

## COMPARISON TABLE: “LOCAL AREA POLICIES” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
[Not applicable]	<p><b>7.0 LOCAL AREA POLICIES</b></p> <p><b>7.1 Background</b></p> <p>Due to the development of the Electoral Area as an agricultural community under the <i>Land Settlement and Development Act</i> (1917) in the early part of the 20<sup>th</sup> Century, the emergence of distinct local areas is not as pronounced as in other parts of the Regional District as the community coalesced around the Town of Osoyoos. Consequently, there is no common name applied to the agricultural lands that predominate in the valley bottom to the north and south of the Town of Osoyoos, although specific place names such as “Reflection Point” and “Willow Beach” do exist.</p> <p>With improved transportation routes into and out of the South Okanagan after 1960, additional communities outside of the valley bottom began to emerge, specifically at Anarchist Mountain (to the east) and at “Kilpoola” (to the west).</p> <p>While each of these communities have things in common, including a strong desire to maintain and protect the larger Plan Area’s rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area’s communities.</p>
[Not applicable]	<p><b>7.2 North West Osoyoos Lake</b></p> <p>The lands located north of the Town of Osoyoos and bounded by Osoyoos Lake to the east and Highway 3 to the west represents a land area of approximately 955 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 95 parcels that are currently assessed as “farm” by BC Assessment and these further includes value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.</p> <p>Residential clusters can be found adjacent to Osoyoos Lake at 81<sup>st</sup> Street, 120<sup>th</sup> Avenue (“Reflection Point”), 87<sup>th</sup> Street, 95<sup>th</sup> Street and at “Willow Beach” (at the head of the lake). In total, there are 210 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).</p> <p>This area is bisected by Highway 97, which the main thorough fare through the South Okanagan and also an important approach route to the Town of Osoyoos.</p> <p>The Town of Osoyoos operates a community water system in this area after assuming the functions of the former South Okanagan Lands Irrigation District in 1990. With the completion of the North West Sewer Extension project in 2008, the Town provides some community sewer connections to households in the Plan Area adjacent to Osoyoos Lake.</p> <p>As discussed at Section 6.4, the former “Willow Beach” campground property was designated as a Rural Growth under the South Okanagan Regional Growth Strategy (RGS) Bylaw adopted in 2010. The Willow Beach site is considered to be of a high ecological value due to the number of wetlands it contains. The site also includes a number of former oxbows and is within the floodplain associated with Osoyoos Lake and the Okanagan River and has a long history of flooding that is expected to increase over the next 25-years due to climate change.</p>

## COMPARISON TABLE: “LOCAL AREA POLICIES” SECTION



**Figure 1:** Willow Beach

[Not applicable]


**7.2.1 Policies**

The Regional Board:

- .1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting Osoyoos Lake in order to improve water quality in the area but does not support increasing density on parcels connected to the North West Sewer as this is an agricultural area and the potential for conflict from new residential uses.
- .2 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and/or Agricultural Land Reserve (ALR) lands under the *Agricultural Land Commission Act*.
- .3 Encourages signage within provincial highway road dedications to comply with the Ministry of Transportation and Infrastructure’s *Policy Manual for Supplemental Signs* (2005).
- .4 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highway 97 and Highway 3.
- .5 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .6 Will re-consider the suitability of Willow Beach as a Rural Growth Area when conducting a review of the RGS Bylaw.
- .7 Encourages the protection, stewardship and conservation of sensitive wetland, riparian, and lake habitats in the Willow Beach Rural Growth Area and surrounding land, including dedication of these lands to a conservation organisation.
- .8 Recognizes the potential archeological values in the area and encourages new development to work with Osoyoos Indian Band to safeguard culturally important sites.
- .9 Supports preserving the former BC Tree Fruits packinghouse site at 12611 87th Street (Lot 1, Plan KAP60396, District Lot 2450S, SDYD) for the future processing, packing and storage needs of the agricultural and food-processing industry in the South Okanagan.

