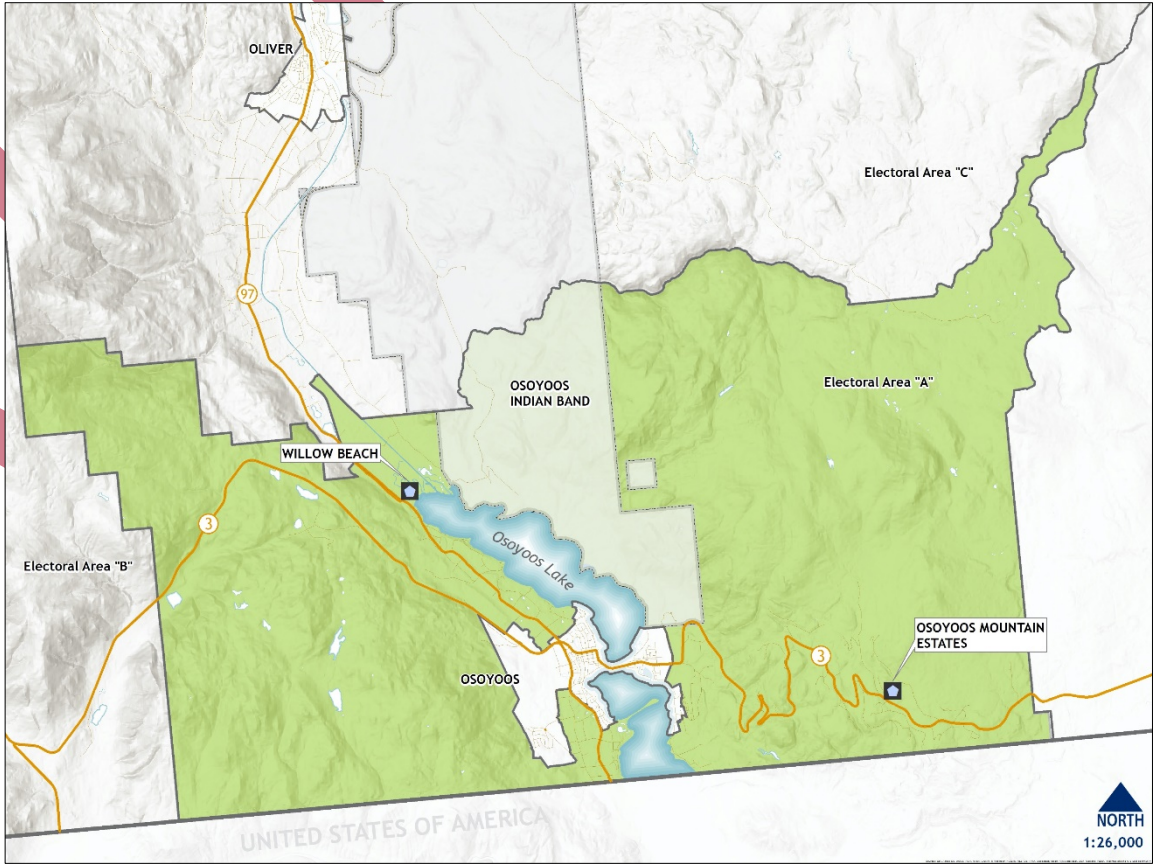


## COMPARISON TABLE: “GROWTH MANAGEMENT” SECTION

| Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008   | Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021   |                                       |            |
|---|--|---------------------------------------|------------|
| <p><b>4.0 GROWTH MANAGEMENT</b></p> <p><b>4.2 Background</b></p> <p>Osoyoos is located in the Regional District of Okanagan-Similkameen (RDOS) at the south end of the Okanagan Valley on the international border of Canada and the United States of America. The rural Osoyoos area is 313 square kilometres, 2.8% of the total area of the RDOS. Osoyoos is found at the cross roads of Highway 97 and Highway 3. The entire Osoyoos area includes rural Osoyoos, Osoyoos Indian Band lands, and the Town of Osoyoos. The Osoyoos Rural Official Community Plan addresses only the rural area.</p> <p>Population growth in the Osoyoos area has been moderate but steady. The 1996 - 2001 census indicates the population of rural Osoyoos grew at 0.56% per year, while the Town of Osoyoos grew at 0.80% per year. The 2001-2006 census indicates the population of rural Osoyoos grew at 0.25% per year (or 1.3% for the five year span of the census), while the Town of Osoyoos grew at 2.05% per year (or 10.6% for the five year span of the census).</p> <p>While historical growth rates are difficult to assess accurately for the rural area due to changes in the Town of Osoyoos’ boundary, the 1966 census for the rural population is shown as 1,794, and Town of Osoyoos 1,166, whereas the 2006 census for the rural and Osoyoos Indian Band population is 1,921, and the Town of Osoyoos population is 4,752. Overall, the population of the Osoyoos area increased by 125% in the past 40 years, which equates to a 2.0% per year growth rate.</p> <p>The “<i>Population and Housing Demand for the Okanagan Similkameen Regional District 2001-2031</i>”, The Real Estate Foundation of BC &amp; The Canadian Land Centre, 2003, estimates population growth at 1% per year, revised downward from its 1996-2026 projection in 1998 of 1.3% per year.</p> <p>The Osoyoos rural area is capable of accommodating a 1% rate of population growth with its existing land use designations and capacity for subdivision and lot development to the year 2100. The majority of this capacity is being provided through the Willow Beach development, which caters to medium and high density residential demand, and the Regal Ridge development, which caters to rural residential (i.e. small holdings) demand.</p> | <p><b>6.0 GROWTH MANAGEMENT</b></p> <p><b>6.1 Background</b></p> <p>Growth Management is a critical aspect of planning for a community’s future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community’s vision and broad goals.