



Public Hearing

Electoral Area “F”

Official Community Plan Zoning Bylaw Amendments (“West Bench Geotech Review”)

April 13, 2022

Public Hearing – Bylaw Nos. 2790.04 & 2461.21

Overview:

- OCP (2018) supports review of geo-tech hazards in GWB;
- Review completed throughout 2020-21;
- Report presented to the Board in October of 2021:
 - Recommendation: incorporate Study Results into bylaws
- Community Presentation on December 7, 2021:
 - included overview of proposed OCP & Zoning Bylaw amendments.

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AREA “F” OKANAGAN LAKE WEST GREATER WEST BENCH



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

OFFICIAL COMMUNITY PLAN

This Bylaw has been consolidated for
convenience only and includes all
amendments to the text up to
March 4, 2021

Electoral Area “F” OCP Bylaw

Proposed to restructure Section as follows:

- Background
- General Objectives & Policies
- Geotechnical Hazard Management
- Flood Hazard Management
- Wildfire Hazard Management*
- Radon Gas Hazard Mitigation*

* NO CHANGE

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Update Geotechnical Hazard Policies – Revised:

Current Policy	Proposed Policy
Encourages an updated technical assessment of geotechnical hazards in the West Bench / Sage Mesa area using procedures such as outlined by APEGBC (2010) and Wise et al (2004).	Supports periodic reviews of geohazard conditions within the Greater West Bench Area every 10-20 years in order to detect and adapt to geotechnical changes such as landslides, sinkhole development or other incidences.

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Update Geotechnical Hazard Policies - Revised:

Current Policy	Proposed Policy
Will not support further development of swimming pools due to geotechnical hazard areas in the West Bench/Sage Mesa area until further study is provided on the risks and hazards can be adequately mitigated.	Supports amending the zoning bylaw to prohibit the development of swimming pools in the West Bench/Sage Mesa area due to geotechnical hazards.

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Update Geotechnical Hazard Policies - New:

Current Policy	Proposed Policy
[Not applicable]	Supports the development of a web-based reporting tool to record geohazard events in the Greater West Bench area.
[Not applicable]	Supports the development of reporting requirements for geotechnical studies submitted in support of new development applications to the Regional District.

