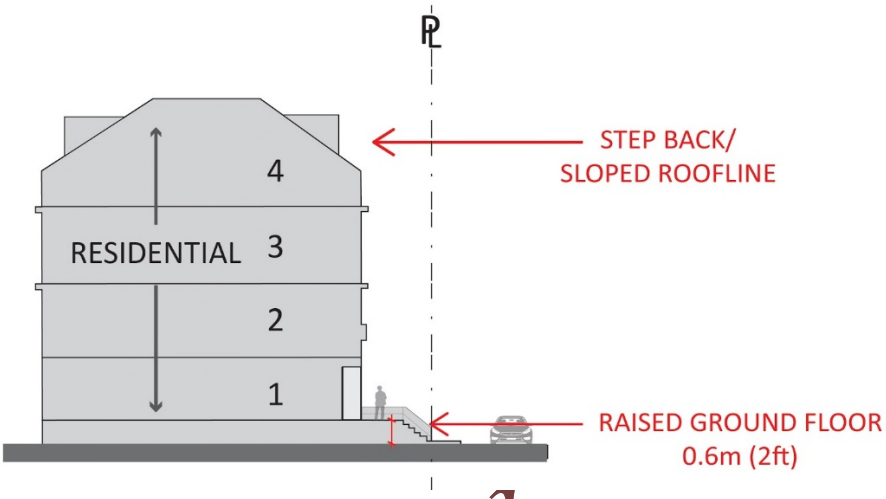
a) The building form and façades of medium density residential buildings should be articulated with variations in massing, materials and detailing to reduce the impacts of building scale on the surrounding area. The use of residential design elements such as front porches, verandas, raised front stairs, window and door detailing, sloped and varied roof lines are encouraged, to provide interest and a finer scale while blending into the existing area.



b) The ground floor of all medium density residential buildings should be raised a minimum of 0.6 m above adjacent grade to create a clear separation of public

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and private space, with raised front porches or stoops for all ground floor units.



c) All ground-oriented residential units facing a street should have a street orientation, including individual unit entrances facing the street.



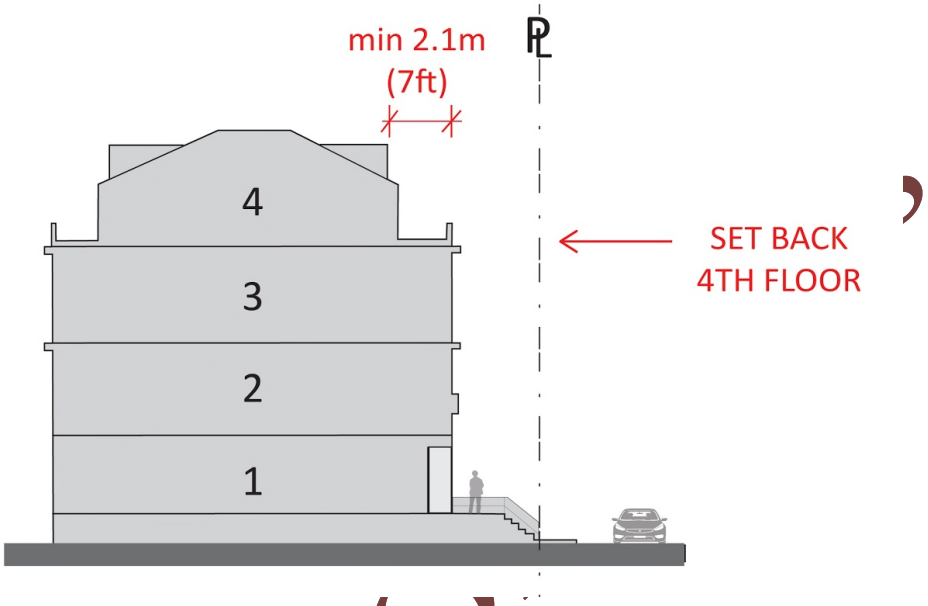


d) Medium density developments should be sensitive to the existing residential context. The use of residential character elements typically associated with detached homes, such as gables, dormers, balconies, bay windows and varied rooflines, are encouraged. Monotonous, monolithic building forms and rooflines should be avoided.



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e) Medium density residential buildings greater than three storeys in height should have the fourth and any higher floors stepped back a minimum of 2.1 metres to reduce the apparent building height and bulk.