</p> <p>In 2010, the Regional District adopted a Regional Growth Strategy (RGS) Bylaw for the South Okanagan in collaboration with local governments in the region – City of Penticton, District of Summerland, Town of Oliver, and the Town of Osoyoos.</p> <p>The RGS was updated through a minor update process in 2016. Under the <i>Local Government Act</i>, once an RGS has been adopted, OCP policies must be consistent with RGS policies. The goal of the RGS is to direct the substantial majority of future growth in the south Okanagan Valley area to designated Primary Growth Areas (Summerland, Penticton, Osoyoos, Okanagan Falls, and Oliver). The RGS envisions maintaining the rural character of the Plan Area by directing growth to designated Rural Growth Areas, which the RGS specifically identifies as areas with:</p> <ul style="list-style-type: none"> <li>• Established rural settlement areas with a minimum of 200 lots and/or dwelling units;</li> <li>• Community water or community sewer services in place;</li> <li>• Existing commercial or industrial; or</li> <li>• Where development has been pre-determined through zoning, but not yet developed.</li> </ul> <p>Within Electoral Area “A”, the South Okanagan RGS designates Willow Beach and Anarchist Mountain as Rural Growth Areas. There are no Primary Growth Areas in Electoral Area “A”, although the Town of Osoyoos has this designation.</p> <p>The South Okanagan RGS recognizes that “some infill development may occur” in areas not designated as Rural Growth Areas if development “does not significantly increase the number of units or the established density and respects the character of the communities.” Under the objective of “Protect the character of rural areas”, the South Okanagan RGS further stipulates that, “proposed developments that do not closely adhere to OCP guidelines for the protection of rural and resource areas will not be supported.”</p> <p>It should further be noted that the two designated Rural Growth Areas were included in the original South Okanagan RGS because, at the time, these areas had proposals or significantly higher densities. Neither area has been developed to the extent originally proposed.</p> |                                       |            |
| <p>[Not applicable]</p>   | <p><b>6.2 Rural Growth Areas and Capacity</b></p> <p>Based on a projected population increase of up to 1.5% per year (see Section 3.5), the Plan Area’s population could increase by approximately 470 people by 2031. Based on 2.3 people per household (2016 Census Canada figures), this indicates a potential need for the Plan Area to accommodate 205 new homes over the next 15 years.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px 10px;">Additional population estimate (2031)</td> <td style="text-align: center; padding: 2px 10px;"><b>470</b></td> </tr> </table>  | Additional population estimate (2031) | <b>470</b> |
| Additional population estimate (2031)   | <b>470</b>   |                                       |            |