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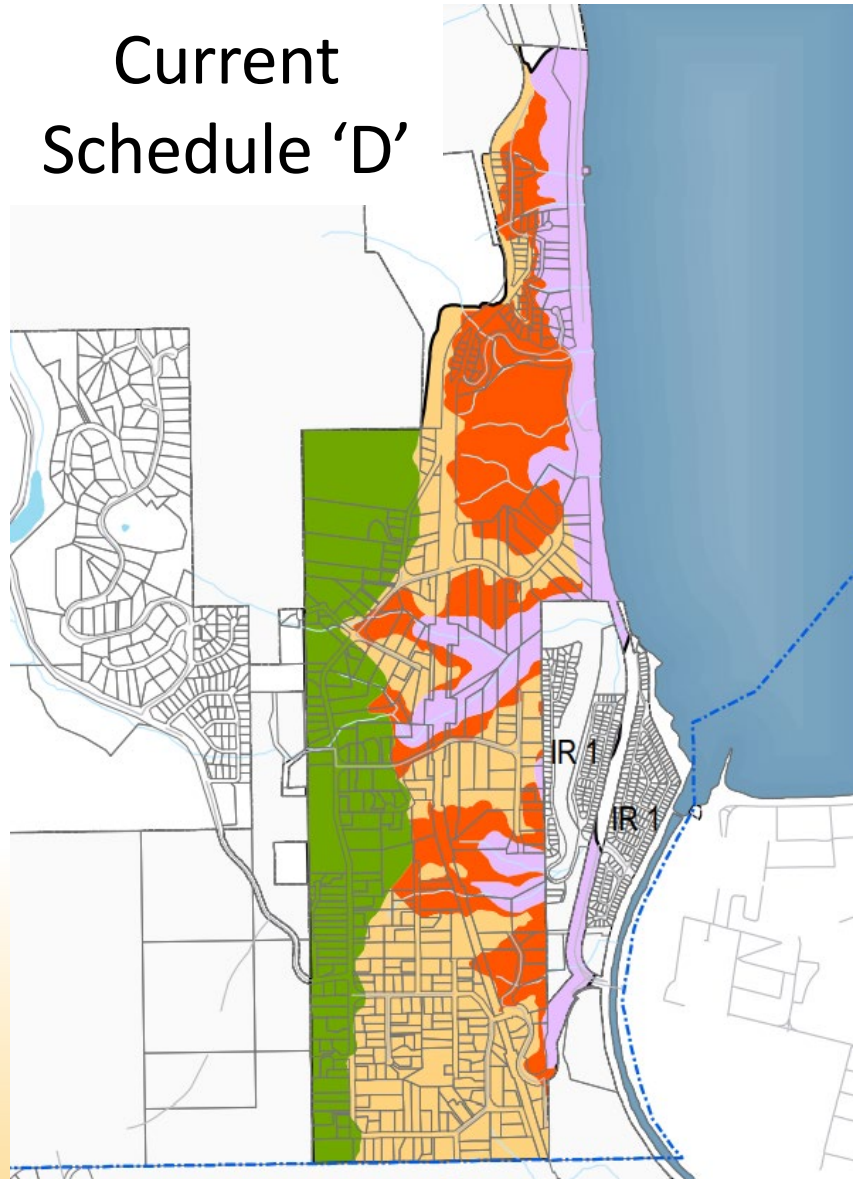
Update Geotechnical Hazard Policies - New:

Current Policy	Proposed Policy
[Not applicable]	Supports the preparation of a Soil Removal and Deposition Bylaw to regulate, monitor, and limit the removal and deposition of soil in the Greater West Bench Area.