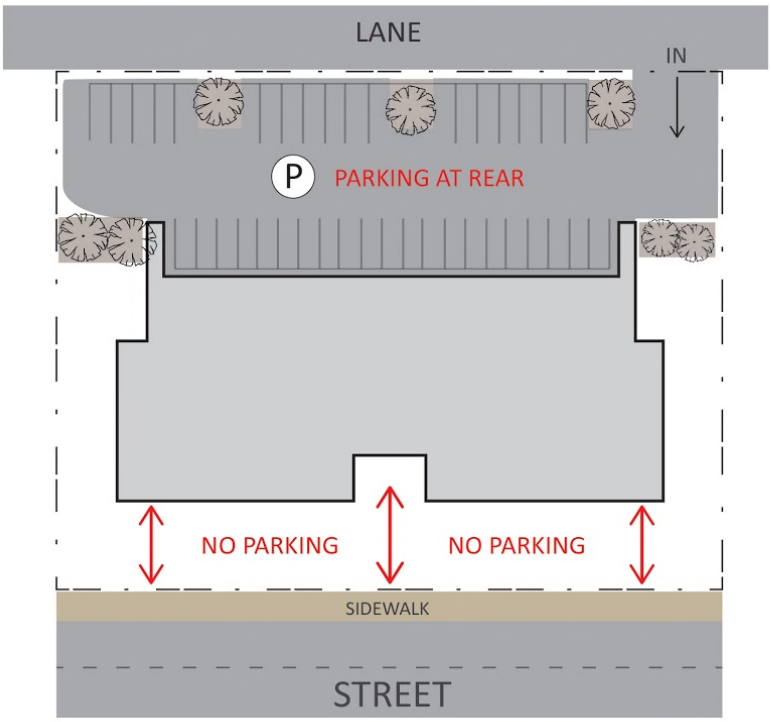
.4 Access and Parking (for all building types)

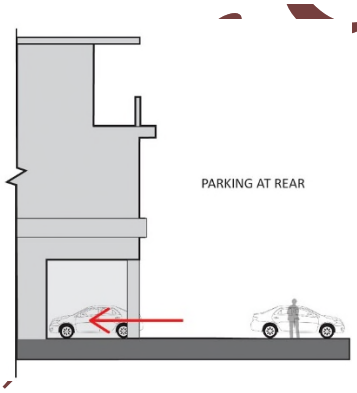
a) New development shall provide safe and efficient vehicle entrances, exits and site circulation.

b) Sites should be designed to accommodate alternative modes of transportation, with provisions made for such features as pedestrian sidewalks and pathways, bicycle lanes, and bicycle parking racks on the site. Pedestrian routes/networks on a site should link with pedestrian networks off the site.

c) On-site surface parking should be located to the rear of the building wherever possible. On-site surface parking is not allowed between the front face of a building and the adjacent street.

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d) Large surface parking areas should be broken into smaller sections that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.

e) Onsite roadways, driveways and parking lots should be designed to allow for access by fire fighting vehicles and equipment.

.5 Screening and Landscaping (for all building types)

a) Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials in the following areas:

i) around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and

ii) between the rear of commercial portions of a building and any adjacent residential area.

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b) All sites should be provided with landscaping:

   i) between parking areas and roadways; and

   ii) between adjacent buildings and parking areas.

c) Landscaping plans prepared by a landscape professional will be required, with landscaping densities as provided in the current Zoning Bylaw.

d) Landscaping comprised of plant material that is drought tolerant and indigenous is encouraged.

e) Landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.

f) Landscaped areas should include an underground irrigation system, which should be programmed to maximize efficient water use.

g) Any existing mature trees or remnant ecosystems that enhance ecological functioning of the urban environment should be incorporated into the site design wherever possible.

24.9.7 Exemptions

A Development Permit is not required under this section for any of the following:

.1 Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.

.2 Internal renovations.

.3 Installation of canopies, awnings or signs.

.4 Building Code and safety requirements and upgrades such as the installation of fire protection systems, installation of fire exits, construction of ramps for persons with disabilities, etc.

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25.0 IMPLEMENTATION

25.1 Introduction

The Official Community Plan sets out statements on the broad objectives, policies and directions for the Plan area, but provides limited options for implementing its policies. The RDOS has a number of other tools and methods available for implementing the OCP policy directions. The purpose of this section is to set out specific steps the RDOS should take to implement the Plan. Some of the steps include refining the Plan; updating existing bylaws; creating new bylaws, conducting studies to obtain more information and direction; and working closely with other jurisdictions and government agencies. Some of the specific steps are set out in the subsections below.

25.2 Refinements

The RDOS will make future refinements to this Official Community Plan as it is necessary to do so. Potential refinements may include but are not limited to the following:

.1 Coordination with changes to Provincial legislation (e.g. Local Government Act, Community Charter, Agricultural Land Commission Act, etc.)

.2 Coordination with new or revised Provincial plans and policies that relate to land use and community issues within Electoral Area "D".

.3 Coordination with new or revised regional plans and policies (e.g. South Okanagan Regional Growth Strategy).

.4 Changes resulting from transportation planning and capital improvements.

.5 A potential development permit area for the protection of farming.

.6 Changes to the known geographic extent of Environmentally Sensitive Areas, as determined through the review of plans, reports and applications submitted by project proponents to the RDOS.

25.3 Zoning Bylaw

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying the permitted uses allowed. It also contains specific regulations that control the size, siting and various other details of development on a parcel of land. The Zoning Bylaw will be updated to ensure consistency with the OCP and to implement portions of the Plan. Specific revisions include the following:

.1 Provide residential density bonuses in return for: a) affordable, rental or special needs housing; and/or (b) the dedication of Environmentally Sensitive Areas.