## COMPARISON TABLE: "GROWTH MANAGEMENT" SECTION

|                       |  |                       |            |               |            |
|-----------------------|--|-----------------------|------------|---------------|------------|
|                       | <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Persons per household</td> <td style="text-align: center; padding: 2px;"><b>2.3</b></td> </tr> <tr> <td style="padding: 2px;">New dwellings</td> <td style="text-align: center; padding: 2px;"><b>205</b></td> </tr> </table> <p style="text-align: center;"><b>Figure 1: New Dwelling Unit Requirements Projections</b></p> <p>There are significant undeveloped areas designated for residential uses (including residential and small and large holding designations) in the existing rural growth areas. The Anarchist Mountain area contains 314 undeveloped Small Holdings (SH) and Large Holdings (LH) designated parcels.</p> <p>Development concepts for the Willow Beach area indicate a capacity for around 80 single detached units. Accounting for the existing development at the site that would be replaced by proposed development, the Willow Beach area has a capacity to supply around 50 net new dwelling units.</p> <div style="text-align: center;">  <p style="font-size: small;">The map shows the geographical layout of rural growth areas. Electoral Area 'A' is the largest green-shaded region in the east. Electoral Area 'B' is in the west, and Electoral Area 'C' is in the north. Willow Beach is marked with a square icon near the center. Osoyoos Lake is shown in blue. Major roads like Highway 97 and Highway 3 are indicated. A north arrow and scale of 1:26,000 are in the bottom right corner.</p> </div> <p style="text-align: center;"><b>Figure 2: Plan Area Rural Growth Areas</b></p> <p>Together, the Anarchist Mountain and Willow Beach Rural Growth Areas have the capacity to add an addition 374 units. This exceeds the projected need for 212 new dwellings by 2031, which would be required to meet the upper-bound population growth scenario of 1.5%.</p> | Persons per household | <b>2.3</b> | New dwellings | <b>205</b> |
| Persons per household | <b>2.3</b>   |                       |            |               |            |
| New dwellings         | <b>205</b>   |                       |            |               |            |
| [Not applicable]      | <p><b>6.3 Rural Growth Area Development Considerations and Constraints</b></p> <p>Future growth and development in the two designated Rural Growth Areas will be influenced by a number of potential development constraints and considerations. These constraints and considerations are summarized by area on the following pages. Approximate Rural Growth containment boundaries are illustrated in accompanying figures.</p>  |                       |            |               |            |

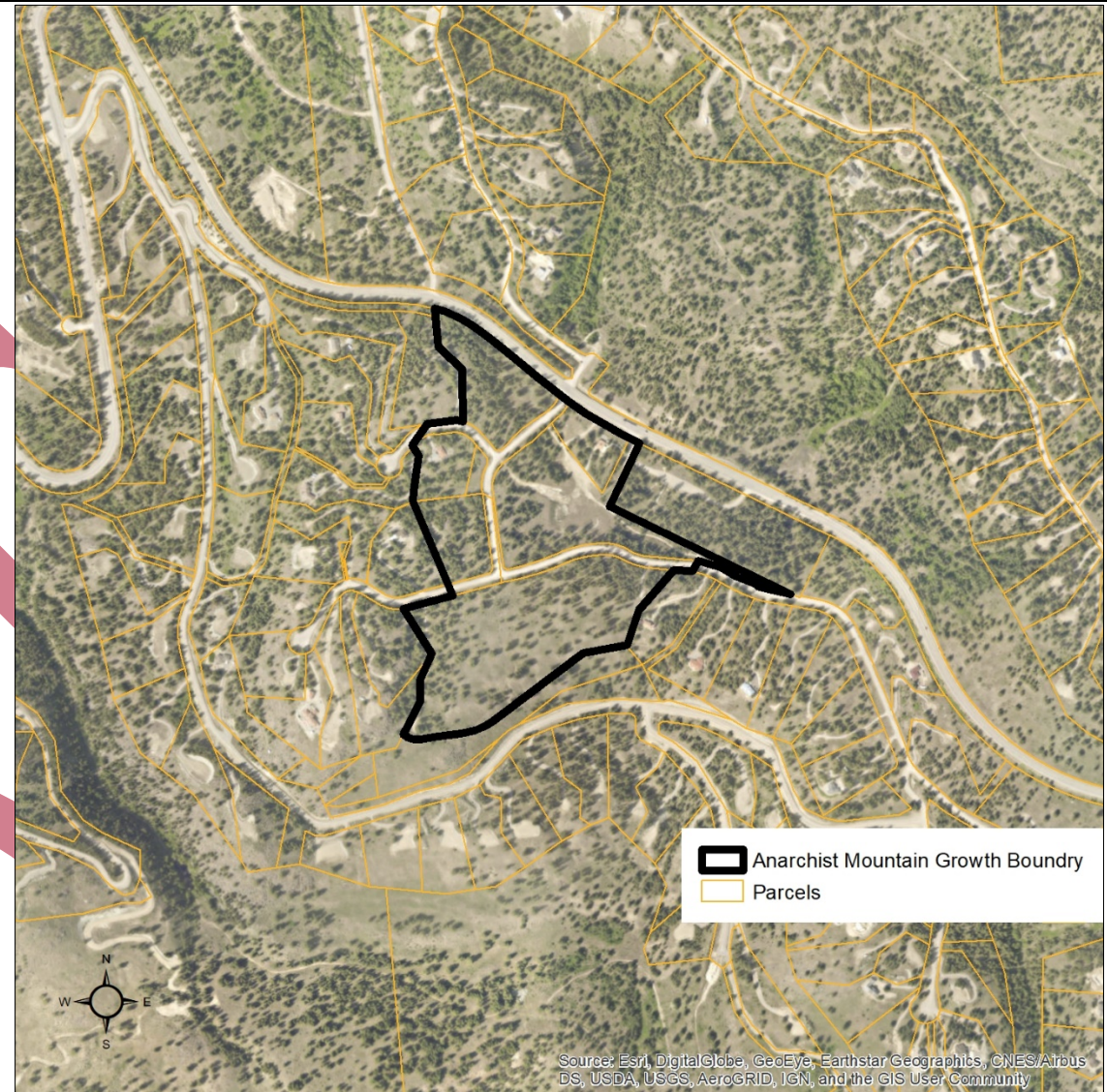
## COMPARISON TABLE: “GROWTH MANAGEMENT” SECTION

