

**DRAFT VERSION – 2026-06-04**

# OKANAGAN FALLS



OCP Bylaw No. 3148, 2026 – Regional District of Okanagan-Similkameen

# OFFICIAL COMMUNITY PLAN



**“ONE REGION WORKING TOGETHER”**

DRAFT

# Regional District of Okanagan-Similkameen

## Okanagan Falls Official Community Plan Bylaw No. 3148, 2026

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DRAFT

**Regional District of Okanagan-Similkameen  
Okanagan Falls Official Community Plan Bylaw No. 3148, 2026**

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

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WHEREAS the Regional District of Okanagan-Similkameen wishes to adopt an Official Community Plan pursuant to Division 4 of 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;

NOW THEREFORE the Regional Board of the Regional District of Okanagan-Similkameen, in open meeting assembled, enacts as follows:

1. The Okanagan Falls Official Community Plan attached hereto as Schedule ‘A’ and Map Schedules ‘B’, ‘C’, ‘D’, ‘E’, ‘F’, ‘G’, ‘H’, ‘I’, ‘J’, ‘K’, ‘L’, ‘M’ and ‘N’ forming part of the Plan, and the entire Plan is adopted by bylaw as the Regional District of Okanagan-Similkameen Okanagan Falls Official Community Plan.
2. This bylaw may be cited for all purposes as the Okanagan Falls Official Community Plan Bylaw No. 3148, 2026.
3. If any statement, section, sub-section, clause, sub-clause or phrase of this bylaw or 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 or the Official Community Plan.

READ A FIRST AND SECOND TIME on the \_\_\_\_ day of \_\_\_\_\_, 2026.

PUBLIC HEARING held on the \_\_\_\_ day of \_\_\_\_\_, 2026.

READ A THIRD TIME AND ADOPTED on the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Corporate Officer

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**SCHEDULE 'A'**

**Regional District of Okanagan-Similkameen**

**Okanagan Falls Official Community Plan Bylaw No. 3148, 2026**

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**DRAFT**

# 1.0 INTERPRETATION AND ADMINISTRATION

## 1.1 Administration

- .1 This Official Community Plan comes into effect as of the date of adoption by the Regional Board.
- .2 The Okanagan Falls Zoning Bylaw will be the primary tool to regulate development, not the Official Community Plan. All rezoning amendments must be consistent with this Official Community Plan that serves as a policy foundation for the Zoning Bylaw.
- .3 The Official Community Plan can only encourage senior levels of government to act; 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.
- .4 No one goal, objective or policy contained within this Official Community Plan should be read in isolation from the others to imply a particular action or consequence.

## 1.2 Official Community Plan Designations

The future use and development of land within the Plan Area must be consistent with the land use designations illustrated on Schedule 'B' (Official Community Plan Map):

- Resource Area (RA)
- Agriculture (AG)
- Large Holdings (LH)
- Small Holdings (SH)
- Low Density Residential (LR)
- Medium Density Residential (MR)
- Town Centre (TC)
- Commercial (C)
- Commercial Tourist (CT)
- Industrial (I)
- Administrative and Institutional (AI)
- Parks, Recreation and Trails (PR)
- Conservation Area (CA)
- Okanagan Basin Lakes (BL)

## 1.3 Development Approval Information

Okanagan Falls (the “Plan Area”), being a part of Electoral Area “D”, is a Development Approval Information Area, and the Regional District may require development approval information for a Zoning Bylaw amendment application, Development Permit application, or Temporary Use Permit application.

The objective in designating the Plan Area as a Development Approval Information Area is to ensure the Regional District can obtain information from the applicant to gain a sound understanding of the anticipated impact of the proposed activity or development on the community and to make a well-informed decision regarding such applications.

An applicant may be required to provide information regarding:

- .1 An amenity and public facilities impact assessment to ensure that schools, parkland, public spaces, and/or amenities are adequately being considered.
- .2 The ability of the proposed development to provide on-site water and wastewater or to connect to community services, if available.
- .3 The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, solid waste management and recycling.
- .4 A hydrogeological and / or storm water management study to determine the impact of the proposed development on groundwater quantity and quality, storm water run-off generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- .5 A fire hazard risk assessment in accordance with a *Community Wildfire Protection Plan*.
- .6 A geotechnical assessment confirming that the land may be used safely for the intended use without undue risk of hazards in areas identified as being susceptible to geotechnical hazards.
- .7 An archaeological impact assessment in areas identified as having high archaeological potential.
- .8 An environmental assessment of how the proposed development may affect the natural environment.

## 2.0 COMMUNITY PROFILE

### 2.1 Introduction

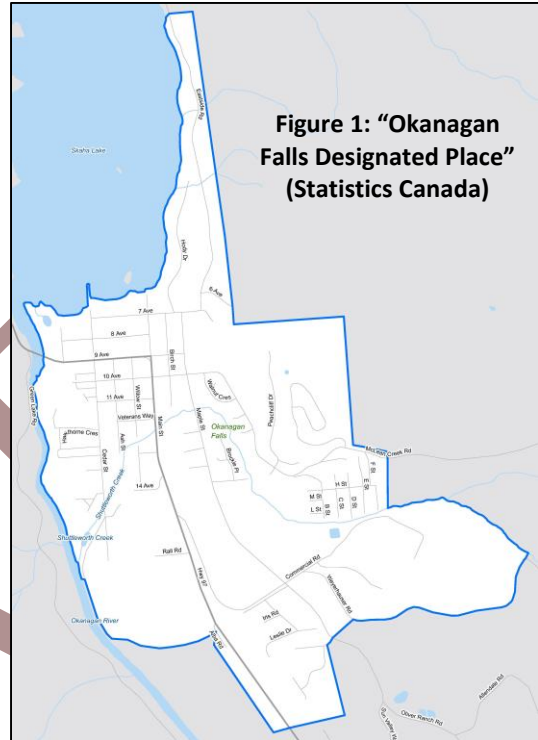
This Community Profile generally describes the demographic, housing, economic, and social characteristics of the “Okanagan Falls Designated Place”, as defined by Statistics Canada, and draws on data from the 2016 and 2021 Census.

The geographic boundaries of the “Okanagan Falls Designated Place” do not precisely coincide with the boundaries of the Plan Area, which have been drafted to reflect the proposed boundaries of the District Municipality of Okanagan Falls.

The District Municipality of Okanagan Falls will encompass a broader geographic area and, accordingly, the Census figures presented here are expected to understate the total population, dwelling count, and assessed property base of the future municipality.

Notwithstanding this boundary discrepancy, the demographic characteristics and trends identified through the Census data — including the aging population profile, household composition, income levels, and mobility patterns — are considered to be broadly representative of the community as a whole, as the Designated Place captures the primary settlement node and the majority of the resident population.

Following incorporation, it is anticipated that the District Municipality of Okanagan Falls will undertake a baseline data review using the 2026 Census to establish a municipal-boundary-specific demographic and housing profile, against which the policies of this Plan can be monitored and, where necessary, revised.



### 2.2 Vision Statement

The Regional District Board’s Vision is a description of a preferred future and forms a target to which all other plans are defined.

The Vision reflects the rich history, culture and stunning natural beauty of the South Okanagan and Similkameen Valleys:

*We envision the Regional District of Okanagan-Similkameen as a steward of our environment, sustaining a diverse and livable region that offers a high quality of*

*life through good governance.*

### **2.3 Location**

Okanagan Falls is an urban community located along the southern shore of Skaha Lake and comprises all of the amenities and services that are required to support urban development, including schools, retail, tourism, social services and basic infrastructure (e.g. water and sewer).

It is anticipated that Okanagan Falls will accommodate the majority of growth and development that is to occur in Electoral Area “D” over the coming decades and, accordingly, is designated as a “Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw.

There is a broad desire amongst local residents 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 community envisions a diverse industrial land use base that will create economic development opportunities and employment for Okanagan Falls and surrounding areas. For this reason, the future use of the former Weyerhaeuser site is of significant importance.

### **2.4 Age Characteristics**

Okanagan Falls has a distinctly older age profile relative to provincial and national averages, and this characteristic has become more pronounced over the most recent Census period.

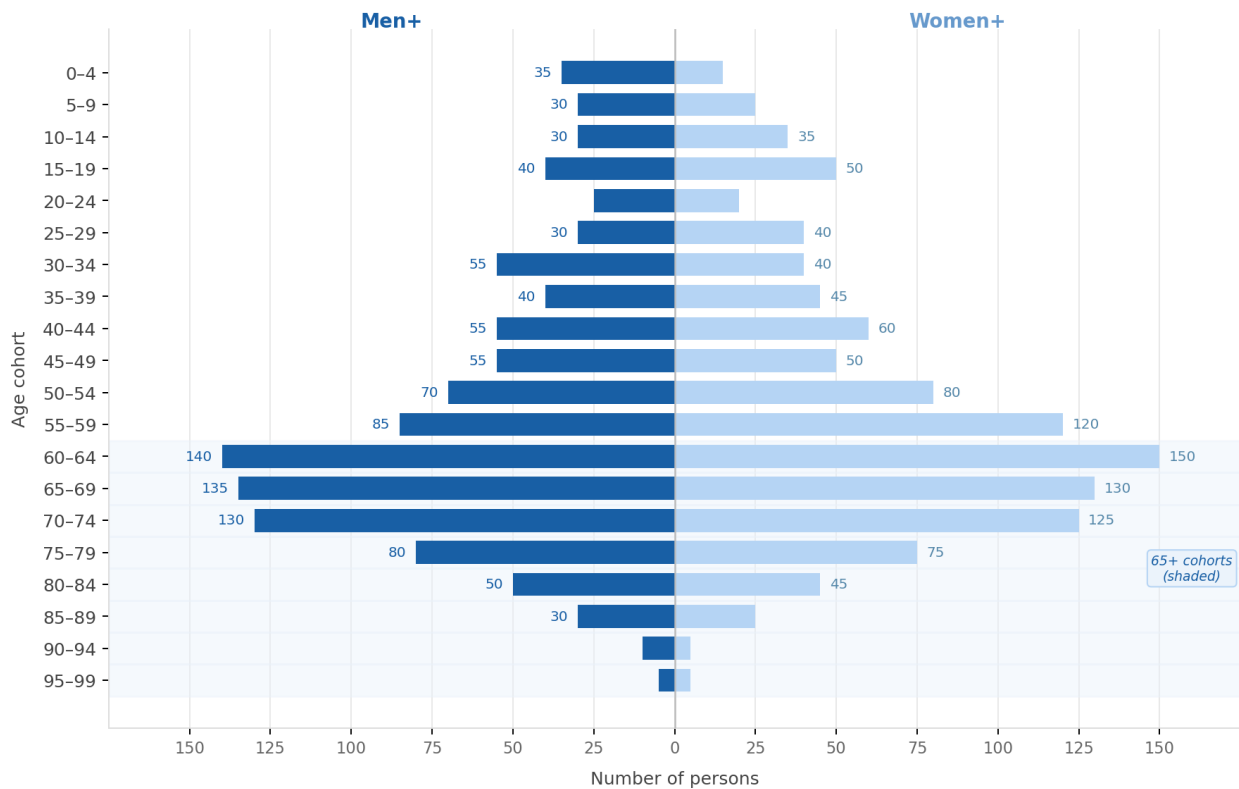
In 2021, the median age of the community's population was 60.0 years, up from 56.9 years in 2016. By comparison, the provincial median age for British Columbia was approximately 43 years in 2021. This gap of nearly 17 years underscores the degree to which Okanagan Falls comprises an older demographic.

Residents aged 65 years and over comprised 37.2% of the population in 2021, an increase from 34.2% in 2016. The absolute number of seniors increased from approximately 760 in 2016 to 845 in 2021. Of particular relevance is the cohort aged 75 years and over, which grew from approximately 285 to 330 persons over the same period, representing residents most likely to require accessible housing options, supportive services, and health care.

Conversely, the share of children and youth aged 0 to 14 years declined from 9.7% of the population in 2016 (approximately 215 persons) to 7.7% in 2021 (approximately 175 persons). The working-age population aged 15 to 64 remained numerically stable at

approximately 1,250 persons across both census years, although its proportional share declined slightly from 56.2% to 55.1% as the senior cohort grew.

These age trends have significant implications for land use planning, housing, transportation, and service delivery. As the community continues to age, demand for age-appropriate housing forms, accessible public spaces, and health-related services is expected to increase, while demand for school facilities and youth programming may continue to decline.



Source: Statistics Canada, Census Profile, 2021 Census of Population.  
 Median age: 60.0 years. Seniors (65+): 37.2% of population. Total population: 2,266.

**Figure 2: Population Distribution by Gender and Age Cohort (2021)**

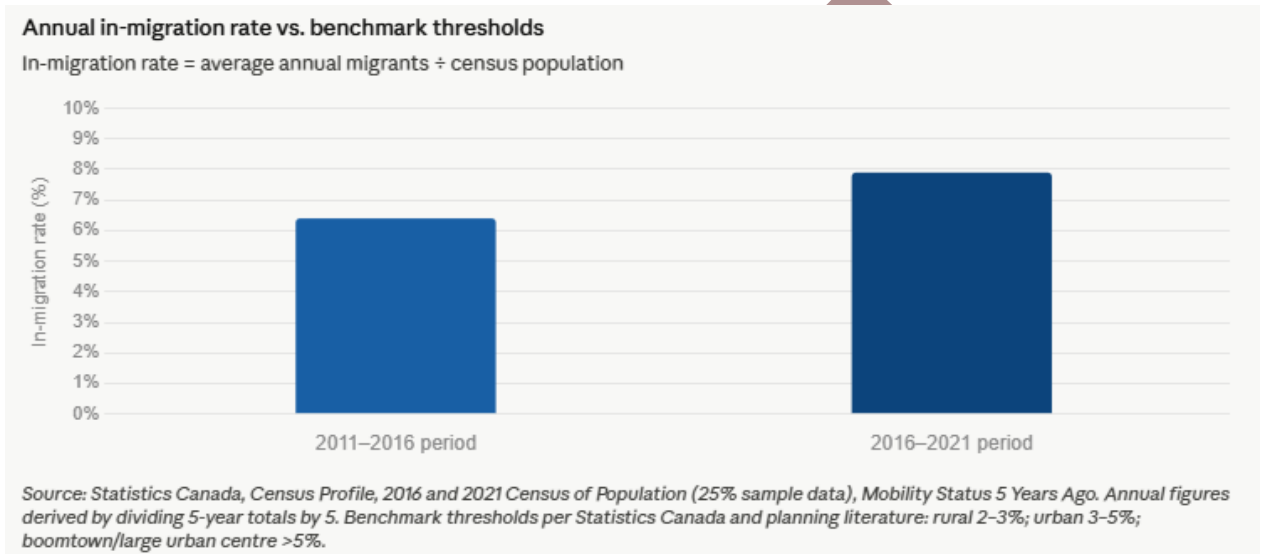
## 2.5 Population Mobility

Understanding population mobility is essential for setting effective land use policies related to growth management, infrastructure and the provision of other, related services.

Many local governments establish land use policies that carry long-term implications based on the feedback of current residents and property owners. However, these same local governments may overlook population turn-over (i.e. “churn”) which can potentially introduce new perspectives and demands within a relatively short period of time.

Statistics Canada maintains data, through the Census, for 5-year mobility trends that measure the number of “migrants” who move “to a different city, town, township, village or Indian reserve within Canada” as well as persons who lived outside Canada at the time of the previous Census and have since moved into an area.

As a general benchmark, a high in-migration rate in an urban area is considered to be between 3-5% and in rural areas between 2-3%. Rates exceeding 5% are commonly associated with large urban centres or “boomtowns” that offer substantial economic opportunities.



**Figure 3: Average Annual Population Mobility by Census Year (2011-2021)**

Quality control issues limit the ability to use data from the 2011 Census, however, between 2011 and 2016, the “Okanagan Falls Designated Place” area experienced an average annual in-migration rate of 6.4%, which was slightly lower than the rate experienced by the South Okanagan municipalities of 5.8%, but higher than the provincial average of 4.81%

This rate increased to 7.9% for the “Okanagan Falls Designated Place” area between 2016 and 2021 versus 7.56% for the South Okanagan municipalities and 6.71% for the province in the same period.

These numbers have resulted in an average turn-over of between 20% to 30% of residents within an electoral area every 5 years. This is not unusual for desirable small communities in the South Okanagan, where lifestyle migration (particularly from Metro Vancouver and the Lower Mainland) has been a documented driver of rural in-migration.

## 2.6 Labour Force Participation

Labor force participation rates indicate the proportion of the working-age population that is either currently employed or actively seeking employment.

A labor force participation rate below 60-70% (i.e. less than 60-70% of the working-age population is engaged in the labor force) is generally considered low. One contributing

factor to a low participation rate is an aging population, where individuals are transitioning into retirement or have relocated to an area to retire.

In 2021, the population aged 15 years and over totalled approximately 2,165 persons. Of these, 1,090 were in the labour force — yielding a labour force participation rate of 50.3%.

The relatively low participation rate, compared to the provincial average of approximately 63%, is a direct consequence of the community's large proportion of retired seniors who have exited the labour market.

Of those in the labour force, 1,010 were employed and 80 were unemployed, for an employment rate of 46.7% and an unemployment rate of 7.3%. The 1,075 residents not in the labour force represent a combination of retirees, those providing unpaid care, students, and others not actively seeking employment.

## 2.7 Employment by Industry

The employed labour force of 1,010 was distributed across a diverse range of industry sectors. Health care and social assistance was the largest single employer, accounting for 170 workers (15.7%), reflecting the service demands of an older population and the presence of health facilities serving the broader community.

Construction was the second largest sector at 150 workers (13.8%), reflecting ongoing residential and commercial activity in the region.

Retail trade employed 135 workers (12.4%), and manufacturing accounted for 115 (10.6%).

Agriculture, forestry, fishing and hunting employed 65 workers (6.0%), reflecting the continuing importance of the South Okanagan's agricultural economy.

Accommodation and food services, educational services, and professional, scientific and technical services each accounted for approximately 55 workers (5.1%), collectively reflecting a modest but present service economy oriented in part toward tourism and seasonal visitors.

