

DRAFT VERSION – 2026-03-02

OKANAGAN VALLEY



OCP Bylaw No. 3140, 2026 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN



“ONE REGION WORKING TOGETHER”

DRAFT

Regional District of Okanagan-Similkameen

Okanagan Valley Official Community Plan Bylaw No. 3140, 2026

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**Regional District of Okanagan-Similkameen
Okanagan Valley Official Community Plan Bylaw No. 3140, 2026**

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

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 Valley Official Community Plan attached hereto as Schedule ‘A’ and Map Schedules ‘B’, ‘C’, ‘D’, ‘E’, ‘F’, ‘G’, ‘H’, ‘I’, ‘J’, ‘K’, ‘L’, ‘M’, ‘N’, ‘O’ and ‘P’ forming part of the Plan, and the entire Plan is adopted by bylaw as the Regional District of Okanagan-Similkameen Okanagan Valley Official Community Plan.
2. This bylaw may be cited for all purposes as the Okanagan Valley Official Community Plan Bylaw No. 3140, 2026.
3. The following bylaws are repealed:
 - Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021;
 - Electoral Area “C” Official Community Plan Bylaw No. 2452, 2008;
 - Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013;
 - Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023; and
 - Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018.
4. 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

SCHEDULE 'A'

Regional District of Okanagan-Similkameen

Okanagan Valley Official Community Plan Bylaw No. 3140, 2026

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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 Valley 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)
- Village Centre (VC)
- 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

The Okanagan Valley Electoral Areas, being Electoral Areas “A”, “C”, “D”, “E” & “F” (the “Plan Area”) are 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.

1.4 Development Permit Offences

- .1 No person shall commence any development on lands within any development permit area, designated under Section 6.1 (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.

2.0 REGIONAL PROFILE

2.1 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.

2.2 Location and Geography

The South Okanagan Valley is comprised of six Electoral Areas ("A", "C", "D", "E", "F" & "I") and four municipalities (Oliver, Osoyoos, Penticton and Summerland).

The South Okanagan Valley Electoral Areas are nestled between the Cascade and Coastal mountain ranges to the west and the expansive plateaus of the Interior Plateau to the east. This creates a unique microclimate, sheltering the valley from excessive precipitation and fostering ideal conditions for agriculture.

One of the defining features of the region is Okanagan Lake, which drains via the Okanagan River channel into Skaha Lake, Vaseux Lake and Osoyoos Lake before emptying into the Columbia River in the United States. These lakes not only provide breathtaking scenery but also moderate temperatures, influencing the climate of the surrounding area.

The South Okanagan Valley comprises fertile soils that support a mix of agricultural land, vineyards, orchards, and urban areas. The valley floor is characterized by a semi-arid climate, with hot, dry summers and mild winters, making it an ideal region for growing grapes, fruit trees, and other crops.

The South Okanagan Valley is also home to desert-like environments that support some of the most unique and sensitive flora and fauna in the country.

