

## ADMINISTRATIVE REPORT



**TO:** Board of Directors

**FROM:** B. Newell, Chief Administrative Officer

**DATE:** June 15, 2023

**RE:** Official Community Plan (OCP) & Zoning Bylaw Amendment – Faulder Zone Review

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### **Administrative Recommendation:**

**THAT Bylaw No. 2790.03, 2023, a bylaw to amend the Area “F” Official Community Plan to strengthen the policies and regulations governing subdivision and use of properties in the Faulder Water System, the broader Faulder/Meadow Valley area and the four designated community watersheds (i.e., Farleigh, Peachland, Shingle and Trout) in Electoral Area “F”; and,**

**THAT Bylaw No. 2800.18, 2023, a bylaw to amend the Okanagan Valley Zoning Bylaw, be read a third time and adopted.**

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### **Purpose:**

The purpose of the proposed amendments is.

### **Background:**

On May 11, 2023, a Public Information Meeting (PIM) was held via Webex and was attended by 5 members of the public.

At its meeting of May 8, 2023, the Area “F” Advisory Planning Commission (APC) recommended that the proposed land use bylaw amendments be approved.

At its meeting of June 1, 2023, the bylaws received first and second reading and the public hearing was scheduled for June 15, 2023.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

### **Analysis:**

#### Proposed Official Community Plan (OCP) Amendments:

Amendment Bylaw No. 2790.03, 2023 proposes the introduction of stronger policy statements that would speak to not supporting further subdivision within or expansion of the Faulder Water System Service Area, as well as not supporting the construction of accessory dwellings and secondary suites within the water system.

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Proposed OCP amendments also include the introduction and revision of existing policy to speak to protecting water resources at a watershed-scale, similar to those seen in the Electoral Area “H” OCP Bylaw (as Electoral Area “H” contains the western portion of the Trout Community Watershed). The applicability of these policies would largely be to Crown lands, however, there are 200 privately held parcels within the boundaries of the four community watersheds.

Proposed Zoning Amendments:

Amendment Bylaw No. 2800.18, 2023 proposed the introduction of a new Small Holdings Faulder (SH6) Zone which would establish a minimum parcel size of 5.0 ha which would effectively prohibit further subdivision within the Faulder Water System absent of a successful rezoning.

Additionally, in recognition that the development of accessory dwellings and secondary suites would introduce additional demand on the Faulder Water System, the proposed SH6 Zone would remove accessory dwellings, secondary suites, and agriculture as permitted uses as a means of limiting uses which could further strain the water system.

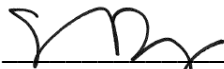
Proposed zoning amendments also include the introduction of a Watershed Resource Area (WRA) zone which would apply solely to Crown lands, and require a minimum parcel size of 120.0 ha for subdivision and restrict land uses to agriculture, conservation area, outdoor recreation, and associated accessory buildings and structures.

The proposed amendments are seen to address the concerns heard from residents regarding water availability in Faulder and would also provide additional protections to safeguard the health of the four designated community watersheds in Electoral Area “F”.

**Alternatives:**

1. THAT first and second readings of the Electoral Area “F” Official Community Plan Amendment Bylaw No. 2790.03, 2023, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.18, 2023, be rescinded and the bylaws abandoned.