Industry Sector (NAICS 2017)	Workers	Share
Health care and social assistance	170	15.7%
Construction	150	13.8%
Retail trade	135	12.4%
Manufacturing	115	10.6%
Admin., support, waste mgmt. & remediation	70	6.5%
Agriculture, forestry, fishing & hunting	65	6.0%
Professional, scientific & technical services	55	5.1%
Educational services	55	5.1%

Accommodation and food services	55	5.1%
All other sectors	181	16.7%
<b>Total employed labour force</b>	<b>1,085</b>	<b>100%</b>

Figure 4: Employed Labour Force by Industry Sector (2021)

## 2.8 Housing Types

Understanding the types of dwelling units in a community provides important information for effective urban planning, housing policy, economic development, and social services – all of which can be used to help create balanced, accessible and sustainable communities.

The housing stock of Okanagan Falls is characterized by a high proportion of single-detached dwellings and a notable proportion of manufactured homes, reflecting patterns common in rural and semi-rural communities throughout the South Okanagan.

In 2021, single-detached houses were the most common dwelling type, comprising 555 units or 50.0% of all occupied private dwellings. Manufactured homes accounted for 325 units (29.3%), a proportion that is substantially higher than provincial and regional averages. This reflects both the affordability function that manufactured housing has historically served in the community and the presence of established mobile home parks within the designated place.

Row houses and townhouses numbered 115 units (10.4%), providing a middle-density alternative to the predominant single-detached form. Apartment units in buildings of fewer than five storeys contributed 60 dwellings (5.4%), with negligible representation of higher-density apartment forms. Semi-detached and other attached housing types accounted for the remainder.

Structural Type	Count	Share (%)
Single-detached house	555	50.0%
Row house / townhouse	115	10.4%
Movable dwelling	325	29.3%
Apartment (< 5 storeys)	60	5.4%
Semi-detached / other attached	30	2.7%
Apartment (5+ storeys)	5	0.5%
Apartment or flat in duplex	15	1.4%
<b>Total occupied dwellings</b>	<b>1,110</b>	<b>100%</b>

Figure 5: Housing Composition by Dwelling Type (2021)

## 2.9 Age of Housing Stock

The community's housing stock spans a broad range of construction periods with the largest share of dwellings (305 units, or approximately 26.6%) being built between 1961 and 1980, reflecting growth in the area during that era.

Dwellings constructed between 1981 and 1990 account for approximately 230 units (20.1%), and those built between 1991 and 2000 for 280 units (24.5%). The stock built prior to 1961 totals 125 units (10.9%).

More recently, 80 dwellings (7.0%) were added between 2016 and 2021, and 40 units (3.5%) between 2011 and 2015, indicating continued, if modest, new construction activity. Approximately 7% of the stock was built between 2001 and 2010.

The age of the housing stock has implications for ongoing maintenance needs, energy efficiency, and the suitability of older units for aging residents. A significant portion of the stock — particularly manufactured homes — may require upgrades to meet current accessibility and energy performance standards.

## **2.10 Household Size**

Household size in a community is another important variable to consider as it can indicate potential mismatches between housing demand and housing supply. Particularly in rural areas, smaller household sizes may indicate an aging population. Accordingly, smaller households in an area with a high proportion of single detached dwellings may indicate future need for supportive housing to accommodate an aging population.

The 2021 Census enumerated 1,110 occupied private dwellings in the “Okanagan Falls Designated Place” area with an average household size of 2.0 persons — slightly below the provincial average.

The prevalence of small households reflects the community's older demographic profile, as smaller households are common among older adults, including empty-nesters and widowed or divorced individuals living alone.

Single-person households accounted for 335 of the 1,110 occupied dwellings, representing approximately 30% of all households — a proportion consistent with the high rate of individuals aged 65 and over in the community. Two-person households were the most common type, at 555 households (50% of all occupied dwellings), reflecting the predominance of couples without dependent children at home.

Of the 740 census families identified in the community, couple families accounted for the vast majority (640 families, or 86%). Of these, 505 were married couples and 140 were common-law unions. Only 120 couple families (19%) had children at home, reinforcing the pattern of an older, post-child-rearing population. Lone-parent family households numbered 80, representing a small but important segment of households with specific housing and service needs.

Multigenerational households, while present at 20 dwellings, remain a relatively small share of total households.

## 2.11 Indigenous Community

Okanagan First Nations, also known as the Syilx Okanagan people, are an Indigenous group whose traditional territory spans southern British Columbia and northern Washington State.

The Syilx traditional territory known as snpink'tn, comprises eight communities in the Okanagan Nation, including the Penticton Indian Band (PIB), Osoyoos Indian Band (OIB), Upper Similkameen Indian Band (USIB), Lower Similkameen Indian Band (LSIB), Westbank First Nation (WFN), Okanagan Indian Band (OKIB), Colville Confederated Tribes and Upper Nicola Band (UNB).

Indigenous residents represent a meaningful presence within the broader community with approximately 160 persons (6.8% of the sampled population) identifying as having an Indigenous identity in 2021.

Of these, approximately 105 persons identified as Métis, 50 as First Nations and the remainder within other or multiple Indigenous response categories. Approximately 35 persons held Registered or Treaty Indian status.

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## 3.0 CLIMATE CHANGE ADAPTATION

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### 3.1 Background

The scientific community has reached consensus that the increasing emissions of human-caused greenhouse gases (GHGs) are rapidly changing the earth's climate. Greenhouse gases refer to any or all of carbon dioxide, methane, nitrous oxide, hydro fluorocarbons, perfluorocarbons, 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, however, the potential impacts and vulnerabilities are less well documented, though, they are a growing concern.

As one of 187 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.

Under the *Climate Change Accountability Act*, B.C.'s GHG emissions are to be reduced by at least 40% below 2007 levels by 2030, at least 60% below 2007 levels by 2040 and by at least 80% by 2050. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

The three Okanagan regional districts commissioned a climate change report to assist in medium and long-term planning. The February 2020 report, termed *Climate Change for the Okanagan Region*, provided information on anticipated climate change for the medium-term future (2050s) and the long-term future (2080s).

The report found that the Okanagan can expect significant changes to climate in the coming decades, including:

- **Warmer temperatures year-round:**  
Summer and autumn daytime highs are increasing more rapidly than in other seasons. This will result in longer warm seasons, and shorter cold seasons over time.
- **Summers will be considerable hotter:**  
By the 2050s, the region can expect an average of 22 days above 30° C per year and 36 days per year by the 2080s. This change will be more pronounced in the valley bottoms.
- **Increased duration of growing season:**  
Across the Okanagan, growing season length is projected to increase from about 5.5 months to almost 7 months by the 2050s, and almost 8 months by the 2080s.
- **Warmer winter temperatures:**  
Winter nighttime low temperatures are projected to warm more than other seasons. By the 2050s, there will be 28% fewer frost days.

- **Increased precipitation across all seasons except summer:**  
The Okanagan region can expect 17% more rainfall during the spring and autumn by the 2080s.
- **Summer is expected to remain the driest season, and become drier:**  
By the 2080s the region can expect 23% less precipitation in the summer.
- **Shifting seasons:**  
With the warmer annual temperatures, the winter “season” is expected to shorten while the summer “season” will lengthen. Projections illustrate that January temperatures of the future will feel like March temperatures of the past and future May temperatures will be similar to August temperatures of the past.

For the Okanagan as a whole, climate change is anticipated to cause far-reaching impacts and generate new risks. This includes heat waves, droughts and reduced precipitation, combined with warmer summer temperatures, which will likely result in the depletion of water resources, loss of wetlands, stress on local fisheries, and depletion of aquatic species. Warmer winters will, on average, result in less snow accumulation on the valley uplands, reducing water availability and increasing the need for water storage.

Groundwater and aquifer recharge will also be compromised as drought conditions increase. Warmer temperatures will also enhance the potential for invasive species, pests, and pathogens across the region. Extreme events such as flooding, wildfires, and landslides will increase in intensity.

### 3.2 Objectives

- .1 Reduce greenhouse gases (GHG) emissions within the Plan Area.
- .2 Achieve carbon neutral local government operations.
- .3 Support climate change adaptation and mitigation efforts.

### 3.3 Policies

The Regional Board:

- .1 Will work towards the target of reducing GHG emissions by 40% below 2007 levels by 2030, 60% by 2040 and 80% by 2050 as per the *Climate Change Accountability Act*.
- .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;
  - 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 Supports continuing public education as essential to the success of climate change adaptation and mitigation.
  - .4 Will work towards a corporate GHG reduction strategy to achieve carbon neutral operations.
  - .5 Supports the performance targets set out in the BC Energy Step Code with a goal of achieving net zero for all new construction by 2032.
  - .6 Encourages builders to use the performance approach in the BC Energy Step Code to meet or exceed the energy-efficiency requirements of the BC Building Code.
  - .7 Encourages homeowners to retrofit existing homes to become more energy efficient and to reduce their carbon footprint.
  - .8 Encourages applicants for subdivision and new building construction to consider the orientation of lots in subdivision proposals and building designs that take passive solar power potential into consideration.
  - .9 Encourage builders to exceed the current energy conservation standards of the BC Building Code as provided in the Energy Step Code using either “prescriptive” or “performance” approaches to comply with the code’s efficiency requirements.
  - .10 Generally encourages development that reduces vehicle dependencies to meet residents every day needs.
  - .11 Encourages applicants for subdivision and new building construction to consider retaining existing trees in the design of the subdivision or building construction.
  - .12 Supports ongoing public education to help residents understand changing risks posed by climate change (e.g., drought, heat waves, flooding, wildfire) and take actions to address them and improve community resiliency.
  - .13 Supports working with Interior Health to educate residents on climate change and to help reduce the health impact heat can have on residents.

## 4.0 REGIONAL GROWTH MANAGEMENT

### 4.1 Overview

In 2010, the Regional District adopted a Regional Growth Strategy (RGS) Bylaw for the South Okanagan in collaboration with the Penticton, Summerland, Oliver, and Osoyoos.

A principal goal of the RGS is to direct 95% of future population growth in the south Okanagan Valley to designated “Growth Areas” between 2026 and 2036, which comprise Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls.

The RGS does this by designating “Primary Growth Areas” and “Rural Growth Areas” in order to focus development. “Primary Growth Areas” include Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls.

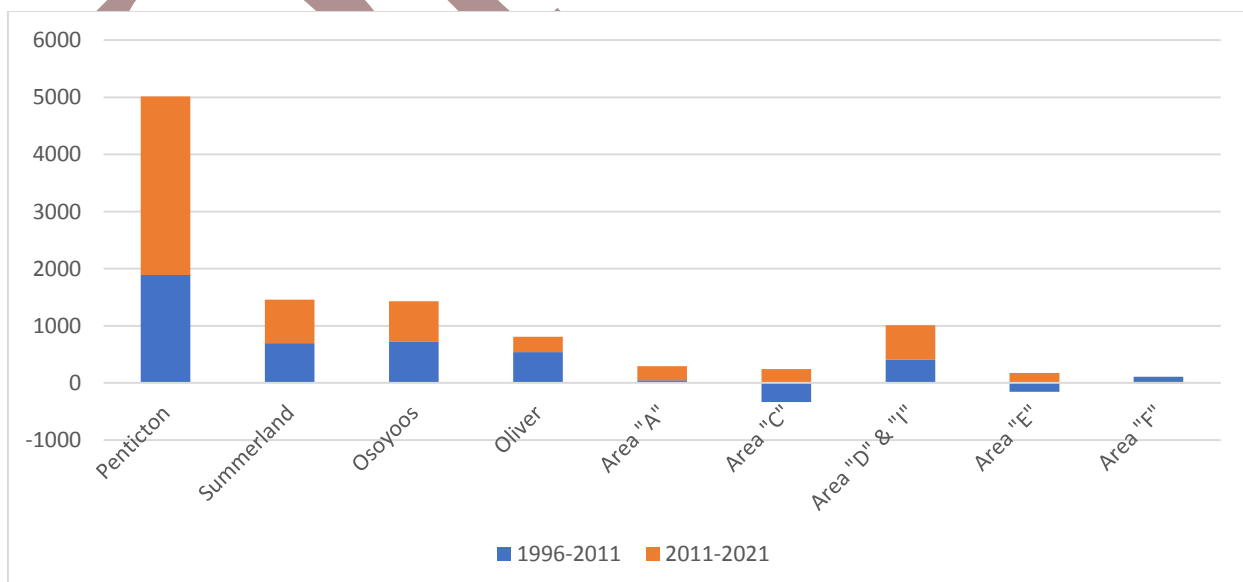
A majority of regional growth is anticipated to occur in designated “Primary Growth Areas” such as Okanagan Falls, and within the “urban containment areas” established at Schedule ‘C’ (Urban Containment Boundary) to this OCP Bylaw.

### 4.2 Population Forecasts

When the Regional Growth Strategy (RGS) was adopted in 2010, it anticipated “a moderate population increase of more than 1.5% per year”, and a resultant total population of 101,188 for the south Okanagan by 2022.

This estimate was overly optimistic as the average annual growth rate in the South Okanagan (municipal and electoral areas) between the 1996 and 2021 Census’ was 0.63%.

The municipalities of Penticton, Summerland, Osoyoos and Oliver experienced greater growth over this same period (0.7% per year) than did the Electoral Areas (0.36% per year).

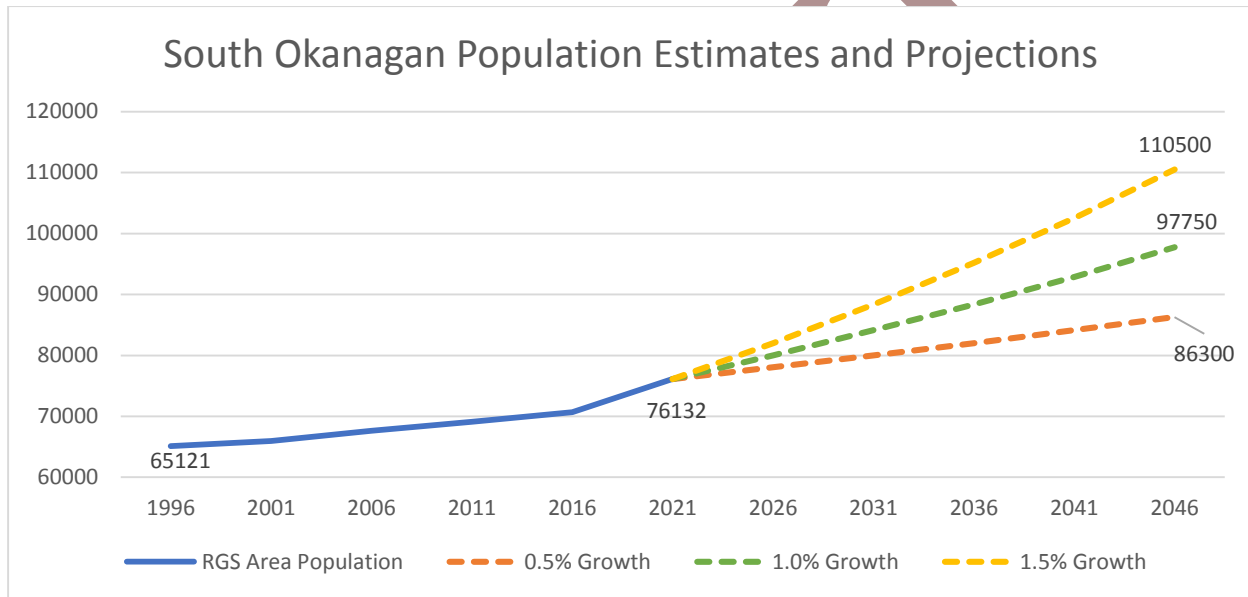


**Figure 6: 25-Year Growth by area, 1996 to 2021**

Looking forward, BC Stats is projecting an anticipated average annual growth for the broader Thompson-Okanagan region of 0.9% between 2020 to 2041.

This would result in a population of 95,250 in the RGS Area by 2046, or an increase of approximately 19,000 new residents. These figures do not include population numbers for on-reserve First Nation communities in the South Okanagan (Penticton Indian Band and Osoyoos Indian Band).

Applying a range of possible growth rates suggests that the population of the south Okanagan (municipal and electoral areas) could increase to between 86,300 residents and 110,500 residents.



**Figure 7: South Okanagan population estimates and projections**

### 4.3 Regional Housing Needs

In 2023, the provincial government amended the *Local Government Act* in order require the preparation of housing needs reports (HNR) every five years on the basis that:

*Housing Needs Reports help communities better understand their current and future housing needs. These reports help identify existing and projected gaps in housing supply by collecting and analyzing quantitative and qualitative information about local demographics, household incomes, housing stock, and other factors. A Housing Needs Report is critical to developing a housing strategy or action plan and informing land use planning.*

Pursuant to the *Local Government Act Housing Needs Report Regulation*, a HNR is now required to provide a 5-year and 20-year housing demand estimate based on a standardized methodology which includes consideration of the following:

- the number of housing units for households in extreme core housing need;

- the number of housing units for individuals experiencing homelessness;
- the number of housing units for suppressed housing demand;
- the number of housing units for anticipated household growth;
- the number of housing units required to increase the rental vacancy rate to 3%;
- the number of housing units needed to meet additional local housing priorities (the “demand buffer”).

Once a HNR is complete, the Regional District is required, pursuant to Section 473.1 of the Act, to consider the housing information on which the report is based when developing an official community plan.

**Applicability to Okanagan Falls**

As of 2026, no Housing Needs Report has been prepared specifically for the Plan Area. The most relevant available data is contained in the *Regional District of Okanagan-Similkameen Electoral Areas Housing Needs Assessment (2024)*, which was prepared for the nine (9) electoral areas of the Regional District and three (3) member municipalities.

Within this report, the housing needs projections for Electoral Area “D” represent the closest available approximation of housing need for the Okanagan Falls Plan Area, as the community is the primary settlement within Electoral Area “D”.

An important limitation when applying data for Electoral Area “D” to the Okanagan Falls Plan Area is that Electoral Area “D” encompasses a significantly larger geographic area than the proposed boundaries of the District Municipality of Okanagan Falls. The housing need projections for the Electoral Area reflect demand across the entire area, including rural residential, agricultural, and other lands that will not form part of the new municipality. Accordingly, the figures presented below will overstate total housing need attributable to the Okanagan Falls urban area considered in isolation; and

Notwithstanding these limitations, the Electoral Area “D” projections from the Housing Needs Assessment (2024) represent the best available evidence of housing need for the Okanagan Falls Plan Area and are adopted by this Plan as a working baseline, consistent with the obligation under Section 473.1 of the *Local Government Act* to consider the housing information on which the report is based.

It is anticipated that the information in this section will be updated after the next Housing Needs Report is required to be completed in 2028.

