

## COMPARISON TABLE: “COMMERCIAL DESIGNATION” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p><b>9.0 COMMERCIAL</b></p> <p><b>9.1 Background</b></p> <p>Commercial development in the Plan area is generally limited to existing commercial sites along Highway 97 and Highway 3, and adjacent to Osoyoos Lake. The Plan recognizes that large scale service and commercial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.</p>	<p><b>12.0 COMMERCIAL</b></p> <p><b>12.1 Background</b></p> <p>Commercial development in the Plan area is generally limited to existing commercial sites along Highway 97 and Highway 3, and adjacent to Osoyoos Lake. A portion of the Anarchist Mountain Rural Growth Area is designated Commercial (C) but is currently undeveloped.</p> <p>Designated Commercial (C) uses include the sale of agricultural products and auto courts. Designated Commercial Tourist (CT) uses surround Osoyoos Lake which consist primarily of campgrounds, motels, and resorts. The Plan recognizes that large scale service and commercial development will be directed to existing settlement areas, such as the Town of Osoyoos, which are better able to function as service centers.</p> <p>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.</p>
<p><b>9.2 Objectives</b></p> <ul style="list-style-type: none"> <li>.1 Maintain the current level of local commercial sites to serve the existing communities and tourists, and expand services as future growth may dictate.</li> <li>.2 Direct major commercial development to Primary Growth Areas.</li> <li>.3 Support existing and new recreation and resort commercial opportunities.</li> <li>.4 To minimize land use incompatibility between commercial activities and surrounding land uses.</li> <li>.5 To ensure the scale of all commercial developments harmonize with the natural surroundings and the rural character of the Plan area.</li> </ul>	<p><b>12.2 Objectives</b></p> <ul style="list-style-type: none"> <li>.1 Maintain the current level of local commercial sites to serve the existing communities and tourists and expand services as future growth may dictate.</li> <li>.2 Direct major commercial development to Primary Growth Areas.</li> <li>.3 Support existing and new recreation and resort commercial opportunities.</li> </ul>
<p><b>9.3 Policies – General Commercial</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Generally supports the use of lands designated Commercial (C) identified in Schedule ‘B’ (Official Community Plan Map) for smaller-scale, neighbourhood-serving commercial activities.</li> <li>.2 Limits local commercial uses to those existing designated areas, or to areas where they may be developed in conjunction with future residential or commercial tourism developments.</li> <li>.3 Limits highway commercial development along Highways 97 to parcels already zoned accordingly, or designated as Commercial (C) or Commercial Tourist (CT).</li> <li>.4 Will work with the Ministry of Transportation and Infrastructure to help ensure safe access and egress for commercial areas fronting Highway 97.</li> <li>.5 Directs major office, service and general business commercial uses to Primary Growth Areas such as the Town of Osoyoos, which have the necessary infrastructure and support services.</li> </ul>	<p><b>12.3 Policies – General Commercial</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Supports the use of lands designated Commercial (C) identified in Schedule ‘B’ <i>Official Community Plan Map</i> for smaller-scale, neighbourhood-serving commercial activities.</li> <li>.2 Limits local commercial uses to those existing designated areas, or to areas where they may be considered in conjunction with future residential or commercial tourism developments.</li> <li>.3 Directs major office, service and general business commercial uses to Primary Growth Areas such as the Town of Osoyoos, which has the necessary infrastructure and support services.</li> <li>.4 May support future commercial development on locations away from Osoyoos Lake to reduce human impact on the lake and maintain and improve water quality and habitat, provided that the development:                             <ul style="list-style-type: none"> <li>a) enhances local employment and diversify the economic base;</li> </ul> </li> </ul>

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<p>.6 Encourages an attractive and safe highway streetscape by including provisions for adequate off-street parking requirements, landscaping and screening, height requirements, signage and drainage within the implementing bylaws for commercial uses.</p> <p>.7 Supports redirecting existing commercial development adjacent Osoyoos Lake to upland areas, and the redevelopment of these area to Low Density Residential with a strong component of redesign to protect environmental and riparian values.</p> <p>.8 Encourages future commercial development to locations away from Osoyoos Lake to reduce human impact on the lake, and in order to maintain and improve water quality and habitat.</p> <p>.9 Does not support the use of lands designated Commercial (C) for indoor cannabis production as the large-scale, industrial-style facilities required to accommodate this type of production are not considered an appropriate use of commercial lands.</p>	<p>b) are located outside the ALR;</p> <p>c) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;</p> <p>d) enhances adjacent land uses or the character of the existing area;</p> <p>e) can be accessed safely from local highways, Highway 97, or Highway 3;</p> <p>f) can be adequately serviced by emergency services;</p> <p>g) meets any Watercourse, Environmentally Sensitive, or Wildfire Interface Development Permit Area requirements; and</p> <p>h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.</p> <p>.5 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure’s <i>Policy Manual for Supplemental Signs</i> (2005).</p>
<p><b>9.4 Policies – Tourist Commercial</b></p> <p>The Regional Board:</p> <p>.1 Generally supports the use of lands designated Commercial Tourist (CT) identified in Schedule ‘B’ Official Community Plan Map for commercial services and activities catering to tourists, including campgrounds, resorts, RV parks, and golf courses.</p> <p>.2 Encourages open space recreation and resort commercial opportunities, such as guest ranches, trail rides and/or wilderness guides in areas designated as Resource Area provided they do not impact on abutting land uses and meet Watercourse Development and/or Environmentally Sensitive Development Permit Area requirements.</p> <p>.3 May support proposed tourist and resort developments that:</p> <ul style="list-style-type: none"> <li>a) are located outside the Agricultural Land Reserve;</li> <li>b) can accommodate on-site domestic water and sewage disposal, or have community water or sewer available;</li> <li>c) enhance adjacent land uses or the character of the existing area;</li> <li>d) can be accessed safely from local highways (Highway 97 &amp; 3);</li> <li>e) can be adequately serviced by emergency services, in particular fire protection;</li> <li>f) meet any Watercourse or Environmentally Sensitive Development Permit Area requirements;</li> <li>g) are outside areas susceptible to natural hazards, including but not limited to, steep slopes, flooding, soil instability, or rock fall; and</li> <li>h) indicate an adequate wildfire hazard interface area if located in or near an identified high-risk wildfire hazard area.</li> </ul>	<p><b>12.4 Policies – Tourist Commercial</b></p> <p>The Regional Board:</p> <p>.1 Supports the use of lands designated Commercial Tourist (CT) identified in Schedule ‘B’ <i>Official Community Plan Map</i> for commercial services and activities catering to visitors and tourists, including golf courses, campgrounds, resorts, RV parks, and agri-tourism businesses, including fruit stands.</p> <p>.2 May support open space recreation and resort commercial opportunities subject to rezoning, such as guest ranches, trail rides, campgrounds, and/or wilderness guides in areas designated as Resource Area (RA) or Large Holdings (LH) provided that development:</p> <ul style="list-style-type: none"> <li>a) enhances local employment and diversify the economic base;</li> <li>b) are located outside the ALR;</li> <li>c) can accommodate on-site domestic water and communal sewage disposal, or have community water or sewer available;</li> <li>d) enhances adjacent land uses or the character of the existing area;</li> <li>e) can be accessed safely from local highways, Highway 97, or Highway 3;</li> <li>f) can be adequately serviced by emergency services;</li> <li>g) meets any Watercourse, Environmentally Sensitive, or Wildfire Interface Development Permit Area requirements; and</li> <li>h) are outside areas susceptible to natural hazards, including steep slopes, flooding, soil instability, or rock fall.</li> </ul>