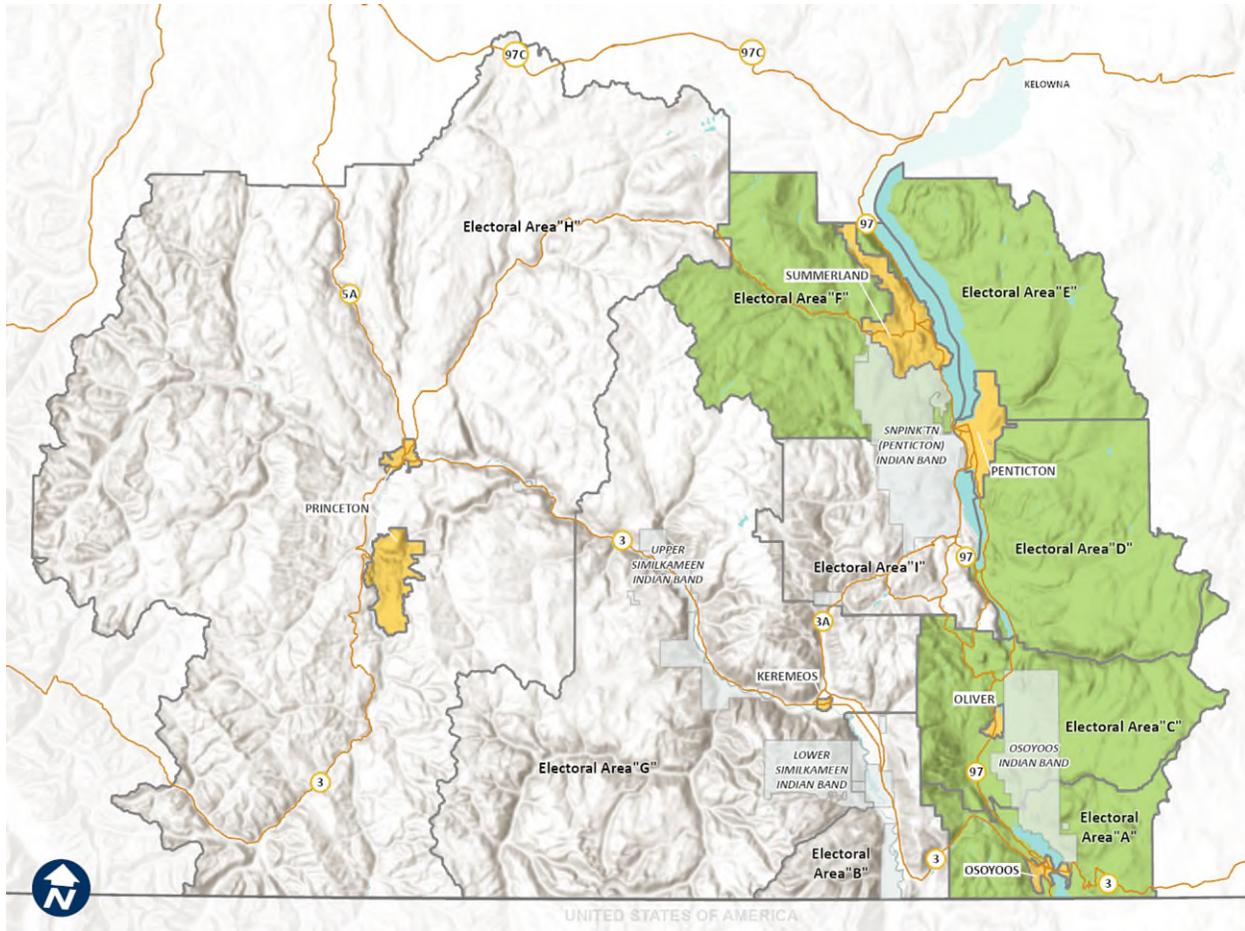


Figure 1: Plan Area and Regional Context

2.3 Age Structure

Analyzing the age distribution structure of a community helps policymakers reach informed decisions regarding resource allocation, economic development, social services, and long-term planning.

In the South Okanagan Electoral Areas, Statistics Canada Census data for years 2006 to 2021 suggests that the number of individuals in all age groups under 55 years old is decreasing in the Electoral Areas, except for a small increase in the number of young adults (ages 30 to 34). It also indicates that there has been a *significant* increase in the number of individuals in the area aged over 55.