**Housing Needs Projections – Electoral Area “D”**

The following tables reproduce the Electoral Area “D” projections from the Regional HNR. These figures are understood to represent an upper-bound approximation of housing need attributable to the Okanagan Falls Plan Area over the applicable projection periods:

	5-YEAR PROJECTION	20-YEAR PROJECTION
REGIONAL DISTRICT	762	2,487
Electoral Area “A”	(99)	(323)

Electoral Area "C"	(183)	(599)
Electoral Area "D"	(190)	(616)
Electoral Area "E"	(97)	(317)
Electoral Area "F"	(89)	(292)
Electoral Area "I"	(104)	(340)
PENTICTON	1,831	6,296
SUMMERLAND	671	2,212
OSOYOOS	303	1,018
OLIVER	302	1,107
<b>TOTAL</b>	<b>3,869</b>	<b>13,120</b>

Table 1: Housing Need

Component	AREA "A"	AREA "C"	AREA "D"	AREA "E"	AREA "F"	AREA "I"
<b>Extreme Core Housing Need</b>						
5-Year Total	1.64	6.26	13.72	2.97	8.46	1.68
20-Year Total	6.56	25.03	54.86	11.89	33.86	6.73
<b>Persons Experiencing Homelessness</b>						
5-Year Total	5.98	11.30	11.42	5.75	6.00	6.57
20-Year Total	11.96	22.61	22.84	11.50	11.99	13.14
<b>Suppressed Household Formation</b>						
5-Year Total	19.83	35.15	21.03	18.11	12.71	20.48
20-Year Total	79.32	14.58	84.11	72.45	50.83	81.91
<b>Anticipated Growth</b>						
5-Year Total	70.64	128.85	143.22	69.47	61.71	75.30
20-Year Total	222.22	405.36	450.55	218.55	194.13	236.87
<b>Rental Vacancy Rate Adjustment</b>						
5-Year Total	0.63	1.25	0.94	0.56	0.19	0.40
20-Year Total	2.51	5.02	3.76	2.26	0.75	1.60
<b>Additional Local Demand</b>						
5-Year Total	0.00	0.00	0.00	0.00	0.00	0.00
20-Year Total	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total New Units</b>						
5-Year Total	<b>99</b>	<b>183</b>	<b>190</b>	<b>97</b>	<b>89</b>	<b>104</b>
20-Year Total	<b>323</b>	<b>599</b>	<b>616</b>	<b>317</b>	<b>292</b>	<b>340</b>

Table 2: Electoral Area Housing Need

Additional information regarding the current housing needs for the electoral areas that comprise the South Okanagan can be found in the *Regional District of Okanagan-Similkameen Electoral Areas Housing Needs Assessment (2024)*, which is available for viewing at the Regional District's website.

#### 4.3.1 Objective

- .1 A regional approach to addressing housing and homelessness.
- .2 Accommodate a variety of housing typologies and tenures.
- .3 Create a favourable regulatory environment for housing construction.

#### 4.3.2 Policies

The Regional Board:

- .1 Supports accommodating a variety of housing typologies and tenures in designated growth areas where necessary infrastructure, essential amenities and services are in place to accommodate growth, including:
  - a) affordable housing
  - b) rental housing
  - c) special needs housing
  - d) seniors housing
  - e) family housing
  - f) homeless shelters
  - g) workforce housing
- .2 Supports the creation of a favourable regulatory environment to help overcome barriers to housing construction, by:
  - a) encouraging land use patterns that promote efficient use of land, resources and services in designated growth areas;
  - b) considering relaxed size, siting, dimension and parking standards for small-scale multi-unit housing; and
  - c) exploring opportunities to improve the development approval process for small-scale multi-unit housing.
- .3 Will advocate to the provincial government in support of the following with respect to housing and homelessness:
  - a) that improvements to the development approval process be considered through updates to the *Local Government Act*.

#### 4.4 Short-Term Rental Accommodations

In 2023, the provincial government introduced the *Short-Term Rental Accommodation Act* as part of a suite of legislative amendments intended to address a housing crisis throughout the province, and a shortage of all forms of attainable housing, including long-term rentals.

The rise of the short-term rental of entire homes was identified as taking away much needed homes for British Columbians, making it more challenging to find affordable long-term places to live.

New provincial rules are aimed at helping to balance the need to create more long-term homes for residents, including people who work in the tourism and hospitality industry, with the need to accommodate visitors, particularly in smaller communities and those communities that are heavily reliant on tourism.

This included, amongst other things, the introduction of a new provincial “Principal Residence Requirement”, changes to legal non-conforming use protections, bylaw enforcement tools and data sharing.

In response, the Regional District completed a review of land use bylaws against the new legislative framework.

#### **4.4.1 Objective**

- .1 A balanced approach to short-term rental accommodations that provides economic opportunities while minimizing negative impacts on housing availability.

#### **4.4.2 Policies**

The Regional Board:

- .1 Supports the use of a residential dwelling unit for a short-term rental accommodation use, where:
  - 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
  - e) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.
- .2 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 policies 4.4.2.1, to be a “tourist accommodation” use.

- .3 Discourages the use of a residential dwelling unit for “tourist accommodation” purposes.
- .4 May consider the use of a residential dwelling unit for a “tourist accommodation” purpose through the issuance of a temporary use permit (TUP).
- .5 Supports the application of the provincial “Principal Residence Requirement” to the operation of short-term rental accommodation uses in Electoral Areas “D”.

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## 5.0 LAND USE POLICIES

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### 5.1 RESOURCE AREA

#### 5.1.1 Background

This designation encompasses lands used and valued for grazing or rangelands, forestry, natural resource extraction, recreation, and environmental conservation opportunities. The Resource Areas (RA) designation reinforces the rural character of the Plan Area and are a valued community resource as employment lands and for recreation.

The Resource Area (RA) designation is intended to guide development outside of existing settlement areas, and, provide direction for responses to referrals from provincial, or other agencies.

As of 2026, approximately 6.34 ha of land in the Plan Area are designated as Resource Area, which represents approximately 0.6% of the land base. Of this, only 100% is public (Crown) land (e.g. no privately held parcels have been designated as Resource Area).

It is recognized that certain matters considered in this section are beyond the jurisdiction of the Regional District (e.g., Provincial 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.

#### 5.1.2 Objectives

- .1 Maintain and protect the land base for natural resource activities.
- .2 Maintain and protect water resources for a variety of future uses.
- .3 Encourage responsible, low impact outdoor recreation activities.

#### 5.1.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Resource Area (RA) identified in Schedule 'B' (Official Community Plan Map) for grazing or rangelands, forestry, natural resource extraction, recreation, environmental conservation, watershed protection and management opportunities, and limited rural residential uses.
- .2 Supports land designated as a Resource Area (RA) generally being maintained as large land parcels (i.e., as un-surveyed Crown land, or as District Lots) or not less than 20.0 ha in area in recognition that these areas will remain rural, with limited to no community services and infrastructure.
- .3 Supports low impact recreational uses which avoid critical habitats and minimize disturbance.

- .4 Supports the control the invasion and spread of noxious weeds in the Plan Area.
- .5 Will advocate to the provincial government in support of the following on land designated as Resource Area (RA):
  - a) Communication with and participation by First Nations communities in the management and development of Crown lands.
  - b) The provision of adequate access and staging areas with off-road parking near public trails on Crown land.
  - c) Due consideration for the impact of resource extraction activities on outdoor recreation opportunities such as trails, residential areas as well as public infrastructure such as roads.
  - d) That Mines Permits not be approved for activities located within 1.0 kilometer of lands designated as Small Holdings (SH), Low Density Residential (LR) and Medium Density Residential (MR).
  - e) That Forest Licences support selective logging to maintain the capacity of the land to absorb and retain water, prevent erosion, and permit groundwater recharge throughout the harvest cycle.
  - f) That Grazing Leases support activities that improve range and forage conditions in an approved management plan.
  - g) That applications for licences, permits, the disposition of Crown land, mineral exploration proposals involving surface disturbance of any other development or activity within the Plan Area be referred to the Regional District.
  - h) That Crown land continue to be made available for existing and new recreation sites that provide simple, rustic camping opportunities within the Plan Area.

## 5.2 AGRICULTURE

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### 5.2.1 Background

The Agriculture (AG) designation within the Plan Area applies to land used or intended to be used for an agricultural operation or activity.

This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.

Approximately 54.9% of the land base in the Plan Area is within the Agricultural Land Reserve (ALR).

While most of the lands designated as Agriculture (AG) in the Plan Area are within the ALR, there are portions that lie outside of the ALR.

### 5.2.2 Objectives

- .1 Protect the agricultural land base for farming activities such as orchards, vineyards, ranching and supporting, value-added uses.
- .2 Minimize conflicts between agricultural and non-agricultural uses.

### 5.2.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Agriculture (AG) identified on Schedule 'B' (Official Community Plan Map) for agricultural use. This includes the production of livestock, poultry, farmed game, fur bearing animals, crops, fruit, grain, vegetables, milk, eggs, honey, mushrooms, wood and fibre crops, grapes, and horticultural and aquaculture products, as well as activities associated with the production and processing of these items.
- .2 Will generally not support applications to the Agricultural Land Commission (ALC) that seek to:
  - a) subdivide land or adjust the boundaries between parcels that results in the fragmentation of farm, vineyard or orchard units, or seek to create home site parcels; or
  - b) introduce non-agricultural uses.
- .3 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 review of this Official Community Plan (OCP) Bylaw.

- .4 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.
- .5 Supports maintaining the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries.
- .6 Supports and encourages developing food system infrastructure (production, processing, storage and distribution of food) to contribute to a resilient local and regional food supply.
- .7 Encourages the consolidation of small parcels into larger farm units that increase efficiency and enhance the land base of the ALR.
- .8 Supports the agricultural and rural economy by encouraging secondary, value-added uses such as agritourism, secondary processing of products, home occupations and home industry.
- .9 Supports limiting agri-tourism accommodation units to parcels greater than 4.0 ha in area, with a maximum of 5 sleeping units on parcels between 4.0 and 8.0 ha and a maximum of 10 sleeping units on parcels greater than 8.0 ha.
- .10 May consider supporting the following applications to subdivide parcels smaller than 4.0 ha within the Agricultural Land Reserve in the following cases:
  - a) for a home site severance under the ALC's home site severance policy;
  - b) where the applicant can demonstrate that the subdivision or boundary adjustment will enhance agricultural viability; and
  - c) to support a public use such as a public park or community facility.
- .11 Will consider proposals for a micro cannabis production facility on a case-by-case basis through a site-specific zoning amendment process in lands that allow for agriculture (i.e. in lands designated Resource Area, Agriculture, Large Holdings and Small Holdings) and may use the following criteria to assess an application:
  - a) the facility is approved by Health Canada under its micro cultivation license;
  - b) the parcel under application has an area not less than 2.0 hectares;
  - c) the maximum size of the plant surface cultivation area is 200.0 m<sup>2</sup>;
  - d) confirmation is provided that adequate water and servicing is available to the site; and
  - e) 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.
- .12 Supports additional dwellings within the Agricultural (AG) designation where they are used to support agricultural activities and purposes (e.g., workers' housing).

- .13 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:
- 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.
- .14 Will advocate to the provincial government in support of the following on land designated as Agriculture (AG):
- a) that existing corridors and roads on agricultural lands be utilized to their maximum design capacity prior to the creation of new road and utility corridors.
  - b) that normal farm practices be protected through the *Farm Practices Protection (Right to Farm) Act*.
  - c) that fencing required to exclude livestock from grazing on private lands be provided by the owner seeking to keep livestock out.

## 5.3 LARGE HOLDINGS

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### 5.3.1 Background

The Large Holdings (LH) designation typically applies to privately held properties that range between 4.0 ha and 8.0 ha in area and includes parcels of land generally used for hobby farms, limited agriculture, ranching, grazing, and other similar uses.

Areas of land that have been designated as Large Holdings are generally un-serviced except for limited utility and access corridors.

As of 2026, there are approximately seven (7) parcels in the Plan Area, representing 89.7 hectares that have been designated as Large Holdings. Of these, approximately one (1) parcel is considered to comprise either vacant land or buildings with a value of less than \$10,000.

### 5.3.2 Objectives

- .1 To maintain and enhance existing rural lifestyles by providing opportunities for small-scale agriculture, ranching, equestrian pursuits as well as the preservation of open-spaces.

### 5.3.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Large Holdings (LH) identified in Schedule 'B' (Official Community Plan Map) for ranching, grazing, equestrian centres, open space, limited residential use and other uses that will have minimal environmental impact and preserve the lands in a largely undeveloped state.
- .2 Discourages amending the land use designation of parcels designated Large Holdings (LH) in order to facilitate subdivision or increase residential densities.
- .3 Will establish a range of densities for land designated Large Holdings (LH) in the Plan area through the Zoning Bylaw, with a minimum land area of not less than 4.0 ha.
- .4 Supports a secondary suite as a form of affordable housing on all parcels designated Large Holdings (LH).
- .5 Supports accessory dwellings as a form of affordable housing on all parcels designated Large Holdings (LH) greater than 1.0 ha in area, with additional dwelling units being provided for each 4.0 hectares of parcel size.
- .6 Supports a range of home based businesses such as home occupations, home industries on parcels greater than 2.0 ha in area, bed and breakfast operations and child care facilities on parcels designated Large Holdings (LH).
- .7 Encourages property owners to protect agricultural and environmentally sensitive values on lands designated Large Holdings (LH).

## 5.4 SMALL HOLDINGS

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### 5.4.1 Background

The Small Holdings (SH) designation is primarily a residential land use classification in which accommodation is provided for hobby farming (e.g. part time, limited, small-scale, or non-commercial agricultural or gardening) and various home-based businesses.

Areas of land that have been designated as Small Holdings are generally un-serviced except for limited utility and access corridors (e.g. they are serviced by well and septic).

As of 2026, there are approximately 36 parcels in the Plan Area, representing 46.1 hectares that have been designated as Small Holdings. Of these, approximately two (2) parcels are considered to comprise either vacant land or buildings with a value of less than \$10,000.

### 5.4.2 Objectives

- .1 To maintain existing rural-residential opportunities by providing hobby farming opportunities and limited residential-based businesses.
- .2 Prevent rural sprawl by discouraging the re-designation of lands to Small Holdings.

### 5.4.3 Policies

The Regional Board:

- .1 Supports a range of uses on the lands designated Small Holdings (SH) in Schedule 'B' (Official Community Plan Map), including rural residential, hobby farming, limited agriculture, and other uses that fit within the rural character of the surrounding area.
- .2 Will establish a range of densities and parcel sizes from 0.25 ha to 2.0 ha, for lands designated Small Holdings (SH).
- .3 Supports a minimum parcel size for subdivision of 1.0 hectare for lands designated as Small Holdings (SH) that are not connected to a community sewer system and community water system.
- .4 Supports a secondary suite as a form of affordable housing on all parcels designated Small Holdings (SH).
- .5 Supports accessory dwellings as a form of affordable housing in the Small Holdings (SH) designation on parcels:
  - a) less than 1.0 ha in area when connected to a community sewer system; or
  - b) greater than 1.0 ha in area when connected to either a community sewer system or a private sewage disposal system (i.e. onsite septic).
- .6 Supports a range of home-based businesses such as home occupations, home industries

on parcels greater than 2.0 ha in area, bed and breakfast operations and child care facilities on parcels designated Small Holdings (SH).

- .7 Encourages property owners to protect agricultural and environmentally sensitive values on lands designated as Small Holdings (SH).

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## 5.5 LOW DENSITY RESIDENTIAL

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### 5.5.1 Background

In accordance with changes to the *Local Government Act* enacted in 2023 in relation to Small-Scale Multi-Unit Housing (SSMUH), the Low Density Residential (LR) designation supports densities of two (2) units per parcel in the form of single detached dwellings, mobile homes, duplexes, accessory dwellings and secondary suites on all parcels so designated within the Plan Area.

When a parcel is connected to a community water system and community sewer system provided by the Regional District and is within “urban containment boundary” identified in Schedule ‘B’ (Official Community Plan Map) of the Plan — and in accordance with the South Okanagan Regional Growth Strategy (RGS) Bylaw — the LR designation supports densities of three (3) to four (4) units per parcel in the form of single detached dwellings, mobile homes, duplexes, accessory dwellings, secondary suites, apartment buildings and townhouses.

Lands designated as Low Density Residential (LR) in the Plan Area have typically occurred within the Okanagan Falls townsite.

As of 2026, there are approximately 656 parcels in the Plan Area, representing 90.6 hectares that have been designated as Low Density Residential. Of these, approximately 14 are considered to comprise either vacant land or buildings with a value of less than \$10,000.

The introduction of new LR land use designations is generally discouraged in the Plan Area unless the lands are located within the Okanagan Falls “Growth Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw.

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

### 5.5.2 Objectives

- .1 Accommodate a range of low density residential housing types and tenures to meet the needs of the community within existing serviced areas.

### 5.5.3 Policies

The Regional Board:

- .1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for residential, parks, religious buildings and facilities, institutional buildings, child care facilities, local convenience stores and other uses that fit with the low density residential character of the designation.

- .2 Supports the following residential densities on lands designated Low Density Residential (LR):
  - i) when connected to a community water system and community sewer system provided by the Regional District within an “urban containment boundary” identified in Schedule ‘B’ (Official Community Plan Map):
    - a) a maximum of four (4) dwelling units on parcels greater than 280.0 m<sup>2</sup> in area; and
    - b) a maximum of three (3) dwelling units on parcels 280.0 m<sup>2</sup> or less in area.
  - ii) for all other parcels, a maximum of two (2) dwelling units per parcel.
- .3 Supports achieving residential densities where two (2) dwelling units are permitted per parcel in the form of single detached dwellings, manufactured homes, secondary suites, accessory dwellings and duplexes, subject to servicing requirements.
- .4 Supports achieving residential densities where three (3) to four (4) dwelling units are permitted per parcel in the form of townhouses and apartment buildings, subject to the availability of community water and sewer services.
- .5 Supports a range of home based businesses such as home occupations, bed and breakfast operations and child care facilities on parcels designated Low Density Residential (LR).
- .6 Supports the redevelopment of parcels within an “urban containment boundary” that comprise only a single detached dwelling in order to maximize land use and servicing efficiencies.
- .7 Supports the development of a range housing types for various income levels, lifestyles and ages within an “urban containment boundary”.
- .8 Supports new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sewer system and community water system.
- .9 Supports accessory dwellings on parcels less than 1.0 ha in area be connected to a community sewer system.