|                         |   |
|-------------------------|---|
|                         | <p>The Regional Board recognizes that to create a continuous boundary to contain growth there are properties within the boundary that are protected from development by provincial legislation and Development Permit Area regulations. It is not the intention of the Regional Board to encourage development of land within designated Agricultural areas or land identified as environmentally sensitive or watercourse development permit areas and terrain hazards within the defined growth boundary. Land with these designations or characteristics should continue to be protected from development.</p>   |
| <p>[Not applicable]</p> | <p><b>6.3.1 Anarchist Mountain</b></p> <p>The Regional District’s South Okanagan Regional Growth Strategy Bylaw has designated Anarchist Mountain as a Rural Growth Area. Due to the geographic extent and rural-residential character of this area (e.g., parcels are generally not less than 1.0 ha in area spread out over an area representing two thousand hectares), future higher residential density and mixed-use growth potential is seen to be limited.</p> <p>In recognition that the Anarchist Mountain area does not meet three of the criteria established for Rural Growth Areas (i.e., established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; and existing commercial or industrial) the suitability of maintaining its status as a Rural Growth Area is questionable.</p> <p>Feedback from area residents provided through community surveys further indicated that there is limited desire for increased development in the area (although there is a desire for improved services). The Rural Growth Area boundary shown in Figure 12 is based on the boundaries of the commercial area, which is seen to be the most likely location for the development of community infrastructure and mixed-uses in future.</p> |

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## COMPARISON TABLE: “GROWTH MANAGEMENT” SECTION



**Figure 3: Anarchist Mountain Growth Area Boundary**

[Not applicable]

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### **6.3.2 Willow Beach Rural Growth Area**

The Regional District’s South Okanagan Regional Growth Strategy Bylaw has designated Willow Beach as a Rural Growth Area. Due to the location of the site within the floodplain associated with Osoyoos Lake as well as the Okanagan River channel and the limited infrastructure servicing available growth potential is seen to be limited. Flood risk in the area is expected to increase over the next 25-years due to climate change.

In recognition that the Willow Beach site does not meet the criteria established for Rural Growth Areas (i.e. established rural settlement areas with a minimum of 200 lots and/or dwelling units; community water or community sewer services in place; existing commercial or industrial; and development pre-determined through zoning, but not yet developed) the suitability of maintaining its status as a Rural Growth Area is questionable. The Rural Growth Area boundary shown in Figure 13.



## COMPARISON TABLE: “GROWTH MANAGEMENT” SECTION

|  |   |
|--|---|
|  |  <p style="text-align: center;"><b>Figure 4: Willow Beach Rural Growth Area Containment Boundary</b></p>  |
| <p><b>4.3 Objectives</b></p> <ul style="list-style-type: none"> <li>.1 To encourage a continued, moderate population growth in order to recognize existing development rights and maintain a healthy economy while protecting the rural character of the Plan area.</li> <li>.2 To utilize a wide range of growth management techniques to direct growth to where it will have the most positive and least negative impacts on the community, the agricultural and the natural environment.</li> </ul> | <p><b>6.4 Objectives</b></p> <ul style="list-style-type: none"> <li>.1 Manage growth within the Plan Area by directing residential development to the designated Rural Growth Areas subject to servicing (water and wastewater) requirements.</li> <li>.2 Accommodate anticipated growth while maintaining the rural character and conserving the natural environment of the Plan Area.</li> <li>.3 Consider limited new development in other existing settlement areas where appropriate and in keeping with this OCP’s broad goals and policies.</li> </ul> |
| <p><b>4.4 Policies</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Encourages the development of existing vacant lots and those lands with development approval prior to redesignating new areas to permit residential use.</li> </ul>  | <p><b>6.5 Policies</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Recognizes Willow Beach and Anarchist Mountain as a designated Rural Growth Areas and will direct growth to these locations notwithstanding 6.5.4.</li> </ul>   |