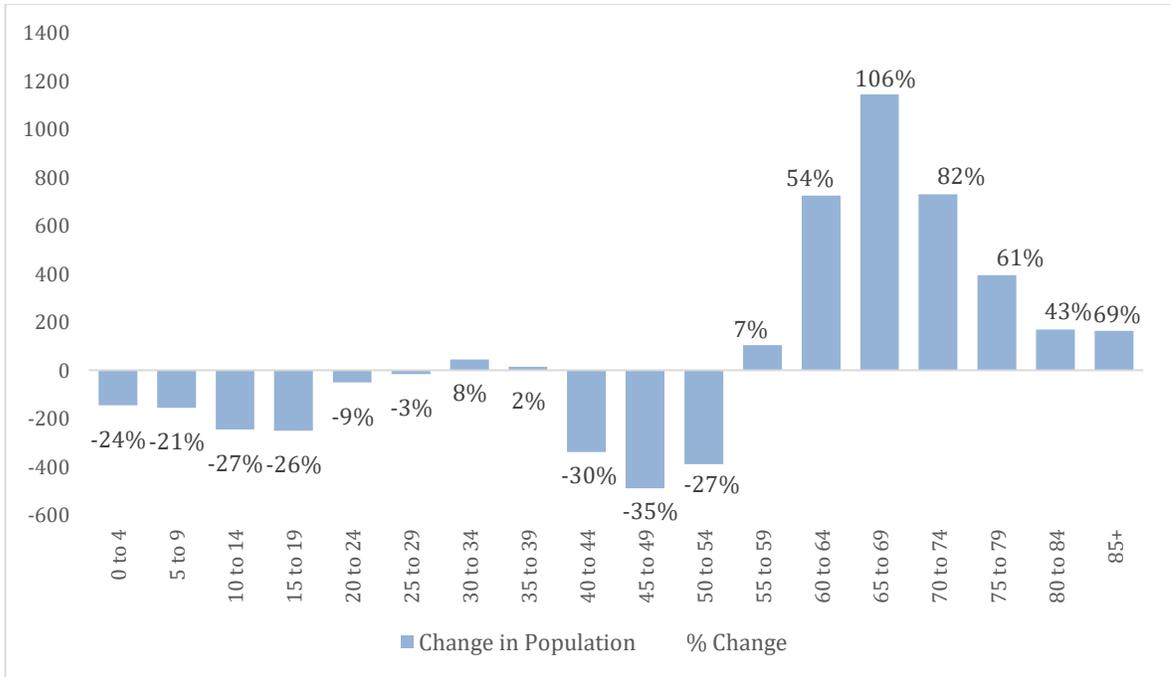


Figure 2: Change in Population by Age Group - 2006 to 2021 (South Okanagan Electoral Areas)

Overall, census data suggests similar trends in the municipalities of Penticton, Summerland, Oliver and Osoyoos. However, notable differences include moderate increases in the number of young adults (ages 25 to 39), as well as smaller increases in the number of young children (ages 0 to 9) in these areas.