## 5.6 MEDIUM DENSITY RESIDENTIAL

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### 5.6.1 Background

The Medium Density Residential (MR) land use designation supports densities of 75 dwelling units per parcel, subject to the provision of a community water system and community sewer system, in the form of apartment buildings and townhouses.

Lands designated as Medium Density Residential (MR) in the Plan Area have typically occurred within the Okanagan Falls townsite and, as of 2026, there are approximately 69 parcels in the Plan Area, representing 17.1 hectares, that have been designated as Medium Density Residential. Of these, approximately 12 parcels are considered to comprise either vacant land or buildings with a value of less than \$10,000.

The introduction of new MR land use designations is generally discouraged in the Plan Area unless the lands are located within the Okanagan Falls “Growth Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw.

### 5.6.2 Objectives

- .1 Accommodate a range of medium density residential housing types and tenures to meet the needs of the community within existing serviced areas.

### 5.6.3 Policies

The Regional Board:

- .1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule ‘B’ (Official Community Plan Map) for apartment buildings, townhouse, and community care facilities.
- .2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 75 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 an “urban containment boundary” in order to maximize residential land uses and achieve lower servicing costs.
- .4 Supports housing for a range of income levels, lifestyles and ages including rental housing within the Medium Density Residential (MR) areas.
- .5 Supports new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sewer system and community water system.

## 5.7 TOWN CENTRE

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### 5.7.1 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.

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.

### 5.7.2 Objectives

- .1 That a Town Centre area become the commercial, residential, entertainment and employment opportunity hub for the Electoral Area within which it is located.

### 5.7.3 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 uses (e.g. apartment buildings and townhouses).

- .2 Recognizes Okanagan Falls as the designated “Growth Area” in the Plan Area with the boundaries of this growth area established at Schedule ‘B’ (Official Community Plan Map).
- .3 Supports flexibility in building design and use by allowing residential dwellings to be sited at ground level and fronting a street.
- .4 Supports a high standard of architectural building design for the Okanagan Fall Town Centre area by including lands designated as Town Centre (CT) within a development permit area designation establishing objectives for the form and character of commercial and multi-family development.
- .5 Encourages the development of seniors housing, group homes and community care housing within the Town Centre.
- .6 Will consider variances to maximum building height where taller and narrower buildings are considered appropriate to preserve views or green space instead of longer, shorter buildings.
- .7 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.
- .8 Supports reorienting the Town Centre away from Highway 97 and towards Skaha Lake in order to take full advantage of this underutilized natural asset.
- .9 Supports the development of the Okanagan Falls Town Centre area as a mixed-use area by designating it as Town Centre.
- .10 Supports economic development activities within the commercial area that are consistent with the Okanagan Falls Economic Development Action Plan (2012).
- .11 May support increased building heights (i.e. greater than 15.0 metres) between 8<sup>th</sup> Avenue and 9<sup>th</sup> Avenue where a high standard of architectural design and public amenity (i.e. affordable housing, public infrastructure upgrades, etc.) can be demonstrated.
- .12 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.

## 5.8 COMMERCIAL

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### 5.8.1 Background

Commercial developments within the Plan area have generally taken one of two forms, both of which *generally* cater to the traveling public. First are the strip-developments adjoining Highway 97, such as the area south of the Okanagan Falls Town Centre between the Okanagan River Bridge and Shuttleworth Creek.

The second is commercial land catering more specifically to the accommodation of tourists and related services that tend to be in the form of campgrounds, motels, resorts, as well as marinas, golf courses and other recreational opportunities supporting the needs of motorists. (NOTE: these types of uses have generally occurred outside of the Plan area).

As of 2026, there are approximately 24 parcels in the Plan Area, representing 3.1 hectares, that have been designated as Commercial. Of these, approximately three (3) parcels are considered to comprise either vacant land or buildings with a value of less than \$10,000.

Since the 1990s, a thriving service industry centred around the wineries of the South Okanagan has supplanted traditional commercial areas, offering visitors and locals varied eating, drinking, retail, recreational and accommodation opportunities on land designated as Agriculture (AG) under this Plan.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed commercial uses, as it considers that there is sufficient unused land presently designated for commercial uses. The Regional District Board, however, will consider new outdoor recreation and resort commercial proposals that will showcase the South Okanagan, minimize habitat loss and create employment opportunities.

### 5.8.2 Objectives

- .1 Maintain the current level of local commercial sites to serve existing communities.
- .2 Support existing and new commercial tourist and resort businesses

### 5.8.3 Policies – Commercial (C)

The Regional Board:

- .1 Supports the use of lands designated Commercial (C) identified in Schedule 'B' (Official Community Plan Map) for small-scale, neighbourhood-serving commercial activities, such as retail, eating and drinking establishments, alcohol production facilities, personal service establishments and service stations.
- .2 Supports the retention of the Commercial (C) designation on existing parcels that have

been developed to commercial uses.

- .3 Will consider the re-designation of parcels currently designated Commercial (C) to another land use designation in situations where a commercial use has not occurred for a prolonged period of time.

#### **5.8.4 Policies – Commercial Tourist (CT)**

The Regional Board:

- .1 Supports the use of lands designated Commercial Tourist (CT) identified in Schedule 'B' (Official Community Plan Map) for commercial services and activities catering to visitors and tourists, including golf courses, campgrounds, resorts and marinas.
- .2 Will consider opportunities for new recreation uses and resorts on a case-by-case basis through a rezoning process, in which the following are considered:
  - a) enhancement of local employment and diversification of the economic base;
  - b) does not involve lands within the Agricultural Land Reserve (ALR);
  - c) the provision of water and sewer infrastructure incorporates best practices and technologies in order minimize demand and environmental impacts;
  - d) the location can be serviced by emergency services (fire, ambulance and police vehicles);
  - e) does not involve lands that are susceptible to natural hazards (e.g. steep slopes, flooding, soil instability, or rock fall); and
  - f) the identification and mitigation of potential adverse effects on local ecosystems.

## 5.9 INDUSTRIAL

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### 5.9.1 Background

Industrial development within the Plan Area is concentrated within around the site of the former Weyerhaeuser Sawmill (which was closed in 2007).

As of 2026, the industrial area in Okanagan Falls comprised approximately 61 parcels, representing 110.8 hectares that have been designated as Industrial. Of these, approximately 13 parcels are considered to comprise either vacant land or buildings with a value of less than \$10,000.

The importance of retaining the industrial land base in the Plan Area is recognized within the Regional Growth Strategy (RGS), which calls for the protection of the existing industrial land base from conversion to other uses and to seek out new land in the region to provide more diverse business opportunities.

An added challenge in Okanagan Falls is that the industrial area is located above one of the main sources of drinking water for the community; the Shuttleworth Creek alluvial fan aquifer. Accordingly, care must be taken in the storage, handling, manufacturing, and use of products on sites within this area to avoid contamination of the underlying aquifer.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed industrial uses. The Regional District may, however, consider designating land for proposed industrial uses on a case-by-case basis if or when demand warrants.

With regard to existing Industrial (I) designated land, these are seen to be a regional asset that contributes to “employment lands” (e.g. lands that generate jobs) within the Regional District.

### 5.9.2 Objectives

- .1 Supports retaining existing industrial land use designations for small-scale industrial uses serving the needs of the community.

### 5.9.3 Policies

The Regional Board:

- .1 Supports the use of lands designated Industrial (I) identified in Schedule ‘B’ (Official Community Plan Map) for activities associated with indoor agriculture; construction supply centre; fleet service; food and beverage processing; freight terminal; manufacturing; outdoor storage; packing, processing and storage of farm products; salvage operation; self-storage; service industry establishment; storage and warehouse; vehicle sales and rentals; veterinary establishment; and wholesale business.

- .2 May consider re-designating land Industrial, where appropriate, on a case-by-case basis.
- .3 Supports the diversification of the industrial land uses to include activities such as high technology and value-added processing of local agricultural products.
- .4 Supports clean, light, environmentally friendly industrial uses and discourage those which have a negative impact on the environment.
- .5 Supports directing indoor cannabis production uses to lands designated Industrial (I) as the large-scale, industrial-style facilities required to accommodate this type of production is considered an appropriate use of industrial lands.
- .6 Supports retention of all lands associated with the former Weyerhaeuser site for industrial uses and discourages the conversion of these lands to other non-industrial uses (e.g. residential).
- .7 Supports protecting groundwater resources within the community from adverse industrial activities by including Industrial lands within a development permit area for “the protection of the natural environment” under s. 488 of the *Local Government Act*.
- .8 Supports the use of existing industrially designated lands in Okanagan Falls by discouraging the re-designation of lands to Industrial.
- .9 Supports residential uses on industrially designated lands fronting Commercial Way, Wallis Road, Iris Road, and Leslie Drive, in order to allow people to reside and operate small-scale industrial businesses on the same parcel.

## 5.10 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

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### 5.10.1 Background

The Administrative, Cultural and Institutional (AI) designation includes public, non-profit or utility uses such as schools, religious buildings, recreation facilities, community centres, public health facilities, community care facilities, fire halls, libraries, post offices, cultural and historic sites, and local government and improvement or irrigation district buildings.

As a primarily rural area with a relatively small, dispersed population, the Plan Area contains limited administrative and community facilities and cultural resources.

At the time of adoption of this Plan, the Regional District is not designating any additional areas for proposed institutional uses. The Regional District may consider designating land for proposed institutional uses on a case-by-case basis, as demand warrants.

### 5.10.2 Educational and Community Facilities

The school system within the Plan Area is operated by School District No. 53 (Okanagan Similkameen). The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District.

As of 2026, there is one (1) school within the Plan area, being the Okanagan Falls Elementary School.

#### 5.10.2.1 Objectives

- .1 Support existing educational facilities that serve the Plan Area.

#### 5.10.2.2 Policies

The Regional Board:

- .1 Will advocate to School District No. 53 (Okanagan Similkameen) in support of the following:
  - a) continuous engagement and liaising regarding matters of mutual interest; and
  - b) the use of school buildings and grounds after regular school hours by community groups, clubs, sports teams and Plan Area residents.

### 5.10.3 Protective Services

The Okanagan Falls Volunteer Fire Departments provides local fire protection to the Plan area while the Province provides wildfire suppression outside the Regional District's fire protection service area.

9-1-1 fire calls for the South Okanagan-Similkameen are relayed to a secondary dispatch centre at the Kelowna Fire Hall. At that location, Regional Fire Dispatchers handle a multitude of calls from fire, marine, motor vehicle accidents, and medical first response

Police services are provided to the Plan Area by the RCMP, which has stations in the City of Penticton and Town of Oliver.

BC Ambulance Service provides services to the Plan Area from stations in the City of Penticton (No. 329) and Town of Oliver (No. 326).

In accordance with Section 473(1)(f) of the *Local Government Act*, “the approximate location and type of present and proposed public facilities ...”, being fire halls along with Fire Protection Service Areas, are indicated on Schedule ‘J’ (“Public Facilities”).

#### **5.10.3.1 Objectives**

- .1 Maintain existing protective services and facilities, and coordinate resources to establish new facilities and services as resources and population growth allow.

#### **5.10.3.2 Policies**

The Regional Board:

- .1 Support effective and efficient bylaw enforcement in the Plan Area.
- .2 Encourages new and existing community water systems to be capable of fire suppression in accordance with the latest Fire Underwriters Survey (FUS).
- .3 Supports a goal of providing fire protection service for all established communities within the Plan Area.
- .4 Supports the location of new or relocated public facilities such as a fire hall in accordance with the following criteria:
  - a) suitability of location in relation to the road network;
  - b) proximity to any concentration of residential development;
  - c) adequacy of water supply; and
  - d) other siting requirements and physical attributes.
- .5 Will advocate to the federal and provincial governments in support of the following:
  - a) adequate and visible provincial and federal services are maintained in the Plan Area; and
  - b) to review with the RCMP opportunities to expand community policing in the Plan Area, where necessary.

#### **5.10.4 Heritage and Cultural Resources**

The Regional District recognizes that heritage conservation is an important community value that contributes to the distinct identity of the region.

The *Regional Heritage Strategic Plan* (2015), identifies heritage resources or “valued settlements” located throughout the Regional District and supports the following goals and objectives:

- Encourage the conservation of sites and structures with cultural heritage values.
- Recognize and validate heritage, cultural and historical sites in cooperation with appropriate provincial ministries, committees, societies and organizations.

With Indigenous traditional use activities dating back millennia, the Plan Area is home to important cultural sites and landscapes of value to the Penticton Indian Band (PIB), Osoyoos Indian Band (OIB) and other Okanagan Nation Alliance members. Syilx place names are an integral part of Syilx culture.

#### **5.10.4.1 Objectives**

- .1 Promote the conservation of cultural and heritage resources within the Plan Area.

#### **5.10.4.2 Policies**

The Regional Board:

- .1 Supports the implementation of the Regional District’s *Regional Heritage Strategic Plan* (2015) in cooperation with appropriate provincial ministries, interest groups and Indigenous governments.
- .2 Supports the management of heritage resources on a regional basis and will consider the establishment of a Regional District Community Heritage Register.
- .3 Supports the use of directional signage and interpretive plaques to enhance public recognition of heritage resources.
- .4 Encourages developers to consider cultural and heritage resource opportunities in project planning and design.
- .5 Recognizes and celebrates the rich Syilx/Okanagan cultural and cultural features that exist in the Plan Area.
- .6 Will seek opportunities to work with the Penticton Indian Band (PIB), Osoyoos Indian Band (OIB) and other members of the Okanagan Nation Alliance (ONA) to:
  - a) recognize, protect and, where appropriate and feasible, interpret important cultural sites and features in the Plan Area;
  - b) exchange information, identify issues of concern and coordinate efforts to address those issues through appropriate planning and collaboration avenues;
  - c) seek opportunities to recognize Syilx place names.

- .7 Will advocate to the federal and provincial governments in support of the following:
  - a) identifying and protecting features and sites of Indigenous, paleontological, scenic, architectural, historical, archaeological and other sites of significance within the Plan Area.

### **5.10.5 Social Well-Being**

Social well-being factors such as living conditions and community culture, are crucially important for a healthy population. In order for the communities of the Plan Area 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.

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 important factors that must be considered when planning for social sustainability.

It is important that a range of social, institutional, cultural, and arts-based land uses are focused in appropriate locations in the Plan Area.

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.

#### **5.10.5.1 Objectives**

- .1 To retain and expand arts, cultural, social and institutional programs and facilities.
- .2 To provide programs and facilities that are physically and financially accessible for all residents.
- .3 To recognize, respect and celebrate different cultural beliefs and traditions.

#### **5.10.5.2 Policies**

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 Administration, Cultural, and Institutional (AI).
- .2 Encourages and support outdoor activities, such as farmers markets and musical events, which facilitate the mixing of tourists and new community members with long time residents.
- .3 Supports the development of supportive living facilities in Okanagan Falls.

## 5.11 PARKS, RECREATION AND TRAILS

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### 5.11.1 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 future park use.

As of 2025, some of the types of park and recreation facilities under the Parks, Recreation and Trails (PR) designation in the Plan Area include:

- **Regional Parks:** these are parks operated and maintained by the Regional District.
- **Kettle Valley Railway (KVR) Trail:** the Regional District has acquired licences of occupation from the province in order to maintain those sections of the KVR Trail that are publicly owned for trail purposes.
- **Water Access:** the Regional District also maintains leases over various water access points (e.g. Crown land in the form of public road dedications) adjacent to various water bodies (e.g. Skaha Lake).

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 currently includes three designated regional parks, the need for additional community parks is moderated both by the area's small population and the extensive opportunities available on Crown land, area lakes, and in provincial protected areas. It is also a challenge to provide community park services to areas with small, dispersed populations.

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 2023, the Regional District adopted the *Healthy Individuals, Healthy Communities, Healthy Environment: A 10 Year Game Plan for Parks, Trails, and Recreation in the RDOS*, that defines future direction, policies, priorities, standards and actions for the Regional District and its partners. The purpose is to provide a long-term framework to

guide decision making about the development, management and investment in the Regional District’s regional and local parks, trails and recreation facilities and services.

In accordance with Section 473(1)(f) of the *Local Government Act*, “the approximate location and type of present and proposed ... parks ...” are indicated on Schedule ‘D’ (“Parks and Trails”).

### 5.11.2 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 fairly and equitably meet the present and future needs of residents.

### 5.11.3 Policies - General

The Regional Board:

- .1 Seeks to continue to work towards developing a comprehensive system of linear parks, trails and pedestrian linkages throughout the Plan Area to accommodate a variety of uses, including but not limited to walking, running, bicycling, horseback riding and cross-country skiing.
- .2 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.
- .3 Seeks to continue to provide universal access to recreational amenities in the Plan Area, where feasible, including parks, trails, facilities and programs.
- .4 Strives to ensure that there are recreational opportunities that suit a variety of age groups and interests.
- .5 Encourages all new trail projects, including those on lands designated as Agricultural Land Reserve (ALR), be designed and constructed using provincial best management practices, in order to minimize the impact on the natural environment.
- .6 Supports trail use guidelines that promote “leave no trace” trail use.
- .7 Supports the on-going implementation of the *Healthy Individuals, Healthy Communities, Healthy Environment: A 10 Year Game Plan for Parks, Trails, and Recreation in the RDOS* (2023).

- .8 Supports the development of a Waterfront Parks Master Plan for Okanagan Falls.
- .9 Support the development of a new recreation complex for the community, subject to meeting the following needs:
  - a) is sited on a parcel capable of providing sufficient space to meet the long-term needs of the community (e.g. future expansion capabilities);
  - b) is located within or close to the Okanagan Falls Town Centre area;
  - 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) is within the Okanagan Falls Community Water System and Community Sewer System service areas.
- .10 Supports opportunities to establish interpretive signage along the Kettle Valley Railway Trail between Kaleden and Okanagan Falls.
- .11 Seeks to work with regional partners and local environmental organizations to:
  - a) support wildlife education programs to minimize wildlife/human conflicts on trails; and
  - b) ensure that trails within Plan Area include adequate parking, bear-proof garbage and recycling receptacles, and signage where feasible and appropriate.
- .12 Will advocate to the provincial government in support of the following:
  - a) that local First Nations be able to continue traditional cultural practices and uses in any National Park Reserve that may be established in the Plan Area;
  - b) that tenure holders be required to preserve, steward and maintain trails to ensure the integrity of the larger trail system and the natural environments they traverse is preserved;
  - c) maintaining and improving the Kettle Valley Railway Trail between Kaleden and Okanagan Falls;
  - d) that parkland corridors located within the flood control right-of-way associated with the Okanagan River channel be taken into account when flood control works, activities and devices are being planned and constructed.