[Not applicable]	Supports restricting densities in the Greater West Bench area due to geotechnical hazards by prohibiting accessory dwellings, secondary suites and the subdivision of land.*

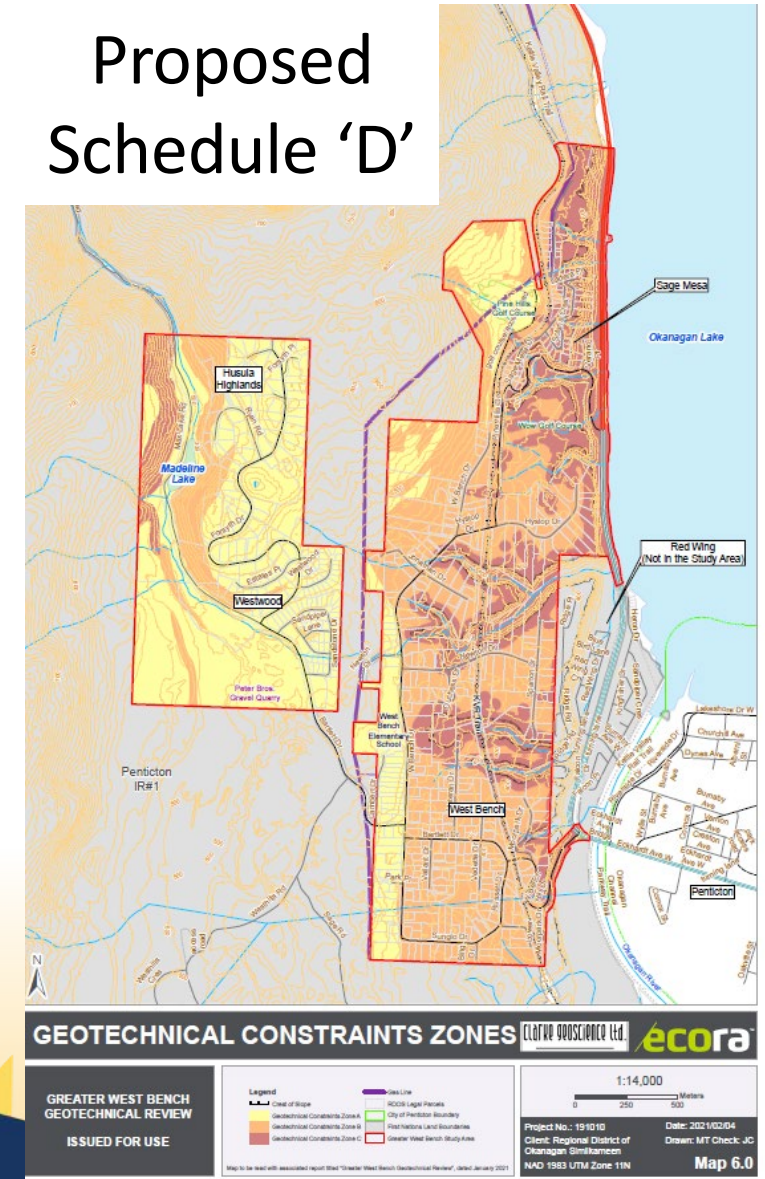
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Update Geotechnical Constraint Zone Mapping:

Current
Schedule 'D'



Proposed
Schedule 'D'



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The cover of the report features the Okanagan Basin Water Board logo and the NHC logo at the top. The main image is a large photograph of a flooded area with a wooden bench in the foreground. Below this are three smaller inset photographs: a playground with children, a flooded residential area with a house, and a flooded road with a 'ROAD CLOSED' sign. The title 'Okanagan Mainstem Floodplain Mapping' is prominently displayed in the center. At the bottom, there is a table with project contacts for both the Okanagan Basin Water Board and Northwest Hydraulic Consultants Ltd.

Okanagan Mainstem Floodplain Mapping

Prepared for: Okanagan Basin Water Board (OBWB)	Prepared by: Northwest Hydraulic Consultants Ltd. (NHC)
OBWB Project Contacts: Nelson Jatel, PhD(c), PAg Water Stewardship Director	NHC Project Contact: Piotr Kuraś, MASC, PEng, PE, RPF Hydrologist / NHC Associate

Photo credits of the 2017 flood, clockwise from top: District of Summerland, District of Lake Country, City of Kelowna (2) - Michael Hinzinger.
Graphics designer: Christine Perreault

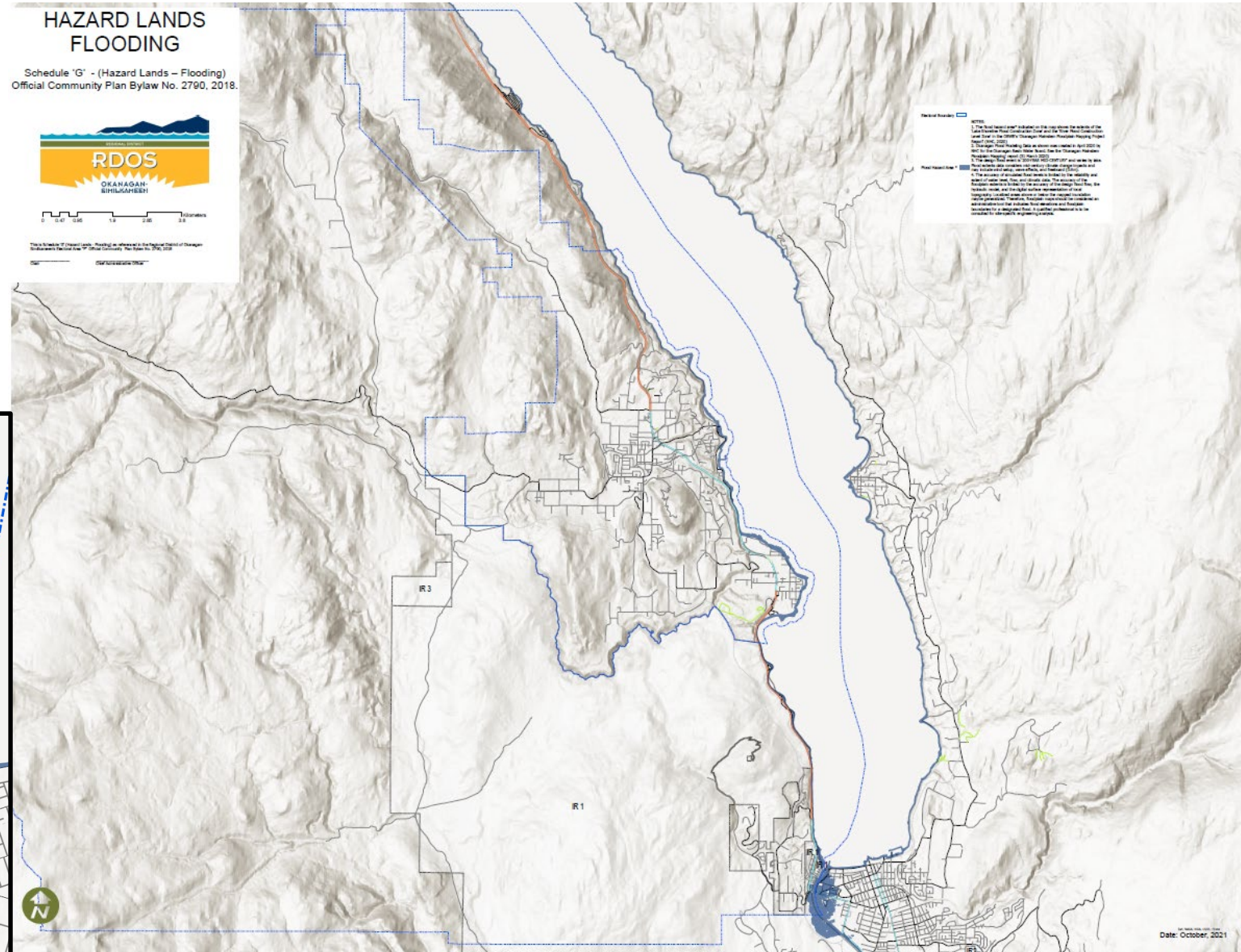
Updated Flood Hazard Management Section:

Record-setting high flows and flooding in the Okanagan Valley in 2017, followed by high flows in 2018, prompted the OBWB, the Okanagan Regional Districts, member municipalities, and the Okanagan Nation Alliance and member communities to update floodplain mapping for the Okanagan River and its lakes.

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Updated Flood Hazard Management Section:

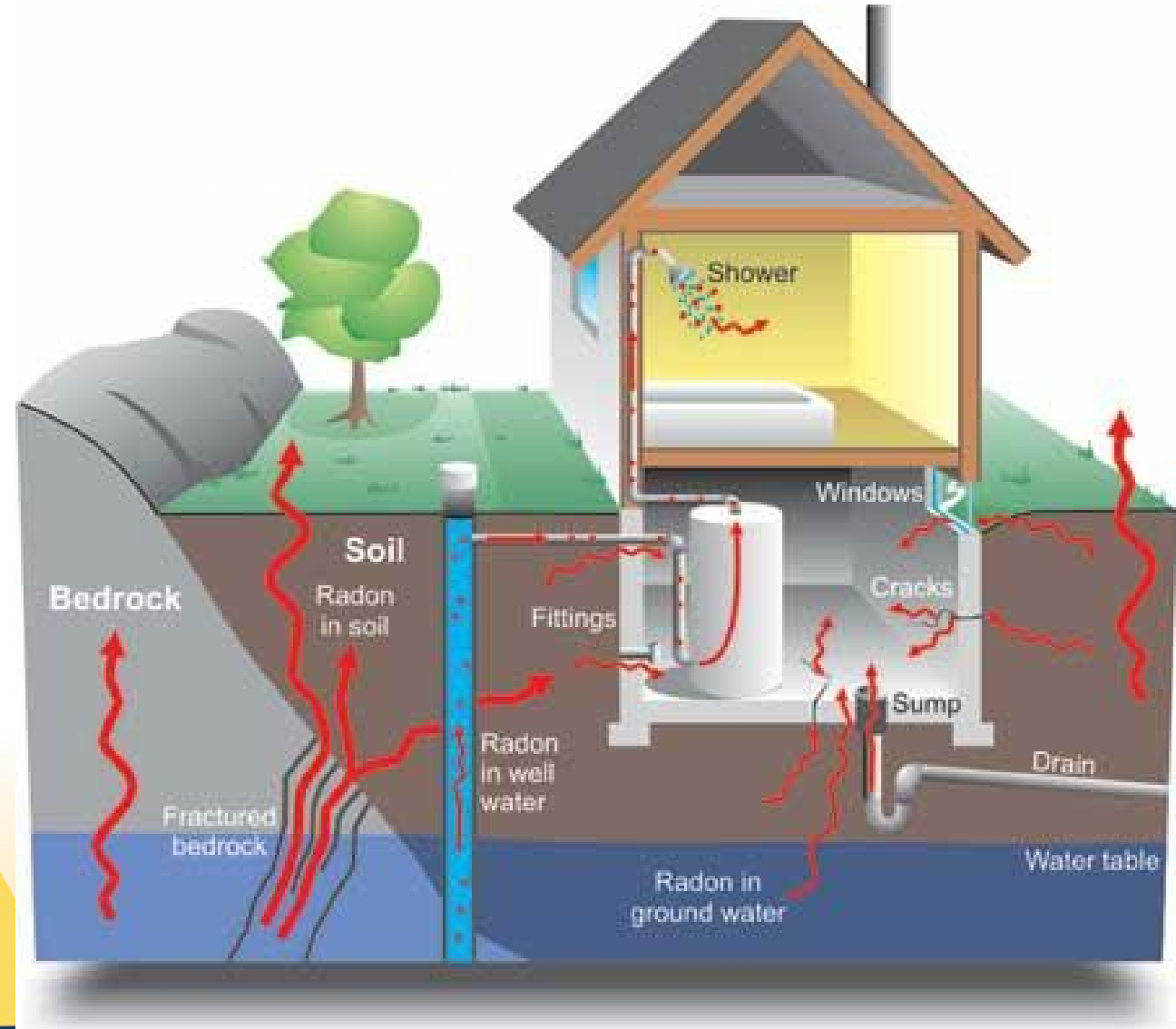
- Include additional background context from 2020 Okanagan Basin Water Board (OBWB) floodplain mapping project;
- Incorporate 3 new policy statements regarding flooding, including encouraging OBWB to prepare model floodplain regulations to support their Okanagan Mainstream Floodplain Mapping (2020); and
- Adding a new Hazard Map for Floodplain as Schedule 'G' to the OCP Bylaw.



West Bench Inset

Updated Radon Gas Hazard Mitigation Section:

- Include additional background context;
- Policies remain unchanged.



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Wildfire Hazard Management Section:

- Policies remain unchanged.



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Proposed Zoning Amendments:

- introduce a restriction on new swimming pools;
 - it is understood that there are dozens of pools in the Greater West Bench area currently (e.g. 40+ based on a review of aerial photos).
 - existing pools would become legally non-conforming (i.e. “grandfathered”) under Section 529 of the *Local Government Act*.
 - New pools would likely require a variance approval from RDOS Board.