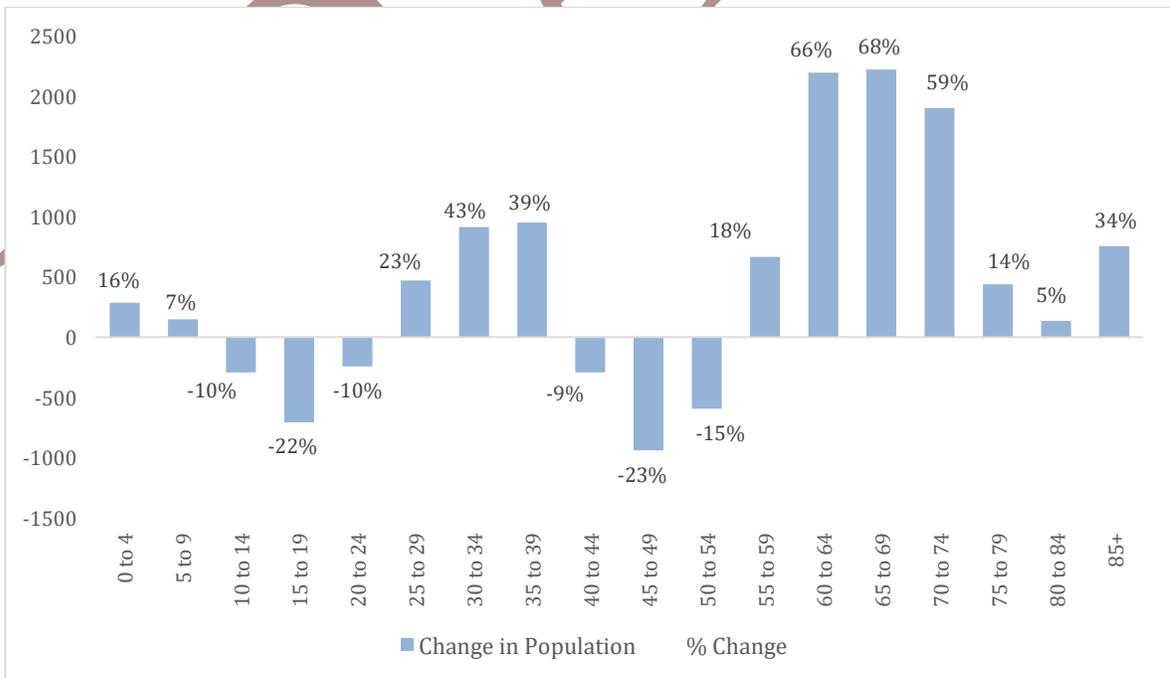


Figure 3: Change in Population by Age Group - 2006 to 2021 (South Okanagan Municipalities)

Reflecting these trends, the “Baby Boomer” generation (defined as the cohort aged 56 to 75 in the 2021 Census) comprises the largest proportion of the population of the South Okanagan Valley Electoral Areas in the 2021 Census at approximately 46%.

Conversely, the “Millennial” generation (defined as the cohort aged 25 to 40 in the 2021 Census) comprised approximately 11% of the population. In comparison, 2021 Census data for all of British Columbia indicated that these two cohorts represented comparable proportions of the population.

This is further borne out by the median age of residents in the South Okanagan Valley Electoral Areas, which was 59 years, versus the provincial median age of 43 years in 2021.

As can be seen in the following charts, the proportion of residents aged 20-34 years in the Okanagan Valley Electoral Areas is quite low relative to provincial trends. Overall, the population of the Okanagan Valley Electoral Areas is approximately 50% female and 50% male.

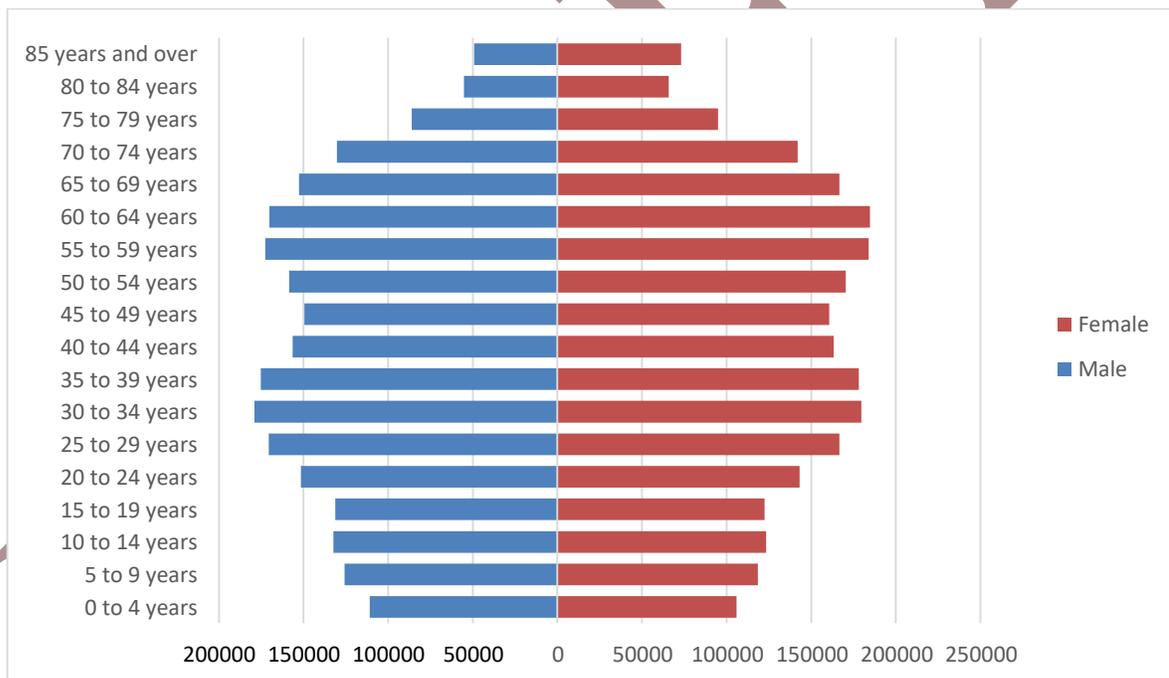


Figure 4: BC Population Distribution by Gender and Age Cohort (2021)