#### **5.11.4 Policies - Parkland Dedication**

The Regional Board:

- .1 For the purposes of Section 510(2) of the *Local Government Act*, designates the entirety of the Electoral Areas 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 the priority shall be for 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 up 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 hazard areas;
  - c) average slopes not exceeding 10%;
  - d) adequate accessibility:
    - i) vehicular ingress and egress should meet Ministry of Transportation and Transit (MoTT) standards;
    - ii) in the case of trails and parks with pedestrian only access, 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.
- .7 Encourages developers to dedicate greater than 5% parkland 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 organization or the Regional District in addition to the parkland or cash in-lieu required by the Act.

## 5.12 NATURAL ENVIRONMENT AND CONSERVATION

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### 5.12.1 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. The area surrounding Okanagan Falls has one of the highest concentrations of biodiversity and species-at-risk in Canada.

In order to better understand the location of important sensitive ecosystems including valuable habitat areas for wildlife and plant communities, the Regional District undertook the completion of a biodiversity strategy in 2010-12; *Keeping Nature in our Future: A Biodiversity Conservation Strategy for the South Okanagan-Similkameen* (2012).

The mapping of environmentally sensitive lands contained within the *Keeping Nature in our Future* is known to require review and refinement in order address identified limitations in data accuracy, and to ensure the data used by the Regional District in future is based on the most reliable and up-to-date information available.

Despite this known issue, and in accordance with Section 473(1)(d) of the *Local Government Act*, a map indicating the location of land that is environmentally sensitive is indicated on Schedule 'K' ("Environmentally Sensitive Lands").

#### 5.12.1.1 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 Support efforts to protect source water quality and quantity.

#### 5.12.1.2 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 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 and Osoyoos Indian Band to incorporate where feasible, practical and appropriate.

### **5.12.2 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 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 and around 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.

Most land above the high-water mark (natural boundary) is privately held while land below the high-water mark belongs to the Crown and forms part of the water resource in the province.

#### **5.12.2.1 Objectives**

- .1 Protect aquatic habitat areas and associated environmentally sensitive areas from negative impacts of development.
- .2 Improve and better manage waterfront public access along lake shorelines.
- .3 Conserve, protect and enhance surface, ground and aquifer water sources in cooperation with provincial ministries, local water purveyors and landowners.

#### 5.12.2.2 Policies

The Regional Board:

- .1 Will designate land within 30.0 metres of the high-water mark or active floodplain of a stream or a ravine as a development permit area in accordance with the provincial *Riparian Area Protection Regulation*.
- .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 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 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.
- .5 Discourages development that will have a negative environmental impact on lake riparian and foreshore areas.
- .6 Encourages the subdivision Approving Officer to ensure that public access to lakes is provided pursuant to Section 75 of the *Land Title Act*.
- .7 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.

#### 5.12.3 Terrestrial Areas

Terrestrial areas are simply described as upland areas or land above 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 area surrounding Okanagan Falls.

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 area surrounding Okanagan Falls and conservation organizations have also purchased properties for habitat and terrestrial ecosystem conservation purposes.

#### **5.12.3.1 Objective**

- .1 Protect, enhance, restore and manage critical habitat areas for species at risk in the Plan Area.

#### **5.12.3.2 Policies**

The Regional Board:

- .1 Supports protecting the values of environmentally sensitive lands shown on Schedule 'K' ("Environmentally Sensitive Lands") by designating some of these areas under Section 488 of the *Local Government Act* for the purpose of protecting of the natural environment, its ecosystems and biological diversity.
- .2 Supports a review of the data used to designate lands as environmentally sensitive development permit (ESDP) areas in order to improve accuracy and reflect advancements in data collection and analysis methods, including the potential integration of LiDAR and other precision mapping technologies.
- .3 Encourages the parcel sizes of land shown as comprising environmentally sensitive lands on Schedule 'K' ("Environmentally Sensitive Lands") to remain as large as possible to protect these habitat areas.
- .4 Encourage 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.
- .5 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;
  - d) creation of conservation covenants in favour of local, 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.
- .6 Supports conserving, enhancing and promoting the protection of wildlife corridors and ecosystem connectivity with interfacing Crown lands.
  - .7 Encourages the use of native vegetation to restore disturbed sites.

#### **5.12.4 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 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.

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

##### **5.12.4.1 Objective**

- .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.

##### **5.12.4.2 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.

#### **5.12.5 Okanagan Basin Lakes**

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.

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 to promote the major lakes in the Valley for community and visitor use, while also seeking to protect 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).

#### **5.12.5.1 Objective**

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

#### **5.12.5.2 Policies – General**

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, swimming platforms and moorage buoys.
- .2 Supports docks and swimming platforms being located away from or designed to have minimal impact on riparian habitat.
- .3 Supports dock and swimming platform proposals affecting lands designated as Watercourse Development Permit (WDP) Area obtaining a development permit in accordance with the requirements of Section 6.0 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 Considers that docks, swimming platforms, and marinas should not include non-moorage structures such as storage sheds, gazebos, raised decks or hot tubs.
- .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:

- a) location of any existing community infrastructure such as water intakes, sewer lines and underground cables;
- b) presence of environmental and riparian values, such as fish habitat, as identified by a habitat assessment;
- c) compatibility with, and proximity to adjacent land uses; and
- d) intensity of the use (e.g. number of berths or inclusion of non-moorage structures).

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## 5.13 NATURAL HAZARDS

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### 5.13.1 Background

Hazard lands include but are not limited to areas the Regional District has reason to believe are subject to natural hazards including flooding, mud flows, debris torrents, erosion, rockfall, landslip, sink holes and wildfire.

The information 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. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site. Some hazards can be evaluated and mitigated at the time of development. Other hazards, such as wildfire, can not only impact new developments, but also threaten existing structures.

In accordance with Section 473(1)(d) of the *Local Government Act*, maps of key hazard areas in the Plan Area have been prepared and include Steep Slope (Schedule 'E'), Geotechnical (Schedule 'F'), Floodplain (Schedule 'G') and Wildfire (Schedule 'H').

### 5.13.2 Objectives

- .1 Prevent injury and loss of life and to prevent or minimize property damage because of natural hazards.
- .2 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
- .3 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 Minimize wildfire hazards to people and property in existing and proposed new development.
- .5 Minimize exposure to future flood damage by avoiding or minimizing development adjacent to the lakes, rivers and other watercourses.

### 5.13.3 Policies - General

The Regional Board:

- .1 Encourages annual inspections, and as-needed inspections after large storms, runoff or flooding events, at the highest risk areas for impacts, such as steep slopes and major culverts outfalls.
- .2 Encourage the provincial Approving Officer to ensure that technical reports for hazard lands are prepared by appropriately qualified individuals and that any recommended conditions for safe use of the land area are registered as s. 219 covenants to inform future property owners.

- .3 Will not support the rezoning of development on lands with natural hazards or hazardous geotechnical conditions as identified by the Regional District or other agencies having jurisdiction, unless the applicant can provide a report by a Qualified Professional Engineer or Geoscientist that the land can be safely used for the use intended.

#### **5.13.4 Geotechnical Hazard Management**

Detailed geo-hazard mapping, with soil stability ratings, was completed for a portion of the Plan Area by G.G. Runka, in *Soil Stability Ratings - South Okanagan* (1971).

The policies contained under this section are regional in nature, while the mapping of steep slopes is included on Schedule 'E' (Hazard Lands - Steep Slopes).

##### **5.13.4.1 Policies – Steep Slopes**

The Regional Board:

- .1 Discourages development on slopes with grades in excess of 30% to avoid geotechnical hazards.
- .2 Will recommend that the Approving Officer require a geotechnical report indicating the land can be safely used for the use intended for a subdivision where the new development is located on slopes greater than 30%, including those areas that may be regraded to slopes less than 30% after development, in order to address potential soil instability, hazardous conditions and environmental sensitivity.
- .3 Supports periodic reviews of known geotechnical hazard areas in order to detect and adapt to changes such as landslides, sinkhole development or other incidences.
- .4 Supports educating home owners living on and near hazard lands regarding practices necessary to minimize triggering geological hazards.

#### **5.13.5 Flood Hazard Management**

The Regional District has a long history, through the Electoral Area zoning bylaws, of regulating development within flood prone areas.

When regulating development through the zoning bylaws, the Regional District has historically relied on floodplain mapping prepared by the British Columbia Inventory and Engineering Branch, Floodplain Mapping Program, in the 1980s and 1990s.

In 2003, the *Flood Hazard Statutes Amendment Act* was adopted and shifted responsibilities for flood hazard management by removing the province from the subdivision and bylaw approval process. After this date, land use decisions in flood prone areas became the responsibility of local governments and, in regional districts, the provincially appointed subdivision Approving Officer.

Record-setting high flows and flooding in the Okanagan Valley in 2017, followed by high flows in 2018, prompted the Okanagan Basin Water Board (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.

This project was undertaken with two main objectives: comprehensive floodplain mapping for the Okanagan River mainstream lakes and Okanagan River from Penticton to Osoyoos Lake, and improving the understanding of flood management options available to water managers and operators in the face of climate variability and change.

The flood hazards now included at Schedule 'G' (Hazard Lands - Flood) are based on the mapping prepared by the OBWB in 2020.

#### **5.13.5.1 Policies**

The Regional Board:

- .1 Discourages development of land susceptible to flooding and encourages those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- .2 Should consider the conservation and acquisition of lands adjacent to stream channels for form linear stream corridors to conserve natural stream processes and for emergency response and channel maintenance access.
- .3 Supports land subject to flooding that is to be developed and no alternative land is available, that construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with the floodplain regulation of the Zoning Bylaw with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable.
- .4 Supports minimizing exposure to future flood damage by avoiding development adjacent to Skaha Lake, or by implementing flood mitigation measures.
- .5 Supports mitigating the impacts of potential flooding on buildings and properties in the floodplain area and affected by groundwater through design and site grading prior to construction as per the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist.
- .6 Encourages the Okanagan Basin Water Board (OBWB) to prepare model floodplain regulations to support the Okanagan Mainstream Floodplain Mapping (2020), so that both the mapping and regulations can be incorporated into zoning bylaw(s).
- .7 Will advocate to the provincial government in support of the following:
  - a) maintaining flood control works within the parkland corridors located along the Okanagan River channel and parts of Shuttleworth Creek.

#### **5.13.6 Wildfire Hazard Mitigation**

*A Community Wildfire Protection Plan (CWPP) was completed for the Regional District*

in 2011, and updated in 2020. The plan assessed wildfire risk across the region and made recommendations to improve the community's risk profile through pre-planning and preparedness, policy, and fuel management.

As a predominantly rural area, the CWPP determined that development in the Plan Area generally consists of:

- low to moderately dense rural intermix areas (>1 structure/ha) with more forested areas between structures and a less defined perimeter;
- a well-defined urban/interface complex where the interface perimeter is more clearly defined; and
- individual structures remotely scattered within the wildlands.

See Schedule 'H' (Hazard Lands - Wildfire) for a map of wildfire hazard areas in the Plan Area.

In the next few decades, climate change will likely have a significant change on fire hazard within the Plan Area based on the decreases in precipitation and changes in forest fuel structure and composition.

#### 5.13.6.1 Policies

The Regional Board:

- .1 In reviewing an application that seeks to change a land use designation under this Plan and for those areas identified in the *Community Wildfire Protection Plan* (CWPP) and shown on Schedule 'H' (Hazard Lands - Wildfire), may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
  - a) incorporating fuel breaks adjacent to, or on, residential subdivisions;
  - b) establishing zones around proposed building sites which are clear of debris and highly combustible materials;
  - c) utilizing fireproofing techniques and fireproof materials in building design;
  - d) designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
  - e) ensuring all roads are named and signed;
  - f) ensuring availability of water supply facilities adequate for fire suppression;
  - g) ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
  - h) implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial *FireSmart* guidelines.
- .2 Using the *FireSmart* guide as a principal guidance document, strives to foster wildfire awareness and resiliency through public education materials, programs and events.

- .3 Strongly encourages that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
- .4 Should review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
- .5 Encourages property owners to adhere to the relevant Provincial guidelines, such as *FireSmart*, to protect properties and communities from wildfire risk through such measures as reducing fuel loads and regular maintenance of eaves. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.
- .6 Supports pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.
- .7 Supports the development of an inventory of accessible water sources by the province that could be enhanced to support water extraction by firefighting equipment.
- .8 Encourages *FireSmart* best practises on private land to reduce wildfire hazards.

### 5.13.7 Radon Gas Hazard Mitigation

Radon is a radioactive gas that occurs naturally when the uranium in soil and rock breaks down. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces like homes, it can accumulate to high levels.

The Plan Area and larger region has been recognized for radon issues. Radon gas is a recognized health hazard and the Province has established regulations in the BC Building Code for new construction to vent radon that may seep into homes.

#### 5.13.7.1 Policies

The Regional Board:

- .1 Encourages provincial and/or federal agencies to conduct further research on possible radon health risks in and around the Plan Area.
- .2 Encourages Plan Area residents to test their homes for radon exposure and to take appropriate mitigation measures where radon levels are found to be higher than recommended levels.
- .3 Supports providing information on radon and radon mitigation opportunities to Plan Area residents.

## 5.14 COMMUNITY INFRASTRUCTURE AND SERVICES

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### 5.14.1 Background

The provision of important infrastructure services such as community water and sewer systems and transportation services are an integral component of a well-planned community and key to achieving the long-range land use objectives contained in the South Okanagan Regional Growth Strategy (RGS).

Focusing available infrastructure funding on priority locations where higher residential densities or intensive uses such as commercial and industrial have been identified as appropriate and desirable ensures these types of development can be realized.

This further allows the provision of infrastructure to be done affordably (e.g. sewer and water lines do not have to be extended over long distances), while the population base will be sufficiently large enough to ensure the infrastructure and services can be sustained over the long-term.

Infrastructure and services that exist within the Plan Area include water, sewer, street lighting and solid waste. All others, such as roads, road right-of-way and storm water management are managed by the Province (but will transition to the new District of Okanagan Falls following incorporation), while electrical, gas and communication utilities are regulated by senior levels of government.

### 5.14.2 Water Systems

Drinking water in the Plan Area is provided from an RDOS operated water system well as private water systems (e.g. groundwater wells or surface water licences).

It is the Regional District Board's policy that essential services such as drinking water are best provided by government, where citizens can elect representatives interested in their well-being and will operate the service in the most effective and efficient manner possible.

Further, drinking water is considered to be essential to a high quality of life and citizens should expect their local government to assist in acquiring and operating water systems (where ratepayers support acquisition).

The Regional District strives to ensure a reliable source of safe, high-quality drinking water is provided to residents within an RDOS water system.

#### 5.14.2.1 Objectives

- .1 To ensure sustainable water quantity and quality is provided to residents in the Plan Area.

#### 5.14.2.2 Policies

The Regional Board:

- .1 Supports the development of new water services, or extension of existing water service to new lands only within the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw.
- .2 Does not support the creation of new private community water utilities, including those owned and operated by a strata corporation, utility or corporation.
- .3 Supports new development being provided with a water supply that meets current water quality regulations.
- .4 Supports all new parcels to be created by subdivision with a land area of less than 1.0 ha be connected to a community water system.
- .5 Supports the use of water metering to encourage water conservation and lessen the need for infrastructure upgrades.
- .6 Will consider the acquisition of a community water system in accordance with the Regional District’s *Water and Sewer Utility Acquisition Policy*.
- .7 Will assess requests to include new parcels within a water service area owned and administered by the Regional District on the following criteria:
  - a) if the parcel is within the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw;
  - b) if inclusion will improve public health, environmental values or fire suppression;
  - c) for irrigation purposes related to an agricultural use:
    - i) if the parcel is designated as “agricultural land” under the *Agricultural Land Commission Act*;
    - ii) if the parcel is in an Agriculture zone under this bylaw; and
    - iii) if a development plan supporting agricultural use of the parcel has been prepared.
  - d) the ability to connect the parcel to the water system, including:
    - i) required upgrades (e.g. reservoir capacity, proximity to existing water mains);
    - ii) physical access (e.g. legal frontage to a public road); and
    - iii) ability to serve the parcel (e.g. topography, natural hazards).
- .8 Considers lands designated as Resource Area (RA) should remain un-serviced and not be proposed for inclusion within a water service area.
- .9 Supports all new groundwater well infrastructure and maintenance be completed in accordance with the *Groundwater Protection Regulation* under the *Water Sustainability Act*, including the installation of sufficient surface seals.

- .10 Encourages well owners using water for domestic purposes to register their well in the provincial database in order to document water use and help ensure existing uses are considered in future water license applications.
- .11 Encourages new and existing community water systems to be capable of fire suppression in accordance with the latest Fire Underwriters Survey (FUS).

### 5.14.3 Sewer Systems

The predominant sewage disposal method in the Plan Area, by parcel, is community sewer system with the remainder of parcels being serviced by individual on-site septic systems.

Individual septic systems are not viewed as a long-term sustainable method of sewage disposal unless parcels are over one hectare in size. This method of disposal also increases the probability of potable groundwater contamination and nutrient loading into watercourses.

Within the Plan Area there may be private sewage treatment facilities that have been constructed and are owned and operated by private corporations.

#### 5.14.3.1 Objectives

- .1 Establish long-term sustainable sewage collection and disposal methods.

#### 5.14.3.2 Policies

- .1 Supports the development of new sewer services, or extension of existing sewer service to new lands only within the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw.
- .2 Does not support the creation of new private community sewer utilities, including those owned and operated by a strata corporation, utility or corporation.
- .3 Does not support the use of septic holding tanks for existing or new developments.
- .4 Supports the long-term viability and on-going operations of the Okanagan Falls Sewage Treatment Plant by discouraging new residential and commercial developments from occurring within 300 metres of the facility.
- .5 Will work with the province and local authorities to ensure any development is in compliance with all applicable legislation governing sewage disposal.
- .6 Supports all new parcels to be created by subdivision with a land area of less than 1.0 ha be connected to a community sewer system.
- .7 Will consider the acquisition of a community sewer system in accordance with the Regional District’s *Water and Sewer Utility Acquisition Policy*.
- .8 Discourages the extension of sewer services to a parcel designated as “agricultural land” under the *Agricultural Land Commission Act*.
- .9 Will assess requests to include new parcels within a sewer service area owned and administered by the Regional District on the following criteria:

- a) if the parcel is within the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw;
  - b) if inclusion will improve public health or environmental values;
  - c) if the parcel is designated as “agricultural land” under the *Agricultural Land Commission Act*;
  - d) the ability to connect the parcel to the sewer system, including:
    - i) required upgrades (e.g. plant capacity, proximity to existing sewer mains);
    - ii) physical access (e.g. legal frontage to a public road); and
    - iii) ability to serve the parcel (e.g. topography, natural hazards).
- .10 Encourages Registered Onsite Wastewater Practitioners (ROWPs) to design onsite sewage systems that avoid the placement of dispersal areas within close proximity of watercourses, lakes, and water wells.
- .11 Will advocate to the provincial government in support of the following:
- a) education of residents about the requirements for properly maintaining a septic tank and tile field in the Plan Area.