## COMPARISON TABLE: “GROWTH MANAGEMENT” SECTION

|  |   |
|--|---|
| <p>.2 Requires new development on parcels less than approximately 1 hectare to connect to a community sanitary sewer system.</p> <p>.3 Encourages all land use within the Agricultural Land Reserve to be in accordance with the provisions of the provincial Agricultural Land Reserve Act, associated regulations, orders and decisions of the Agricultural Land Commission.</p> <p>.4 Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule ‘C’. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.</p> <p>.5 Works with land owners whose land is zoned for residential development and is found within an area designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule ‘C’ to consider establishing a different zoning that reasonably reflects the current density and gives due regard to physical constraints and environmental attributes.</p> <p>.6 Encourages conservation organizations to secure important habitat by means of acquisition, conservation covenants or other stewardship agreements for conservation purposes.</p> <p>.7 Generally, directs new urban residential growth to those urban communities within the Plan area that currently have the community infrastructure, services and employment opportunities to sustain higher densities. Where a demonstrated need is identified for servicing parcels adjacent to the urban community, the Regional District may support a boundary expansion within the greater context of growth management for the region.</p> <p>.8 Will review the Official Community Plan for consistency with a Regional Growth Strategy that may be approved by the Regional Board in the future.</p> <p>.9 Recognizes and supports the ‘Okanagan-Shuswap Land and Resource Management Plan (LRMP)’ as a means to ensure that local government concerns are addressed with respect to the management of resources in the Plan area.</p> <p>.10 Encourages cluster forms of development to reduce the amount of land impacted by residential growth, where the permitted number of units is clustered on part of the site, protecting the remaining area in its natural state, or protecting adjacent important habitat, and may consider alternatives such as comprehensive development zones, density averaging or other methods to achieve this purpose. A proposal for cluster development, as shown in Figure 1, should clearly demonstrate and articulate how environmental, economic and social development sustainability principles are satisfied, and meet the following conditions:</p> <p>a) the total area of land to be subdivided excluding undevelopable land, such as land in the Agricultural Land Reserve, watercourses and leave areas, slopes in excess of 3:1 (30%), divided by the number of lots to be created is no greater than the density permitted under the Zoning Bylaw.</p> <p>b) the parcel configuration and sizes are adequate to accommodate buildings and structures appropriate to the intended use and in compliance with the Zoning Bylaw,</p> | <p>.2 Recognizes the Town of Osoyoos and Town of Oliver as designated Primary Growth Areas that have the community infrastructure, community services, economic and employment opportunities to sustain higher densities and residential growth than the Plan Area.</p> <p>.3 Will support Primary and Rural Growth Areas by discouraging the re-designation or re-zoning of land that permits increased residential densities outside of Growth Area containment boundaries.</p> <p>.4 Will review the suitability of Willow Beach and Anarchist Mountain as Rural Growth Areas when the Regional Growth Strategy is reviewed or updated.</p> <p>.5 Will ensure any new development in a designated Rural Growth Area provides community services pursuant to the Regional District’s Subdivision and Development Servicing Bylaw.</p> <p>.6 Generally, does not support increasing densities or intensifying land uses within areas designated as an Environmentally Sensitive Development Permit Area or shown as an Important Ecosystem Area on Schedule ‘C’. Increasing densities or intensifying land uses in areas previously zoned to allow such developments, however, will be considered if the development meets the policies and guidelines set out in this Plan.</p> <p>.7 Directs residential development away from designated Agricultural (AG) areas.</p> <p>.8 Supports water metering and other residential water conservation measures.</p> <p>.9 Requires new development on parcels less than 1.0 hectare in area to connect to a community sanitary sewer system.</p> <p>.10 Encourages residents to construct new dwellings that are energy efficient, low-impact buildings that include storm water management, water conservation, drought-resistant landscaping and minimal impervious surfaces.</p> <p>.11 Encourages residents to retrofit and construct energy efficient and low-carbon homes in accordance with the Regional District’s <i>Building Climate Resilience in the Okanagan: A Homeowner’s Resource Guide</i>.</p> |
|--|---|

## COMPARISON TABLE: "GROWTH MANAGEMENT" SECTION

- c) that a zoning restricting further development and subdivision is applied against the undeveloped part of the parcel(s),
- d) a long term management plan, including responsibilities and actions, for the future management of the remaining, protected area.

**FIGURE 1 CLUSTER DEVELOPMENT example** Source: Arendt, 1999