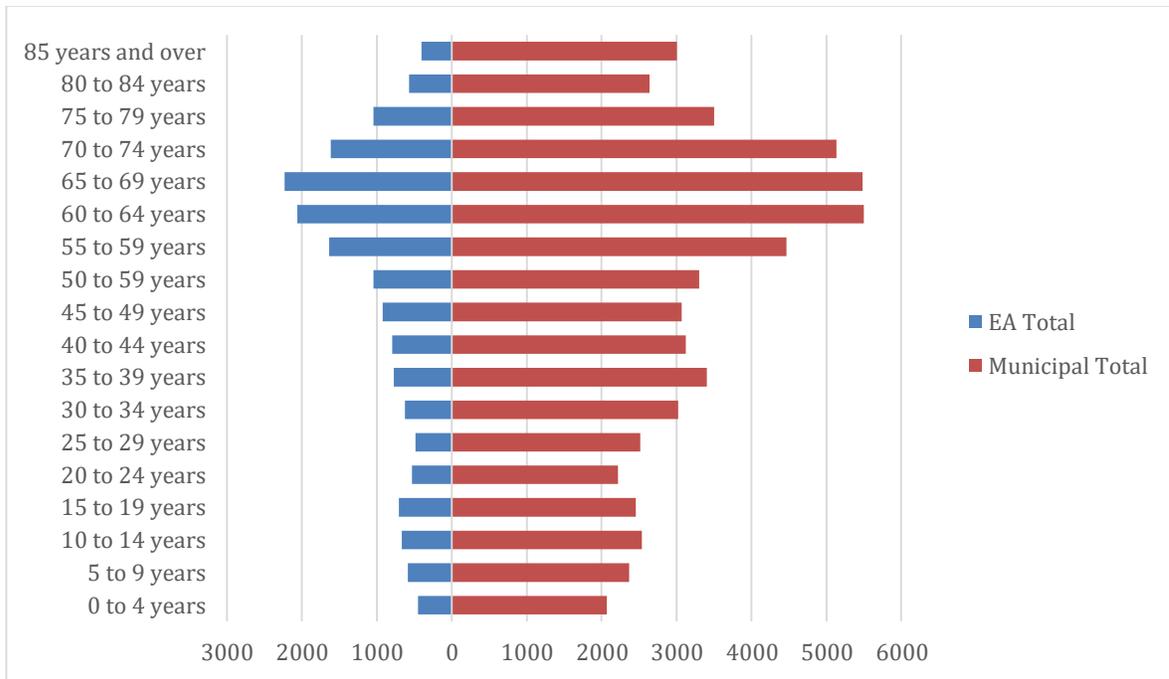


Figure 5: South Okanagan Population Distribution by Location and Age Cohort (2021)

2.4 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.