#### **5.14.4 Storm Water Management**

Effective storm water management will help protect the water quality of the various lakes and other water bodies found within the Plan Area.

Currently, storm water drainage in the Plan Area is the responsibility of Ministry of Transportation and Transit (MoTT), and their contractor, and predominantly comprises open ditches, natural drainage courses and absorption into the ground through dry wells.

The Okanagan basin lakes and other surface waters and aquifers, which are the area’s sources for drinking water, are the ultimate destination for much of the storm water in the Plan Area.

The Regional District has limited authority to manage storm water but supports the province developing alternative storm water management solutions that are both cost effective, environmentally sustainable and reflective of the rural character of the majority of the Plan Area.

##### **5.14.4.1 Objectives**

- .1 Encourage the province to ensure its management of storm water quality and quantity within the Plan Area exceeds best practices.

##### **5.14.4.2 Policies**

The Regional Board:

- .1 Will advocate to the provincial government in support of the following:

- b) the use alternative development standards that support integrated drainage management options, such as reduced road widths, use of permeable surfaces and roadside swales;
- c) new subdivisions to be designed and constructed with integrated rainwater management solutions, such as bio-swales and storm water detention ponds; and
- d) the retention of existing low-lying areas, water bodies and ditches as the rainwater and storm water drainage systems.

#### 5.14.5 Solid Waste Management

Solid waste management consists of curbside collection of garbage and recycling, refuse disposal and landfill operations, a solid waste management planning service and an illegal dumping clean-up service.

- **Curbside recycling and garbage collection:**  
The provision of a curbside recycling and garbage collection service is currently provided to residences in the Plan Area and includes seasonal yard waste pickups and a yearly pickup of large bulky items.
- **Solid Waste Management Service:**  
The Solid Waste Management Service is a mandatory service of all regional districts that regulate garbage collection in BC and includes long-term planning for solid waste management. Solid waste planning includes preparation and update of the Regional District's *Solid Waste Management Plan* and provides a long-term vision for waste diversion targets and disposal plans.
- **Landfill Operations:**  
There are currently two (2) landfills within the Plan Area, being the Okanagan Falls Landfill and Oliver Landfill. A third landfill at Campbell Mountain is within the City of Penticton, but is operated by the Regional District. In addition, there is also a transfer station at Apex Mountain Resort.
- **Illegal Dumping:**  
The Regional District provides a regional illegal dumping education and control service that includes reporting of illegal dumping within the region, collection and supporting community clean-up efforts. The service is provided region wide with all electoral areas and municipalities participating in the service.

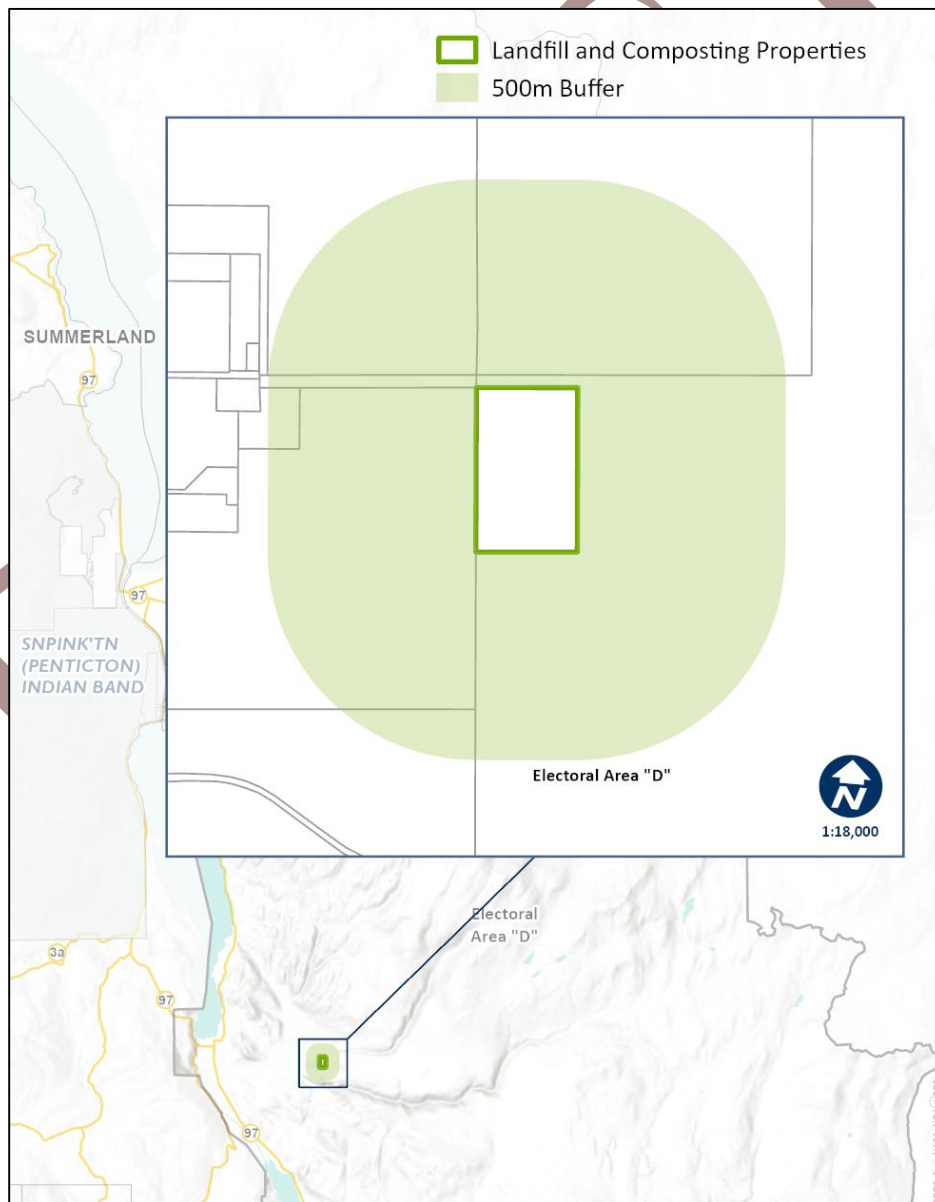
##### 5.14.5.1 Objectives

- .1 Preserve Campbell Mountain Landfill as a long-term option for the disposal of solid waste servicing both the Regional District and the City of Penticton.
- .2 Reduce the volume of solid waste requiring disposal and increase the number of recycling and transfer stations options within the Plan Area.

##### 5.14.5.2 Policies

The Regional Board:

- .1 Discourages new residential development to occur within the 500 metre buffer area adjacent to public sanitary landfills and the composting facilities, such as the Okanagan Falls landfill.
- .2 Encourages and supports the diversion of solid waste from landfills through a comprehensive approach of education and services consisting of waste reduction, resource recovery, recycling, and backyard composting.
- .3 Will explore the introduction of regulations to ensure that the location of bins in residential developments allows for efficient pickup and avoid the need for collection vehicles to execute difficult turning manoeuvres.
- .4 Supports measures to reduce conflicts with wildlife through education and the availability of wildlife resistant waste bins.



**Figure 8: Okanagan Falls Landfill and Composting Buffer Areas**

### **5.14.6 Street Lighting**

The Regional District manage indirectly (through the collection fees to pay to FortisBC) the Okanagan Falls street lighting system.

While street lights can improve visibility and safety for pedestrians and traffic, particularly at intersections, the Plan Area is comprised of predominately rural 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 are 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”.

#### **5.14.6.1 Objectives**

- .1 Discourage the creation of street lighting service areas outside of designated Growth Areas in order to preserve the rural character of the Plan Area.

#### **5.14.6.2 Policies**

The Regional Board:

- .1 Strongly discourages the creation of new street lighting service areas outside the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw.
- .2 Supports 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 assess 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 the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw;
  - 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;
  - e) a cluster mailbox location; or
  - f) within the “Urban Containment Area” designated at Schedule ‘C’ (Urban Containment Boundary) of this bylaw.
- .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 and funded by the Regional District complying with approved fixtures and designs set within the Approved Products List under the subdivision servicing bylaw.

### 5.14.7 Transportation

South Okanagan residents depend on a municipal and provincial transportation network and services for work, recreation and day-to-day travel, while the local economy depend upon the network for safe and efficient goods movement.

While building more compact communities makes it easier to provide transportation services, including transit, bicycle and pedestrian options, improvements to existing infrastructure can also improve active transportation options.

In 2015, the *Transit Future Plan Okanagan Similkameen* was completed and provides a vision for transportation in the region.

Transit options in the Plan Area are generally limited compared to the level of service in a municipal area and includes the following (as of 2025):

- Naramata – Penticton (Route 10)
- Okanagan Falls – Penticton (Route 20)
- Summerland – Penticton (Route 30)
- Osoyoos – Penticton (Route 40)
- Princeton – Penticton (Route 50)
- Penticton – Kelowna (Route 70)

Within the Plan Area, all public roads are the responsibility of the province through the Ministry of Transportation and Transit (MoTT), and the Regional District does not design, maintain, or otherwise regulate roads and road right of ways.

For the purposes of Section 473 of the *Local Government Act*, the road network within the Plan Area is shown on Schedule ‘J’ (Public Facilities).

#### 5.14.7.1 Objectives

- .1 The safe and efficient movement of goods and people throughout the Plan Area.

#### 5.14.7.2 Policies

The Regional Board:

- .1 Supports the implementation of the *Transit Future Plan Okanagan-Similkameen* (2015).
- .2 Supports an expanded regional transit system that services Okanagan Falls.
- .3 Considers the Penticton Regional Airport to be an important regional asset that supports the economic development of Okanagan Falls.
- .4 Will advocate to the provincial Approving Officer in support of the following:
  - a) that rural developments and subdivisions allow for public access to Crown land; and
  - b) that each new parcel of land to be created by subdivision be required to front a public road that allows for access by solid waste collection vehicles (e.g. a minimum turning radius at road ends of 12.8 metres).
- .5 Will advocate to the Ministry of Transportation and Transit (MoTT) in support of the following:
  - a) that signage placed within a provincial highway road dedication comply with the Ministry's *Policy Manual for Supplemental Signs* (2005);
  - b) enforcement of signage regulations, particularly third-party and off-site advertising, on important thoroughfares such as Highway 97 and Highway 3;
  - c) enforcement of relevant provincial legislation regarding the control of roadside parking along provincial highways, local roads and on Crown land;
  - d) improved maintenance of drainage infrastructure within the road network;
  - e) the retention of unused or unconstructed road right of ways required for the placement of future infrastructure (e.g. water and sewer lines);
  - f) the inclusion, where possible, of bicycle lanes within the road dedication through the development of wider and paved shoulders;
  - g) that the privately held section of Weyerhaeuser Road that connects to Highway 97 be dedicated or acquired in order to ensure on-going public access; and
  - h) road network improvements to increase pedestrian safety at the following intersections:
    - i) 10<sup>th</sup> Avenue and Highway 97; and
    - ii) 9<sup>th</sup> Avenue and Main Street (Highway 97).

#### 5.14.8 Other Utilities

Utility services, including electrical, gas, phone and Internet are vital services to a community and are provided by private utilities.

### 5.14.8.1 Objectives

- .1 Encourage the operators of utilities to provide residents and businesses in the rural settlement areas with utility services.

### 5.14.8.2 Policies

The Regional Board:

- .1 Encourages utility providers to deliver affordable and convenient utility services, including high-speed Internet and cellular service, throughout the Plan Area.
- .2 Encourages public utility companies and the Province to develop and maintain infrastructure corridors in a manner that will not negatively impact existing residents and the natural environment.
- .3 Supports the establishment of renewable energy projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure when those facilities:
  - a) have been properly evaluated and are shown to be technically sound, environmentally sensitive and socially responsible;
  - b) are located, designed, constructed and operated in a manner that is consistent with the overall vision for the region;
  - c) can be connected into the existing transmission and distribution infrastructure with minimal impact; and
  - d) provide tangible community benefits.

## 5.15 AGGREGATE AND MINERAL RESOURCES

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### 5.15.1 Background

The Regional District has limited influence on the extraction of mineral and aggregate resources. The objectives and policies of this section remain broad in nature to offer guidance to senior governments in their decision-making process.

For instance, gravel or rock crushing sites that have characteristics of radon rich materials should be avoided for concrete mix, otherwise the concrete used in residential foundations could import radon gas that could persist indoors for centuries.

Similarly, material taken from sites high in crystalline silica or containing significant clay/silt fines used as winter road grit may cause an outdoor air dust problem, and associated air quality advisory, that could otherwise be avoided if equally or better quality road grit was used with a lesser capacity for airborne fines.

In accordance with Section 473(1)(c) of the *Local Government Act*, “the approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction” are indicated on Schedule ‘I’ (Aggregate Extraction Areas) along with existing aggregate operations.

### 5.15.2 Objectives

- .1 Protect sand and gravel aggregate supplies for anticipated future needs.
- .2 Protect non-agricultural lands with recoverable aggregate or mineral resources from development or adjacent uses that would limit or prohibit extraction.
- .3 Minimize conflicts between sand and gravel processing operations and adjacent land uses.
- .4 Support the Province to require rehabilitation and remediation of resource extraction sites.
- .5 Direct sand and gravel extraction proposals toward sites that have no significant adverse environmental impact or where the impact can be adequately mitigated.

### 5.15.3 Policies

The Regional Board:

- .1 Supports the use of land designated Resource Area (RA) for sand and gravel extraction.
- .2 Supports appropriate end-use processing or value-added activities on sites approved for sand and gravel extraction, provided such uses are compatible with surrounding land uses and environmental constraints.
- .3 Will consider land use applications seeking approval for the processing of aggregate resources against the following criteria:
  - a) extent of visual screening, and other mitigation works proposed;

- b) type of processing proposed;
  - c) the potential for noise and dust;
  - d) environmental sensitivity of the site, and lands adjacent to potential aggregate resource processing site;
  - e) vehicle accessibility; and
  - f) characteristics of aggregate deposits and groundwater resources.
- .4 Discourages aggregate processing activities or asphalt plants within 600 metres of Medium Density Residential (MR), Low Density Residential (LR), or Small Holdings (SH) land use designations.
- .5 Supports timely reclamation of aggregate resource extraction sites on private land.
- .6 Will advocate to the provincial government in support of the following:
- a) that proposals for mineral exploration be referred to the Regional District for comment due to the impact that resource extraction activities can have on surrounding land uses and development;
  - b) to not issue new surface leases and permits for mineral processing within 1,000 metres of lands designated under this Plan as Small Holdings (SH), Low Density Residential (LR) and Medium Density Residential (MR) unless mitigation measures are implemented to reduce the effects of the proposed activity;
  - c) to include in any licensing approvals for aggregate extraction operations that rehabilitation of processing sites are completed after extraction and processing activities have been completed; and
  - d) that the exploration and mining of uranium within the Plan Area be discouraged.

## 6.0 DEVELOPMENT PERMITS

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### 6.1 BACKGROUND

Pursuant to Section 488 of the *Local Government Act*, an Official Community Plan (OCP) may designate Development Permit Areas within the Plan Area. Unless otherwise specified, a Development Permit must be issued prior to any disturbance, development or subdivision of land within a designated development permit area, as applicable.

For lands 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 addresses.

### 6.2 DEVELOPMENT PERMIT OFFENCES

- .1 No person shall commence any development on lands within any development permit area, designated under Section 6.0 (Development Permits) of this bylaw, 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.

### 6.3 ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREA

#### 6.3.1 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.

#### 6.3.2 Area

The lands designated as Environmentally Sensitive Development Permit Area are shown on Schedule 'N' (Environmentally Sensitive Development Permit Area).

#### 6.3.3 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 wild, and provide wildlife corridors and secondary habitat.

#### 6.3.4 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 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 several 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.

### **6.3.5 Development Requiring a Permit**

- .1 A development permit is required, except where exempt under Section 6.3.8 (Exemptions), for the following development on lands within the ESDP Area:
  - 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.

### **6.3.6 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 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.
- 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.

### **6.3.7 Expedited Development Permit**

- .1 Despite sub-section 6.3.6.1(a) (Guidelines), 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 have been avoided or acceptably mitigated through a REA, to the satisfaction of the Regional District, an EA as outlined under sub-section 6.3.6.1(a) (Guidelines) 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.

### 6.3.8 Exemptions

A development permit is not required for development within land in the ESDP area for:

- .1 development on Crown land.
- .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 sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
- .4 the repair or maintenance of existing buildings and structures provided there are no additions or increases to the footprint of the building or structure;
- .5 residential development where a completed Building Permit application has been accepted by the Regional District, the proposed development does not exceed 50.0 m<sup>2</sup> 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 a majority of the footprint of the accessory building or structure is not situated beyond 10.0 metres of a principal dwelling unit.
- .6 works conducted in accordance with the Provincial *FireSmart Manual* (2003), provided that all landscaping is conducted within 30.0 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);
- .7 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*;
- .8 any farm use as defined in the *Agriculture Land Commission Act* on land located in the ALR;
- .9 the repair of existing fences; and
- .10 subdivisions that:
- 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.

## 6.4 OKANAGAN FALLS COMMERCIAL DEVELOPMENT PERMIT AREA

### 6.4.1 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.

### 6.4.2 Area

The lands designated as Okanagan Falls Commercial Development Permit Area are shown on Schedule 'M' (Form and Character Development Permit Areas).

### 6.4.3 Justification

The Okanagan Falls commercial area is the main commercial core for the planning area and the broader surrounding community. With Highway 97 running 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.

### 6.4.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 6.4.6 (Exemptions), for the following development on lands within the Okanagan Falls Commercial Development Permit Area:
  - a) construction of, addition to or alteration of a building or other structure.

### 6.4.5 Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

#### Buildings and Structures

- .1 Buildings should define a pedestrian oriented first floor with canopies, window and door trim, varied building facades, and similar design features.

- .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.