DRAFT

## COMPARISON TABLE: “LOCAL AREA POLICIES” SECTION

<p>[Not applicable]</p>	<p><b>7.3 Osoyoos Lake South</b></p> <p>The lands located south of the Town of Osoyoos on the west and east side of Osoyoos Lake and bounded by the Town boundary to the west and Anarchist Mountain to the east represent a land area of approximately 780 ha that is primarily within the Agricultural Land Reserve (ALR). There are approximately 137 parcels that are currently assessed as “farm” by BC Assessment and these further includes value added operations such as wineries, fruit stands, packing and cold storage facilities and greenhouses.</p> <p>There are significant low density residential developments in this area, including 85<sup>th</sup>, 87<sup>th</sup> &amp; 91<sup>st</sup> Streets on the west side of the lake and 33<sup>rd</sup>, 35<sup>th</sup> &amp; 39<sup>th</sup> Streets on the east side of the lake. In total, there are 241 parcels zoned for Low Density Residential and Small Holdings uses in this area (as of 2020).</p> <p>The Town of Osoyoos operates a community water system in the west side of this area after assuming the functions of the former South Okanagan Lands Irrigation District (SOLID) in 1990, while the Osoyoos Irrigation District (OID) operates a similar system on the east side of the lake, and the Boundary Line Irrigation District operates a system south of the Town of Osoyoos. There is no community sewer system in this area, with the exception of a dedicated line that extends from the Town to service the buildings at the Canada Border Services Agency Osoyoos-Oroville Border Crossing.</p>  <p style="text-align: center;"><b>Figure 2: Osoyoos Lake South (west side)</b></p>
<p>[Not applicable]</p>	<p><b>7.3.1 Policies</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Encourages the establishment of a quality landscape and built form by limiting the amount of commercial signage and prohibiting the placement of commercial signage promoting third-party and off-site uses, particularly on important thoroughfares through the community such as Highways 97 &amp; 3.</li> <li>.2 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.</li> </ul>



## COMPARISON TABLE: “LOCAL AREA POLICIES” SECTION

	<p>.3 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>.4 Supports the eastward extension of the Town of Osoyoos boundary and community services such as water and sewer to include the residential and rural-residential parcels west of 33<sup>rd</sup> Street.</p> <p>.5 Does not support the exclusion, subdivision or non-farm use of parcels designated as Agriculture under this bylaw and/or Agricultural Land Reserve (ALR) lands under Section 15 of the <i>Agricultural Land Commission Act</i>.</p> <p>.6 Supports the retention of the parcel legally described as Block 2, Plan KAP4040, District Lot 2450S, SDYD, Portion Lot 634, as Conservation Area (CA) lands.</p> <p>.7 Supports the retention of existing Commercial Tourist (CT) designated lands near Osoyoos Lake as an important component of the seasonal tourist industry.</p>
<p>[Not applicable]</p>	<p><b>7.4 Anarchist Mountain</b></p> <p>Anarchist Mountain is located approximately 15 km east of the Town of Osoyoos and,-according to a 1952 description of the area, includes:</p> <p><i>...some of the finest scenery that British Columbia has to offer. As travellers leave the valley floor, lush with orchards and ground crops, they glimpse from the benches desertlike country. A few miles farther, sand and sagebrush, cactus and greaseweed are left behind, and green and shady ranges watered by springs and creeks are reached. Here and there are tall trees and a wealth of wild flowers, as well as abundant grass and wildlife. Parklike vistas open, and to the west the Cascades rise tier on tier ...</i></p> <p>The first European settlements on Anarchist occurred in the late 1880s as settlers attracted to the Camp McKinney mineral claims to the north began to spread out to the surrounding region. The Dwedney Trail traversed Anarchist Mountain and spurred the development of a post office and customs office on the mountain at this time.</p> <p>The first road between Osoyoos and Bridesville, to the west, was constructed in 1910 and improved access to the Mountain. Mining eventually gave way to ranching and logging on the mountain and this was followed by the first residential subdivisions on the west side of the mountain in the early 1970s.</p> <p>In 2003, a proposal to create an approximately 275 rural-residential parcels on the remainder of the Mountain was approved by the Regional District Board. Known as “Regal Ridge”, this eventually expanded through zoning to contemplate the development of over 600 residential units with a commercial core, golf course, public art and airport surrounded by approximately 1,100 ha of lands designated for conservation purposes was envisioned.</p> <p>As of 2020, approximately 180 homes have been constructed within the “Regal Ridge” community and a volunteer fire department established on Anarchist Mountain and, despite being designated as a Rural Growth Area under the RGS Bylaw, there are no community water or sewer services within or planned for this area.</p> <p>Anarchist Mountain comprises lands within high and very high wildfire hazard areas, but also with very high conservation values. Balancing new development with fire smart practises and maintaining the high environmental values are of chief concern for the community.</p>