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Subdivision Overview:

- Limited subdivision activity in the Klohn-Leonoff study area since early 1990s;
- New parcels less than 1.0 ha in area are required to connect to a community sewer system;
- At present, there is no community sewer system serving properties in the Greater West Bench area.



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Subdivision Overview:

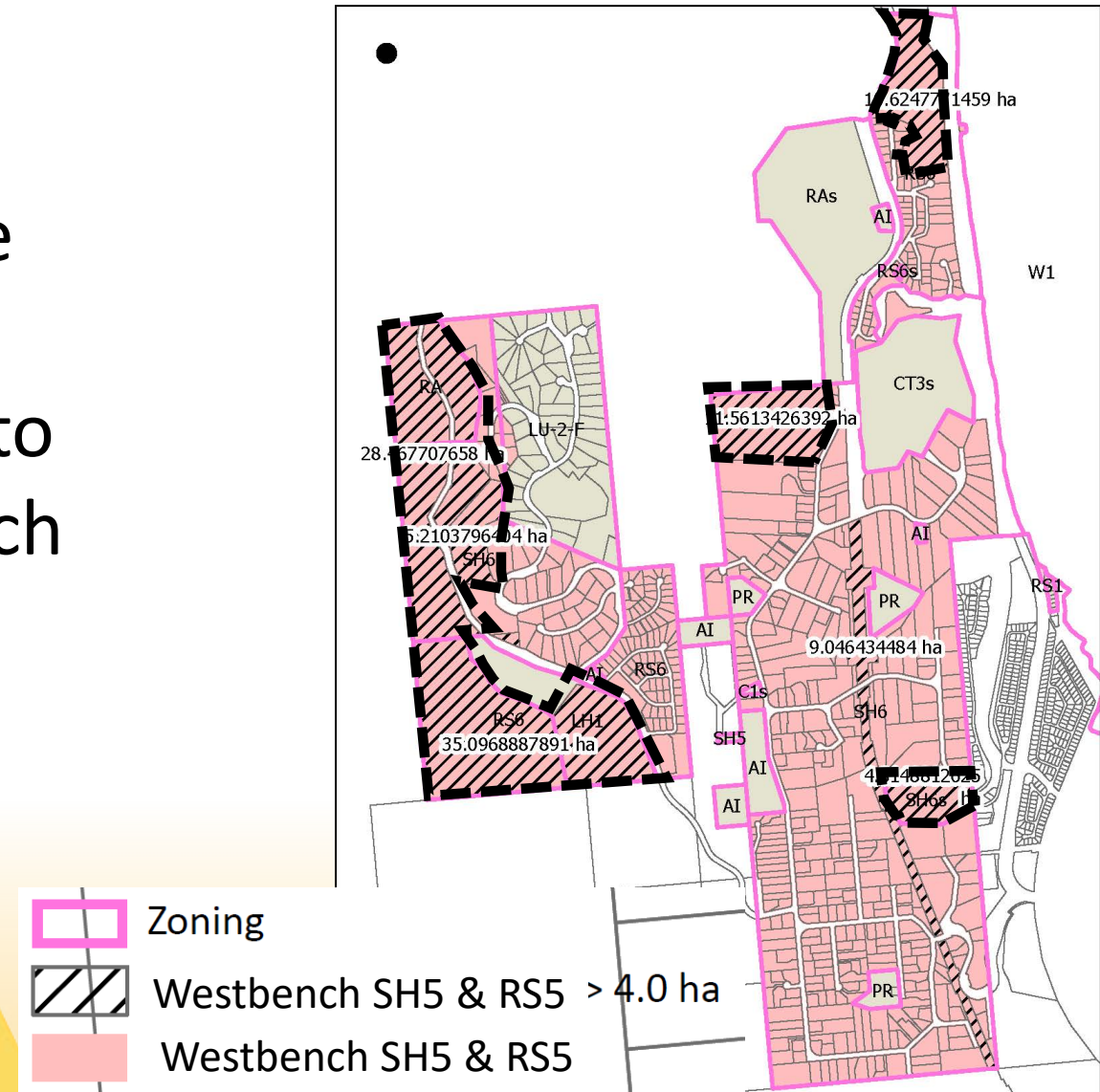
- Default parcel size for subdivision is 1.0 ha;
- West Bench Small Holdings (SH5) Zone establishes a minimum parcel size for subdivision of 0.25 ha (0.62 acres).
- West Bench Low Density Residential (RS5) Zone establishes a minimum parcel size for subdivision of 500 m² (0.12 acres).