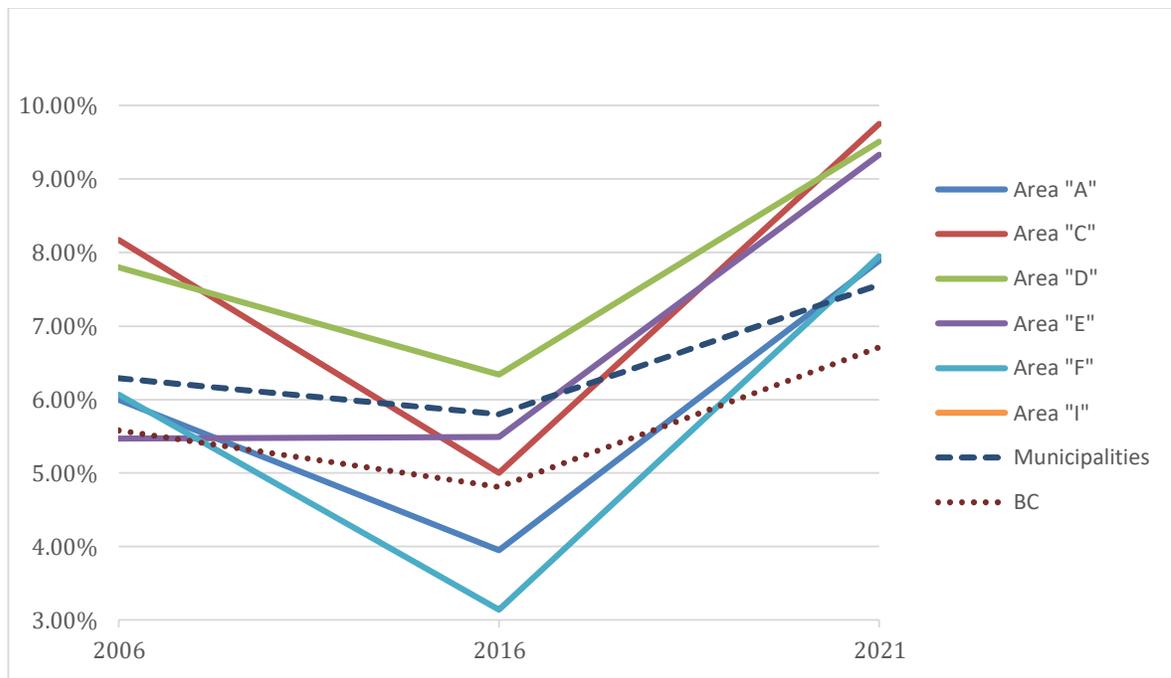


Figure 6: Average Annual Population Mobility by Census Year (2006-2021)

Quality control issues limit the ability to use data from the 2011 Census, however, between 2011 and 2016, the Electoral Areas experienced an average annual in-migration rate of 5.16%, 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 9.17% for the Electoral Areas 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.

2.5 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 the Okanagan Valley Electoral Areas, labour force participation has been declining in the 15 years between the 2006 and 2021 Census. This reflects the aging population and that high in-migration rates *may* be a result of people relocating from elsewhere to retire in the area.