**Respectfully submitted:**



Shannon Duong, Planner II

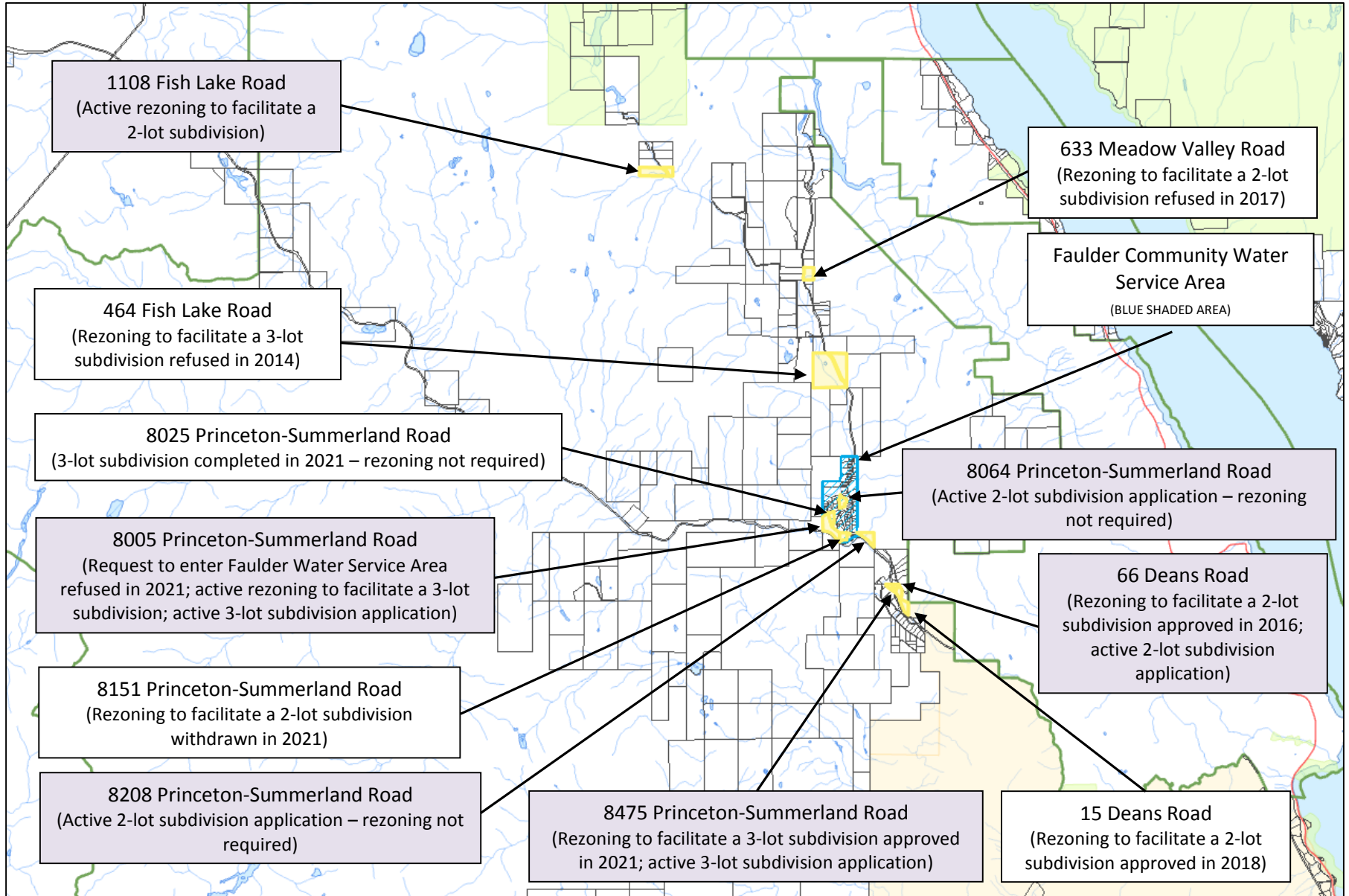
**Endorsed By:**

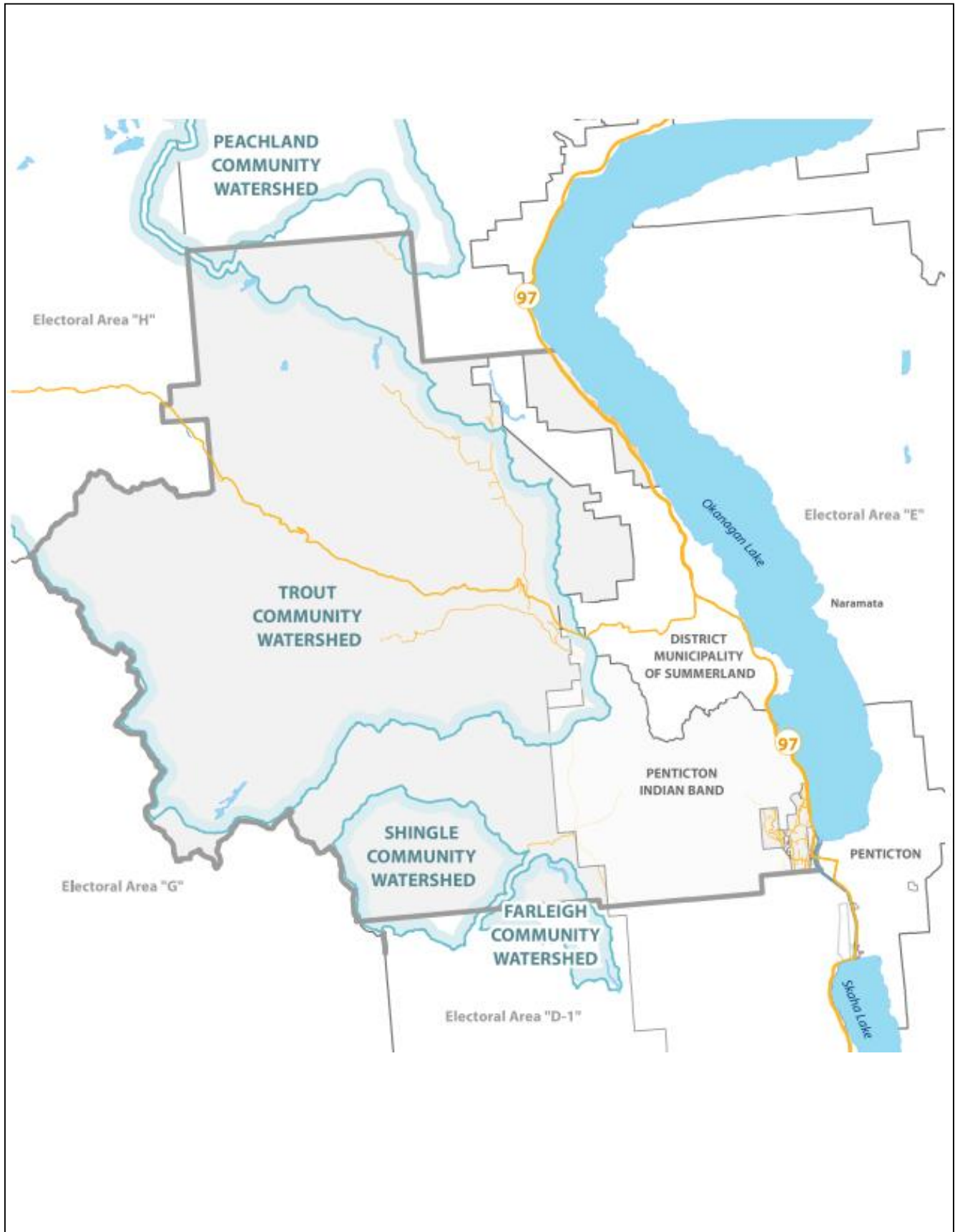


C. Garrish, Planning Manager

Attachments: No. 1 – Development Proposals in Meadow Valley / Faulder Area (2014-present)  
No. 2 – Designated Community Watersheds (Electoral Area “F” OCP – Figure 16)  
No. 3 – Subdivision Potential in the Faulder Water System

Attachment No. 1 – Development Proposals in Meadow Valley / Faulder Area (2014-present)





Attachment No. 3 – Subdivision Potential in the Faulder Water System