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Proposed Zoning Amendments:

- introduce a minimum parcel size for subdivision of 2.0 ha in the SH5 and RS5 zones that applies to parcels in the Greater West Bench area.
 - approximately 7 parcels greater than 4.0 ha in area.



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Housekeeping Announcement:

- Okanagan Valley Zoning Bylaw No. 2800 is currently at 3rd reading.
- This bylaw will replace the Electoral Area “F” Zoning Bylaw No. 2461, 2008.
- Amendment Bylaw No. 2461,21 is proposing to amend the Electoral Area “F” Zoning Bylaw (which will no longer exist).
- It will be proposed at 3rd reading that Amendment Bylaw No. 2461.21 be updated to amend Zoning Bylaw No. 2800.

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Other Initiatives:

- Preparation of Soil Removal & Deposition Bylaw for the Greater West Bench Area is planned for 2022;
- Preparation of Minimum Report Standards for Geotechnical Reports is planned for 2022-23:
 - will primarily be applied at Building Permit stage;
 - will replace existing Board Policy requiring geo-tech reports at BP stage in West Bench.

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Next Steps:

- Feedback must be submitted prior to the close of the public (April 13, 2022):
 - email planning@rdos.bc.ca
 - fax to 250-492-0063
- RDOS Board consideration of public comments received and 3rd reading of the bylaws (tentatively set for May 5, 2022).

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The screenshot shows the RDOS website with a dark blue navigation bar. The main content area is titled 'West Bench Geotechnical Review' and includes an 'Overview' section with text about a meeting on October 7, 2021, and a 'Video Presentation - October 7, 2021' section with a video player. A sidebar on the left lists various 'Development Services'.

Development Services

- How to Contact Us
- Building Inspection
- Bylaw Enforcement
- Heritage
- Planning
- What We Do
- Advisory Planning Commission
- Application Forms & Resources
- Current Applications & Decisions
- Strategic Projects
- ALR Exclusion Policy
- Solar Energy Systems - Zoning Review
- West Bench Geotechnical Review
- Electoral Area "E" OCP Bylaw Review
- Secondary Suite & Accessory Dwelling Floor Area Update
- Faulder Zoning Review
- Street Lighting Policy Review
- Septic Compliance Inspection Reports

West Bench Geotechnical Review

Overview

At its meeting of October 7, 2021, the Planning and Development (P&D) Committee of the Regional District Board received the final report of the *Greater West Bench Geotechnical Review* from Ecora and Clarke Geoscience Limited.

A copy of the report can be accessed at the following link: [Greater West Bench Geotechnical Review](#) (version 2021-07-27)

Video Presentation - October 7, 2021

The following video link is to the presentation made by Jen Clarke of Clarke Geoscience Ltd. and Michael Laws of Ecora to the Planning and Development (P&D) Committee of the Regional District Board on October 7, 2021:

RDOS Board/Committee Meeting | Oct ... Watch later Share

Watch on YouTube

Background

With the adoption of a new Electoral Area "F" Official Community Plan (OCP) Bylaw in 2018, the Regional District

Status Updates:

www.rdos.bc.ca:

- Property & Development →
- Planning, Zoning & Subdivision →
- Strategic Projects →
- West Bench Geotechnical Review.