#### Access and Parking

- .9 New development must provide safe and efficient vehicle entrances, exits and site circulation as approved by Ministry of Transportation and Transit (MoTT).
- .10 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.
- .11 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.
- .12 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

- .13 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.
- .14 The site should be provided with landscaping:
  - a) between parking areas and roadways; and

- b) between buildings and parking areas.
- .15 Landscaping design plans prepared by a landscape professional will be required with landscaping densities designed to industry standards.
- .16 Landscaping comprised of plant material that has high decorative value and is drought tolerant and indigenous is encouraged.
- .17 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.
- .18 Landscaping areas should include an underground irrigation system which should be programmed to maximize efficient water use.
- .19 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.

#### 6.4.6 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 and upgrades such as fire alarms, fire exits and disabled ramps;
- .5 Building additions less than 20.0 m<sup>2</sup>;
- .6 Open roofed structures, gazebos and trellises;
- .7 Glass balcony enclosures;
- .8 Subdivision;
- .9 Construction of fences; and
- .10 Signs attached to businesses they are advertising.

## 6.5 OKANAGAN FALLS INDUSTRIAL DEVELOPMENT PERMIT AREA

### 6.5.1 Category

The Okanagan Falls 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*.

### 6.5.2 Area

The lands designated as Industrial Development Permit Area are shown on Schedule 'M' (Form and Character Development Permit Areas).

### 6.5.3 Justification

The former Weyerhaeuser 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.

### 6.5.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 6.5.7 (Exemptions), for the following development on lands within the Okanagan Falls Industrial Development Permit Area:
  - 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).

### 6.5.5 Guidelines – Form & Character

- .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.

#### 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 Large parking areas should be broken into smaller groups, divided by landscaping and surrounded by landscaping on all sides.
- .8 Loading and service areas should be located away from the street frontages and be effectively screened and buffered from public views.

#### Landscaping and Screening

- .9 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.
- .10 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.
- .11 The scale and location of planting material should complement and be consistent with the scale and massing of buildings.
- .12 The selection of plant materials should be based on drought tolerant, indigenous species.
- .13 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.

### 6.5.6 Guidelines – Aquifer Protection

- .1 Unless exempt under Section 6.5.7 (Exemptions), an application for an Okanagan Falls Industrial Development Permit shall include the following:
  - a) an Hydrogeological Assessment Report prepared and certified by a qualified professional (QP) that is a Professional Engineer or Geoscientist, registered in the Province of British Columbia, and experienced in hydrogeological investigations, including capture zone analysis and groundwater stewardship, which addresses:
    - i) background information;
    - ii) site design;
    - iii) consideration of best management practices for sewage disposal and hazardous materials handling, storage and disposal;
    - iv) mitigation measures related to physical structures and facility-specific operational plans and guidelines;
    - v) 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;
    - vi) recommendations pertaining to high risk land uses or other activities that should be restricted on the property; and
    - vii) a determination that materials storage and handling procedures, facility design and operation will not compromise the integrity of the underlying aquifer.

### 6.5.7 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 10.0 m<sup>2</sup> and less than 20% of existing footprint area.
- .6 Open roofed structures, gazebos and trellises.
- .7 an Hydrogeological Assessment Report is not required if a proposed development or use does not comprise any of the purposes or activities listed in Schedule 2 of the *Contaminated Sites Regulation* (BC Reg. 375/96), as amended.

## 6.6 OKANAGAN FALLS TOWN CENTRE DEVELOPMENT PERMIT AREA

### 6.6.1 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.

### 6.6.2 Area

The lands designated as Okanagan Falls Town Centre Development Permit Area are shown on Schedule 'M' (Form and Character Development Permit Areas).

### 6.6.3 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.

### 6.6.4 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.

### 6.6.5 Development requiring a permit

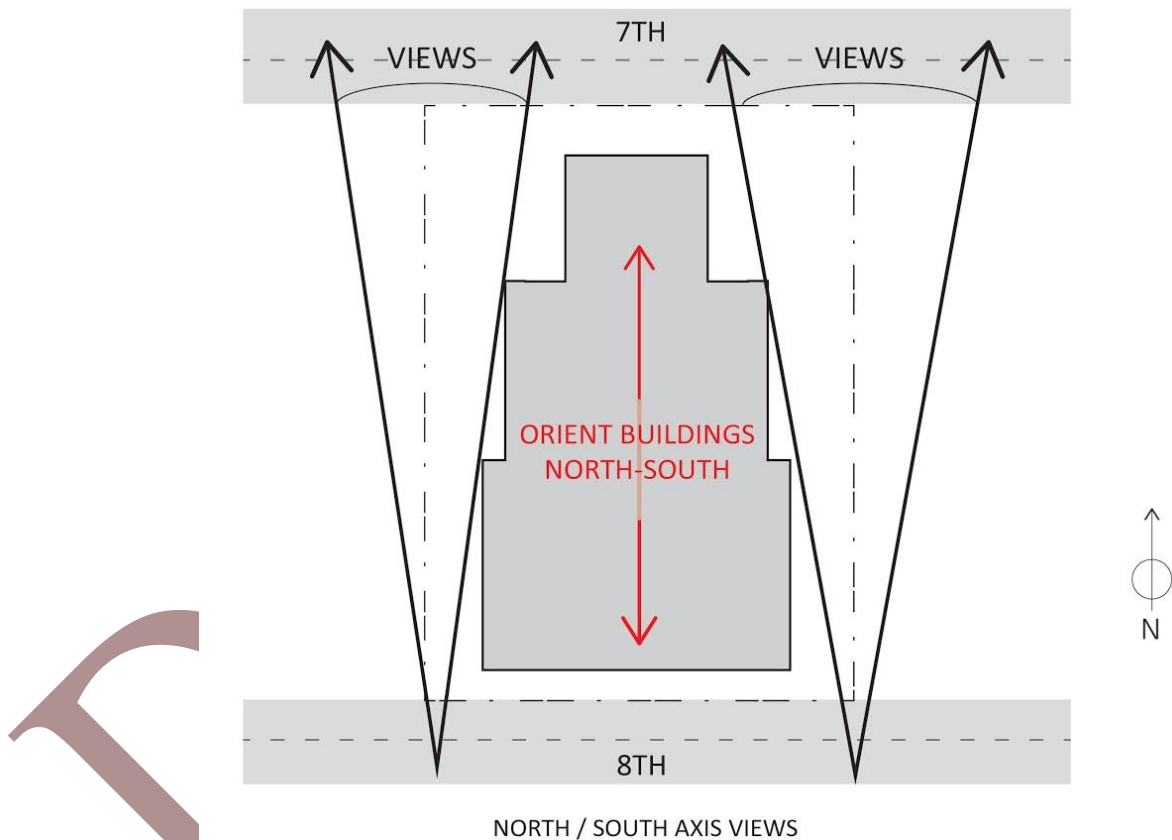
- .1 A development permit is required, except where exempt under Section 6.6.6.7 (Exemptions), for the following development on lands within the Okanagan Falls Town Centre Development Permit Area:
  - a) construction of, addition to or alteration of a building or other structure.

### 6.6.6 Guidelines

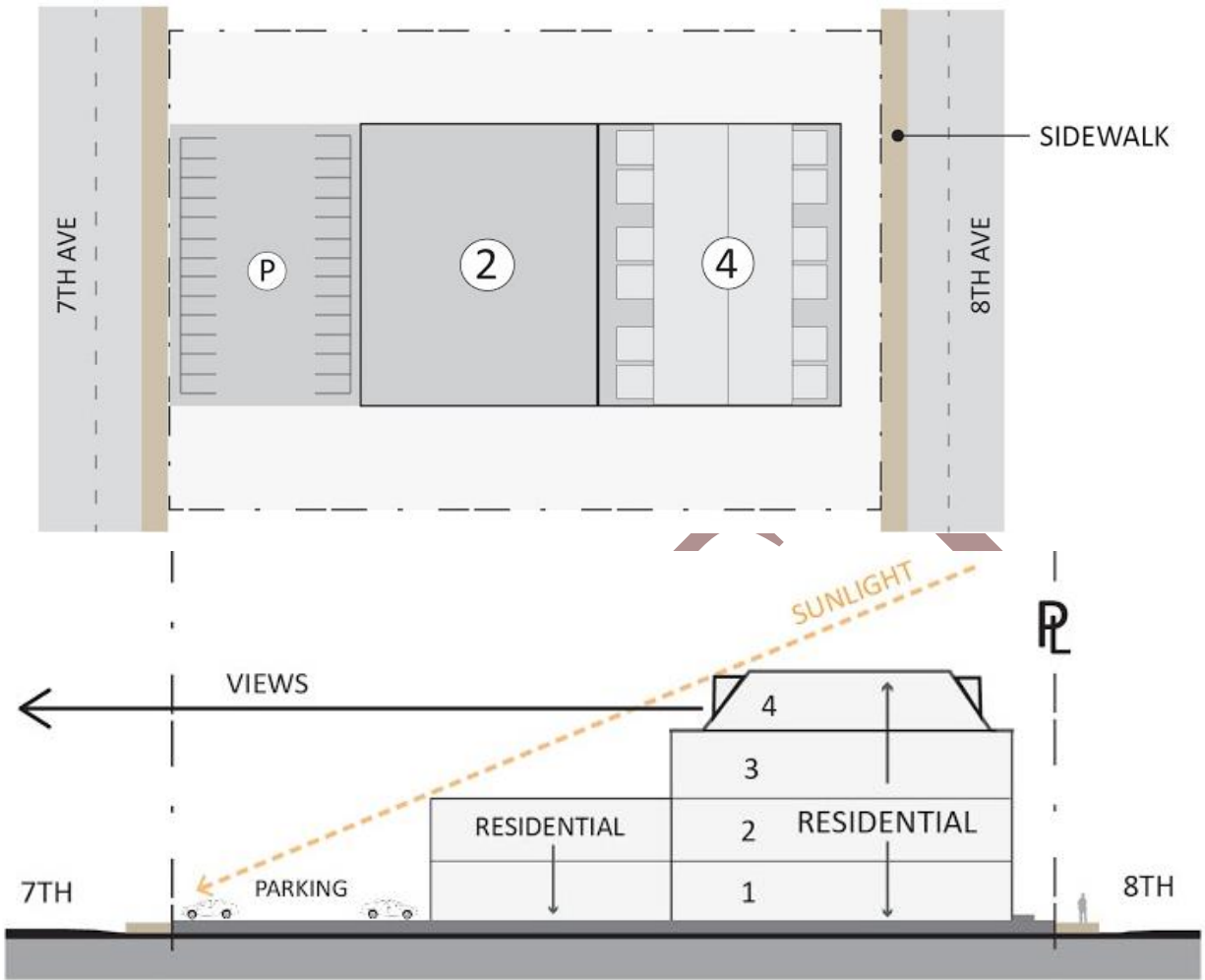
A Development Permit is required for all development within an Okanagan Falls Town Centre Development Permit Area, and shall be in accordance with the following guidelines:

.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.



- 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.
- e) Buildings should generally terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.



.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.
- b) Retail uses should be oriented towards the adjacent public sidewalk.
- c) All buildings with retail use at grade should include weather protection canopies and/or awnings.

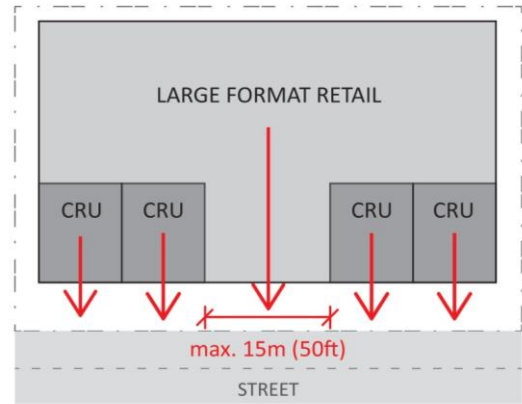


- d) Store entrances should be recessed to provide an area that is covered and inviting to passersby.
- e) All ground floor commercial space should have a minimum floor-to-floor height of 4.5 metres to accommodate a wide range of retail/service uses and provide a generous scale for these uses.
- f) New 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.
- 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.

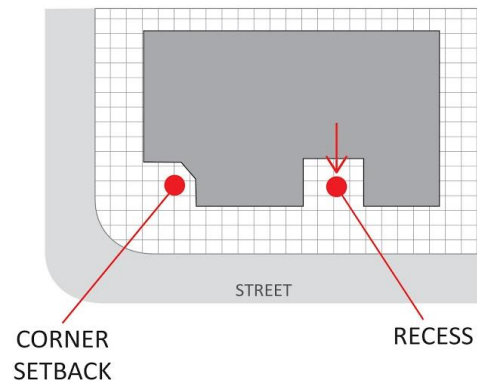
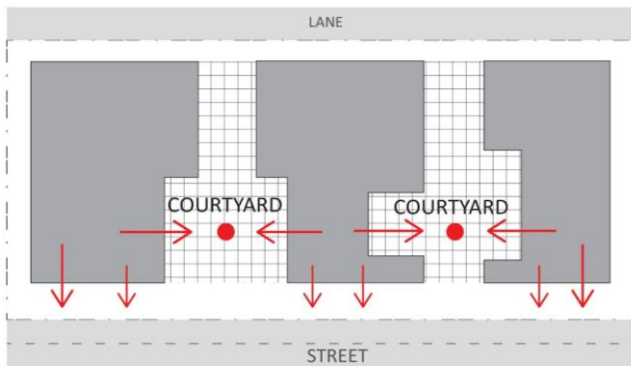


- h) Where a single, larger format commercial use exceeds a frontage width of 15.0 metres, the principal street frontage should be lined with smaller individual commercial retail units (CRUs) that screen this larger commercial use, with a narrower portion of the main use visible to the street.

- 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.
- 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).
- 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.



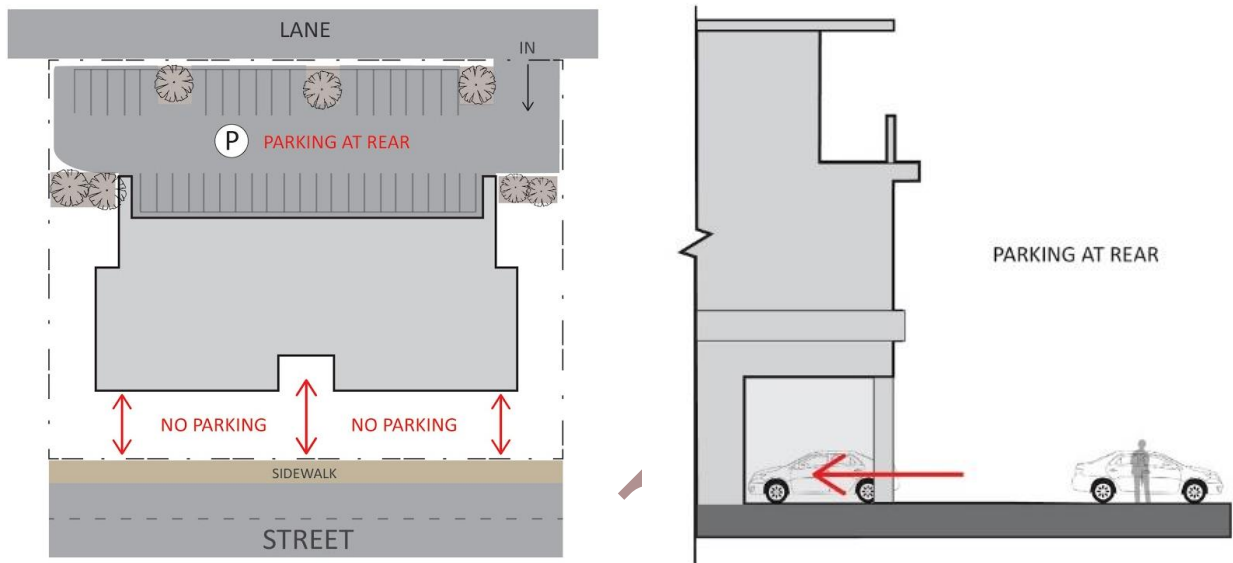
### .3 Built Form for Residential Buildings

- a) The building form and façades of medium density residential buildings should be articulated with variations in massing, materials and detailing.
- b) 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, where practical.
- c) The ground floor of residential buildings should be raised a minimum of 0.6 metres above adjacent grade to create a clear separation of public and private space, with raised front porches or stoops for all ground floor units.
- d) All ground-oriented residential units facing a street should have a street orientation.
- e) Monotonous, monolithic building forms and rooflines should be avoided.
- f) Residential buildings greater than four (4) storeys in height should have the fourth and any higher floors stepped back 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.



- 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) Landscaping comprised of plant material that is drought tolerant and indigenous is encouraged.
- b) Any existing mature should be incorporated into the site design wherever possible

**6.6.7 Exemptions**

A Development Permit is not required under this section for any of the following:

- .1 Interior renovations not resulting in any change to the exterior of the building;
- .2 Exterior building repairs or maintenance such new roof, residing, re-stuccoing, window and door replacement;
- .3 Signage;
- .4 Building Code and safety upgrades such as the installation of fire protection systems, installation of fire exits, construction of ramps for persons with disabilities; and
- .5 The construction of a building comprising six (6) or less dwelling units where all buildings and other structures proposed as part of the development will be used for residential purposes.

## 6.7 WATERCOURSE DEVELOPMENT PERMIT AREA

### 6.7.1 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.

### 6.7.2 Area

Lands designated as Watercourse Development Permit Area are:

- .1 shown as Watercourse Development Permit Area on Schedule 'N' (Watercourse Development Permit Areas); 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.

### 6.7.3 Justification

As a local government listed under Section 2(1)(b) of the *Riparian Areas Protection Regulation* (RAPR), the Regional District is required to “have in force zoning or land use bylaws that ensure that a riparian development is subject to ... an approval-based scheme that prohibits the development from proceeding unless the local government approves the development ...”

In response, the Regional District has implemented this development permit designation in order to regulate development activities within riparian assessment areas as a means to protect aquatic habitat, enhance, conserve and restore watercourses and their riparian areas.

### 6.7.4 Development Requiring a Permit

- .2 A development permit is required, except where exempt under Section 6.7.7.8 (Exemptions), for the following development on lands within the WDP area that is residential, commercial or industrial:
  - 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.

### 6.7.5 Guidelines

- .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;
  - 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; or
  - 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:
    - 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.

### 6.7.6 Variance 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 to reduce impacts and preserve the SPEA.

### 6.7.7 Expedited Development Permit

In the following cases the Regional District may issue a development permit without the provision of an Assessment Report:

- .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.