.2 Allow secondary suites within all zones, where determined to be appropriate.

.3 Modify the permitted uses in Commercial and Industrial zones to be consistent with the goals and direction of this OCP.

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.4 Ensure adequate buffering requirements for industrial and agricultural uses.

.5 Remove references to the Okanagan Falls Townsite as the OCP no longer uses this term. References to the Townsite should be removed and replaced with Okanagan Falls.

.6 Create provisions for reduced parking or shared parking arrangements in the Okanagan Falls Commercial Area.

.7 Consider relabeling the highway commercial zone and providing a range of permitted uses that complement the vibrant, mixed use vision for the downtown area of Okanagan Falls that the OCP seeks.

25.4 Servicing Bylaw

The RDOS Servicing Bylaw sets out minimum standards for roads, sidewalks, curb and gutter, water systems, sewer systems, storm drainage, and street lighting. Subdivisions must meet these standards before they are approved. The Servicing Bylaw will need to be reviewed and amended where necessary to ensure that enforcement of the Bylaw will result in the implementation of various policies in the Plan.

25.5 Development Procedures

The RDOS has protocols for receiving and considering development proposals. These protocols will be revised where necessary to acknowledge the Primary and Secondary Growth Containment Boundaries. The boundaries should be identified as a consideration for development approval, particularly with respect to new subdivisions, OCP amendments and re-zonings. To this end, changes may be made to a number of documents, including but not limited to: development applications, checklists and the Development Procedures Bylaw.

25.6 Follow-up Studies and Initiatives

The following are studies and initiatives that have been identified in the OCP as actions which could implement portions of the Plan.

.1 **Okanagan Falls Commercial Revitalization Strategy** - prepare a strategy for revitalizing the Okanagan Falls commercial area.

.2 **Recreation Facilities Plan** - work with local groups to identify the location type, scope, demand, and cost for a potential future recreation facility for Okanagan Falls.

.3 **Affordable and Accessible Housing Needs Assessment** – conduct a study to determine the type and parameters of new affordable, attainable, seasonal, special needs and local housing needed in Electoral Area “D”.

.4 **Social Housing Strategy** – consider preparing a strategy to investigate the need for social housing and the feasibility of providing it within Electoral Area “D”.

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.5 **KVR Trail Improvements and Signage** – Work collaboratively with the Province and other relevant parties/organizations to improve and maintain the Kettle Valley Railway Trail between Kaleden and Okanagan Falls. Also, explore opportunities to establish interpretative signage along this stretch of the KVR Trail.

.6 **Environmental Advisory Commission** – support the development of a commission to consider and provide input to the Regional Board and residents on the protection, enhancement, restoration, and management of developments on or adjacent to environmentally sensitive lands.

.7 **Public Access Design Guidelines** – consider the preparation of public access design guidelines for foreshore areas.

.8 **Feasibility Study for Multi-Use Path** - consider undertaking a feasibility study for the development of a pedestrian/cycling path along the south shore of Skaha Lake which could also provide enhanced connectivity for wildlife.

.9 **Interregional Transportation Plan** – work with neighbouring jurisdictions to undertake a plan which addresses comprehensive transportation demand management, innovative transportation options and funding strategies at an inter-regional scale.

.10 **Skaha Loop Transit Service** – undertake actions necessary to encourage the establishment of a "Skaha Loop" transit service by BC Transit; the service would link Penticton to the various Skaha Lake communities.

.11 **Infrastructure Amalgamation Study** – Consider undertaking a study or encourage water utilities to undertake a study that would examine the options for coordinating or amalgamating some of the various small water utilities in the Plan area.

.12 **Commercial Moorage Facility** – consider undertaking a study to determine the demand for and feasibility of a commercial moorage facility.

25.7 Other Agencies

The RDOS will take a leadership role in coordinating with Provincial, Federal and other agencies to help implement and complement portions of the Plan.

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26.0 LEGAL CONSIDERATIONS

26.1 Legislated Requirements

In accordance with the requirements of the Local Government Act, this OCP includes statements and map designations for the area covered by the Plan respecting the following:

.1 the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years;

.2 the approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;

.3 the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;

.4 restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;

.5 the approximate location and phasing of any major road, sewer and water systems;

.6 the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;

.7 housing policies respecting affordable housing, rental housing and special needs housing; and

.8 targets for the reduction of greenhouse gas emissions in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

26.2 Planning Process

To be completed following public consultation and agency referrals.

26.3 Amending the Plan

An OCP is not a static document. Rather, it is intended to be adaptable to new trends within society and responsive to changing circumstances within the community. As such, following careful consideration by the RDOS Board, policies and land use designations in this OCP may be revised by an amending bylaw pursuant to provisions outlined within the Local Government Act. A comprehensive review of the OCP should occur every seven to ten years, with public open houses being held to review all major development proposals prior to the formal public hearing process.

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