## COMPARISON TABLE: “LOCAL AREA POLICIES” SECTION

	<p>As Anarchist Mountain has been designed as a Rural Growth Area under the South Okanagan Regional Growth Strategy, a “growth boundary” has been established in Figure 16 under Section 6.3.</p>
<p>[Not applicable]</p>	<p><b>7.4.1 Policies</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Supports the development of local Community Wildfire Protection Plan for the Anarchist Mountain area.</li> <li>.2 Encourages the involvement of the Anarchist Mountain FireSmart Committee in educating new residents and builders to learn about local fire hazards and what they can do to mitigate losses in the event of a wildfire.</li> <li>.3 Encourages <i>FireSmart</i> best practises on private land in and around the Anarchist Mountain area to reduce wildfire hazards in the area and to engage the local Anarchist Mountain Fire Department in educating new residents and builders on <i>FireSmart</i> best practises.</li> <li>.4 Supports home occupations throughout the area but will not support home industries on parcels less than 2.0 ha in area.</li> <li>.5 Encourages limiting future development to lands designated Large Holdings (LH) on lots greater than 4.0 ha in area.</li> <li>.6 Encourages the use of residential solar and wind power where facilities do not impact views from surrounding properties.</li> <li>.7 Supports efforts to maintain and protect the area’s high-quality well water and aquifer.</li> <li>.8 Supports the designation of the Rural Growth Area as “Anarchist Mountain Village” (AMV) at such time as it is proposed to develop the lands and establish community services such as water and sewer.</li> <li>.9 Supports the development of a community hall for the Anarchist Mountain community.</li> <li>.10 Supports the provision of high-speed internet for the area.</li> <li>.11 Will assess new residential development proposals within the designated Rural Growth Area containment boundary subject to water supply and community sewage disposal availability.</li> <li>.12 Will re-consider the suitability of designating Anarchist Mountain as a Rural Growth Area when conducting a future review of the RGS Bylaw.</li> <li>.13 Will consider new park land dedications in conjunction with the <i>Regal Ridge Park and Open Space Plan</i> (2011).</li> </ol>
<p>[Not applicable]</p>	<p><b>7.5 Kilpoola</b></p> <p>The Kilpoola settlement area is located south of Highway 3, along Old Richer Pass Road and Kruger Mountain Road, and consists of a variety of land designations, but is predominantly rural-residential. There are no community water or sewer systems servicing this area, nor are any anticipated in the foreseeable future.</p>

## COMPARISON TABLE: “LOCAL AREA POLICIES” SECTION

[Not applicable]

### 7.5.1 Policies

The Regional Board:

- .1 Supports the protection of source water and water supply in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .2 Supports the protection of high environmental values in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .3 Encourages *FireSmart* best practises on private land in and around the Kilpoola area to reduce wildfire hazards.
- .4 Supports home occupations throughout the area but will not support home industries on parcels less than 2.0 ha in size.
- .5 Recognises the cultural significance of *khlil'xw* (Spotted Lake) to the Syilx/Okanagan Nation and will explore the implementation of land use regulations to protect this natural feature.



Figure 3: Kilpoola from the air