### **6.7.8 Exemptions**

A WDP is not required under this section for any of the following:

- .1 development on Crown land.
- .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 sewer, storm sewer, water, natural gas, cable, hydro-electric or telecommunications works.
- .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 Manual* (2003) 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 the 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 certified arborist with the provision of environmental monitoring to ensure the tree removal is carried out in accordance with the report recommendations.
- .8 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 Act*.
- .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.

## 7.0 TEMPORARY USE PERMITS

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### 7.1 Background

Temporary Use Permits may be considered by the Regional Board to allow specific land uses to occur for a maximum of three years. The permit can contain 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. Temporary Use Permits are not a substitute for a rezoning.

### 7.2 Objectives

- .1 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 rezoning and long-term land use patterns.

### 7.3 Policies - General

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.
- .2 The holding of a public information meeting may occur prior to the issuance of a Temporary Use Permit.
- .3 Any proposed access to a public road must be reviewed and approved by the Ministry of Transportation and Transit (MoTT).
- .4 In evaluating a Temporary Use Permit application submitted to the Regional District, the Regional District Board 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;
  - 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 because 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 As a condition of issuing a Temporary Use Permit, the Regional District may require the posting of a security so as to ensure compliance with the conditions of a permit.

#### **7.4 Policies – Farm Labour Accommodation**

The Regional Board's policies are as follows:

- .1 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 7.3 (Policies – General), including, but not limited to:
- 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).

#### **7.5 Policies – Tourist Accommodation**

The Regional Board's policies are as follows:

- .1 In issuing a Temporary Use Permit for a tourist accommodation use in a residential dwelling unit of accessory structure, the Regional Board may specify conditions, in addition to those listed under sub-section 7.3 (Policies – General).

## 8.0 IMPLEMENTATION AND MONITORING

---

### 8.1 Background

As this Official Community Plan (OCP) provides a long-range vision for the growth and development of the Plan Area and serves as a guiding framework for land use planning, infrastructure investment, and decision-making, its successful implementation will be dependent on a coordinated approach by the Regional District.

### 8.2 Implementation

Implementation of this Plan will occur through a combination of the following:

- **Regulatory Tools:** adoption and/or amendment of zoning, subdivision and development servicing, and other regulatory land use bylaws (as required) in order to ensure alignment with the objectives and policies of this Plan.
- **Development Review:** evaluation of various land use applications against the objectives and policies of this Plan's land use designations.
- **Capital Planning:** consideration of OCP objectives and policies in Regional District financial and infrastructure planning processes, including capital and servicing plans.

Undertaking these tasks — specifically project implementation and completion — will be dependent on prioritization by the Regional District Board through its annual strategic planning processes.

### 8.3 Monitoring

It is envisioned that this Plan will guide development of the Plan Area until required legislative amendments are undertaken in 2028-29, but may be subject to on-going reviews in order to ensure it remains responsive to changing conditions, community needs, and provincial legislation in the interim.

This will include amendments related to new legislative requirements, the release of new data and indicators as well as new strategic priorities established by the Regional District Board (e.g. Local Area reviews):

- **Regional Growth Strategy (RGS) Alignment:** consideration of amendments to the OCP to ensure ongoing consistency with the South Okanagan Regional Growth Strategy (RGS) Bylaw, particularly in response to any major updates or five-year reviews conducted under Part 13 of the *Local Government Act*;
- **Community Profile Updates:** use of Statistics Canada Census data to update the demographic, household, employment and other data used throughout this Plan;
- **Housing Needs Report Updates:** completion of a new Housing Needs Report will be completed every 5-years after 2028 in accordance with the requirements of the *Local Government Act*, and will ensure growth management policies remain current;

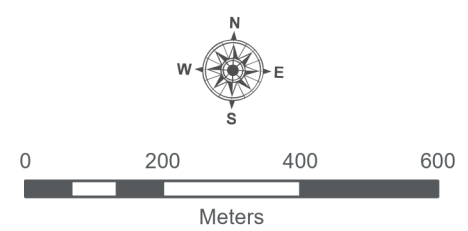
- **Development Trends:** monitoring of land use changes and development approvals made by the Regional District Board to identify and inform required policy adjustments.

~ end of Schedule 'A' ~

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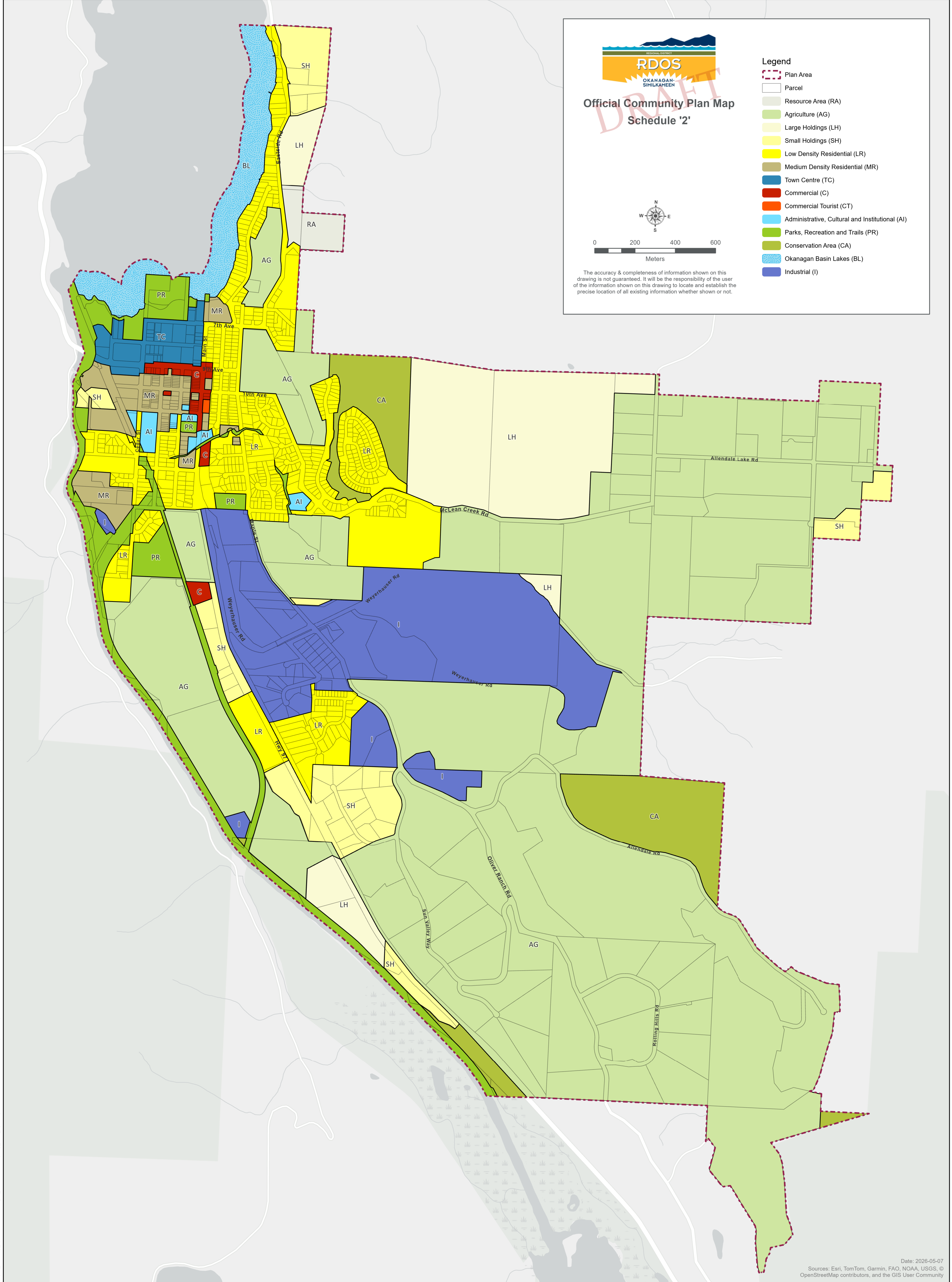


# Official Community Plan Map Schedule '2'



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate and establish the precise location of all existing information whether shown or not.

- ### Legend
- Plan Area
  - Parcel
  - Resource Area (RA)
  - Agriculture (AG)
  - Large Holdings (LH)
  - Small Holdings (SH)
  - Low Density Residential (LR)
  - Medium Density Residential (MR)
  - Town Centre (TC)
  - Commercial (C)
  - Commercial Tourist (CT)
  - Administrative, Cultural and Institutional (AI)
  - Parks, Recreation and Trails (PR)
  - Conservation Area (CA)
  - Okanagan Basin Lakes (BL)
  - Industrial (I)



Last updated by cerniska on April 24, 2026 at 11:48 AM  
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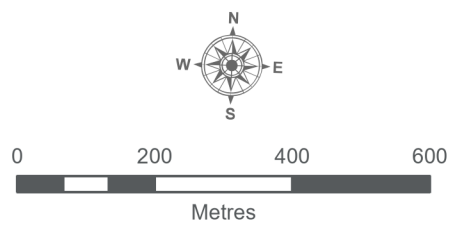
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### Urban Containment Boundary Schedule 'C'

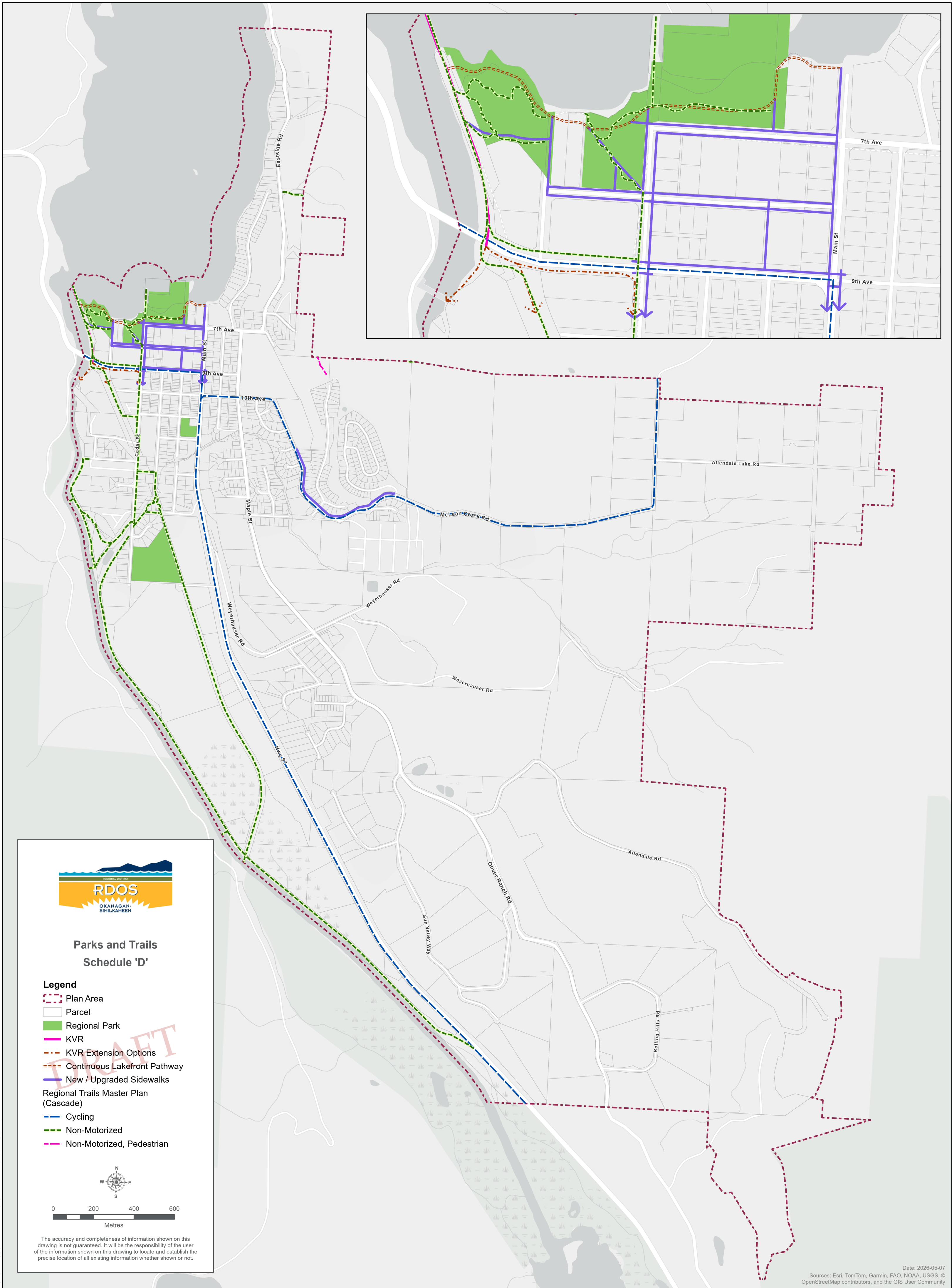
#### Legend

- Plan Area
- Parcel
- Urban Containment Boundary



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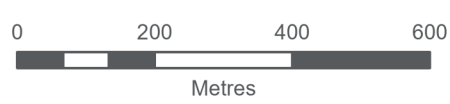
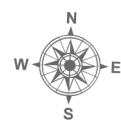
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**Parks and Trails  
Schedule 'D'**

**Legend**

- Plan Area
  - Parcel
  - Regional Park
  - KVR
  - KVR Extension Options
  - Continuous Lakefront Pathway
  - New / Upgraded Sidewalks
- Regional Trails Master Plan  
(Cascade)
- Cycling
  - Non-Motorized
  - Non-Motorized, Pedestrian



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### Hazard Lands Steep Slopes Schedule 'E'

#### Legend

Plan Area

Parcel

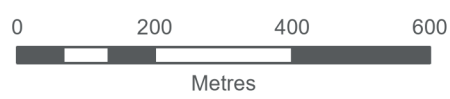
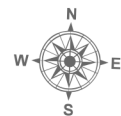
Slope (%)

#### VALUE

< 30%

30% - 40%

40% +



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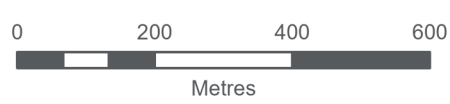
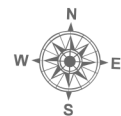
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### Hazard Lands Geotechnical Schedule 'F'

#### Legend

- Plan Area
- Parcel
- L3-M7: Low to moderate hazard, see report for detailed description
- L: Limited or no hazard of slumps and slides. No development problems anticipated



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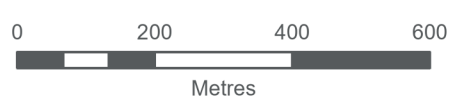
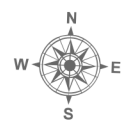


**Hazard Lands  
Flood  
Schedule 'G'**

**Legend**

- Plan Area
- Parcel
- Flood Hazard Area

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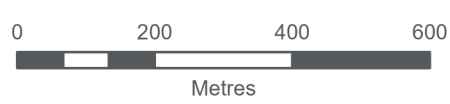
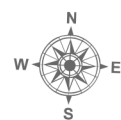
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### Hazard Lands Wildfire Schedule 'H'

#### Legend

- Plan Area
- Parcel
- BC Wildfire PSTA Fire Threat Rating
  - Extreme
  - High
  - Moderate



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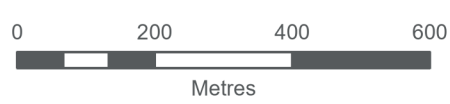
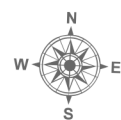
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### Resource Extraction Potential Schedule 'I'

#### Legend

- Plan Area
- Parcel
- Aggregate Pit
- Aggregate Potential
  - Primary
  - Secondary
  - Tertiary












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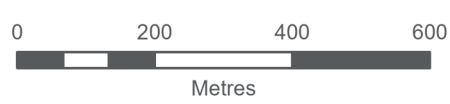
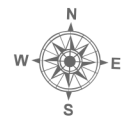
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### Public Facilities Schedule 'J'

#### Legend

-  Plan Area
-  Parcel
-  School
-  Fire Hall
-  Highway 97
-  Wastewater Treatment Plant
-  Water Service Area (RDOS)
-  Water Service Area (Other)
-  Sewer Service Area (RDOS)



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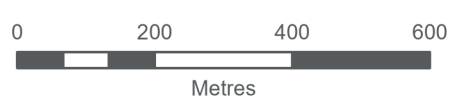
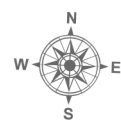
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### Environmentally Sensitive Lands Schedule 'K'

#### Legend

- Plan Area
- Parcel
- Conservation Ranks
  - Very High
  - High
  - Moderate
  - Low



The accuracy and completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate and establish the precise location of all existing information whether shown or not.

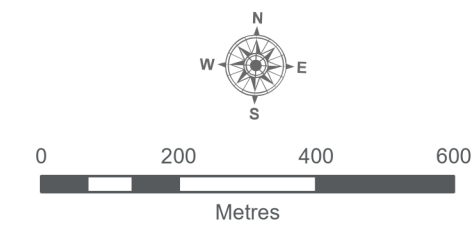
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### Environmentally Sensitive Development Permit Areas Schedule 'L'

#### Legend

- Plan Area
- Parcel
- Environmentally Sensitive Development Permit Area



The accuracy and completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate and establish the precise location of all existing information whether shown or not.

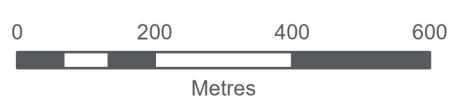
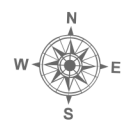
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### Form and Character Development Permit Areas Schedule 'M'

#### Legend

- Plan Area
- Parcel
- Commercial Development Permit Area
- Industrial Development Permit Area
- Town Centre Development Permit Area



The accuracy and completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate and establish the precise location of all existing information whether shown or not.

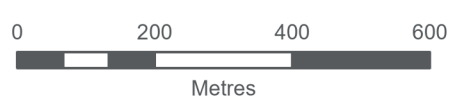
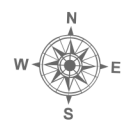
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### Watercourse Development Permit Areas Schedule 'N'

#### Legend

- Plan Area
- Parcel
- Watercourse Development Permit Area



The accuracy and completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate and establish the precise location of all existing information whether shown or not.

Last updated by cmettenko on April 24, 2026 at 11:49 AM  
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