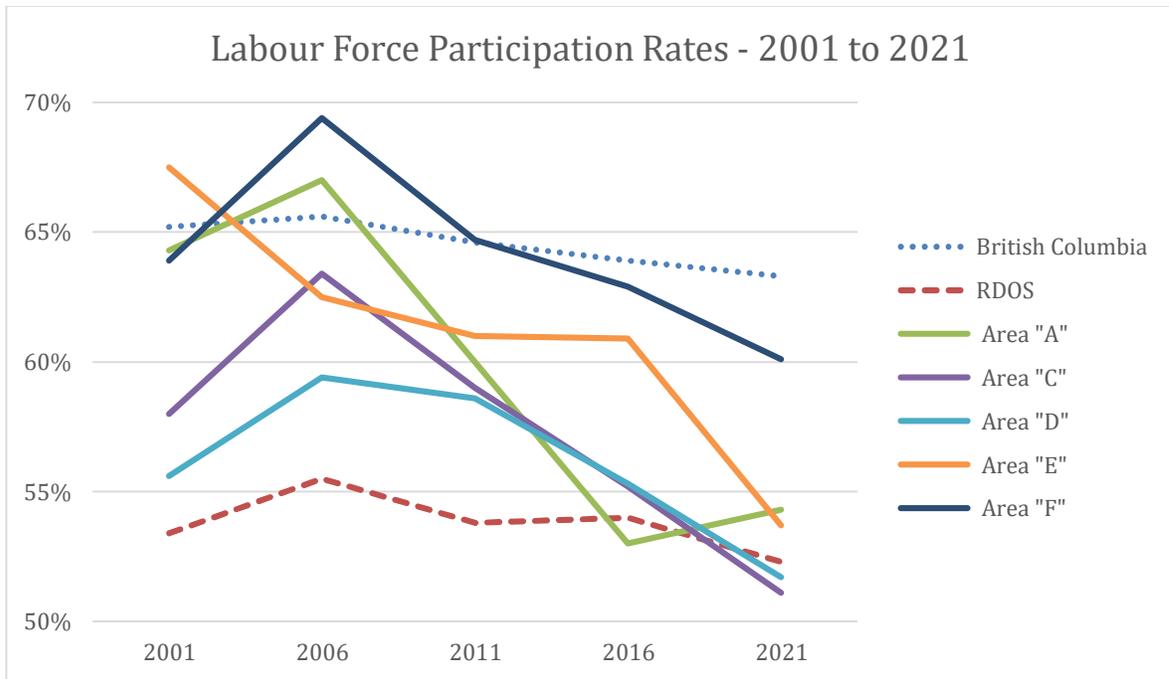


Figure 7: Labour Force Participation Rate by Census Year (2001-2021)

2.6 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 following figure presents an overview of housing types for the Okanagan Valley Electoral Areas:

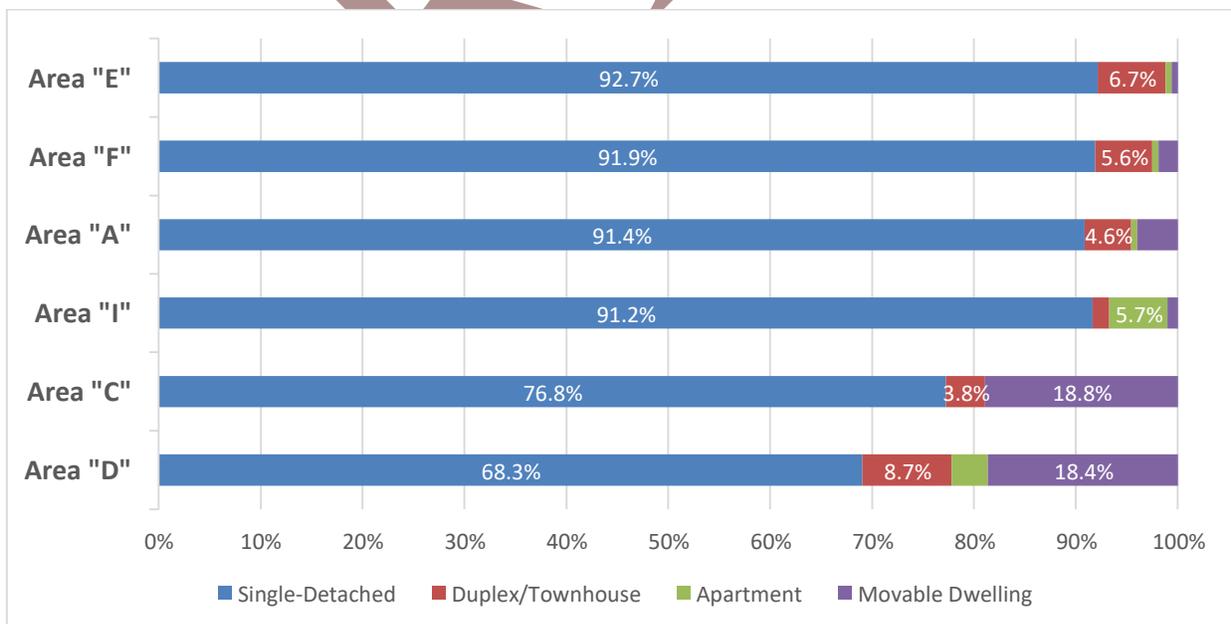


Figure 8: Housing Composition by Electoral Area and Dwelling Type (2021)

As shown in Figure 8 (Housing Composition by Electoral Area and Dwelling Type), the overwhelming majority of housing in the Okanagan Valley Electoral Areas consists of single-detached homes and moveable homes (e.g. mobile and modular homes). Given the rural character of many communities, it is unsurprising that the majority of housing in the electoral areas is low-density and dispersed.

2.7 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 following figures present an overview of household size for the Okanagan Valley Electoral Areas:

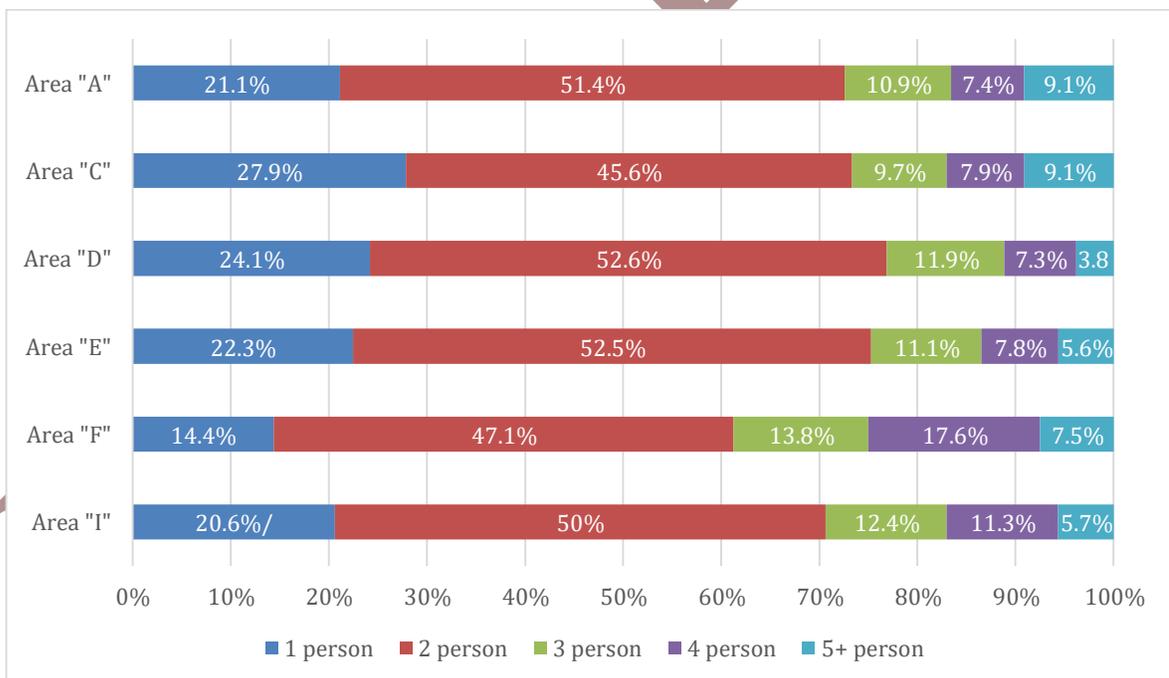


Figure 9: Household Size by Electoral Area and Number of Persons (2021)

Most households (52.6%) in the South Okanagan Electoral Areas are two person households. Together, one and two person households account for 77% of all households. These smaller household sizes are consistent with the aging population of the plan area.

2.8 Okanagan (First) Nations

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).

The Penticton Indian Band has contributed information to previous official community plans that focused on land, water, and *tmix^w* (ecology) and sought to strengthen collaboration so that PIB and the Regional District could work together to ensure sustainable development that respects Syilx laws, culture, and environment.

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3.0 REGIONAL CLIMATE CHANGE ADAPTATION

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 the following incorporated municipalities of Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls.

“Rural Growth Areas” include the following unincorporated communities within the Electoral Areas:

- Anarchist Mountain (“A”)
- Apex (“I”)
- Gallagher Lake (“C”)
- Greata Ranch (“F”)
- Kaleden (“I”)
- Naramata (“E”)
- Skaha Estates / Eastside Road (“I”)
- Twin Lakes (“I”)
- Willow Beach (“A”)

While a majority of regional growth is anticipated to occur in designated “Primary Growth Areas”, a limited amount of growth is contemplated in the “Rural Growth Areas”.

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).

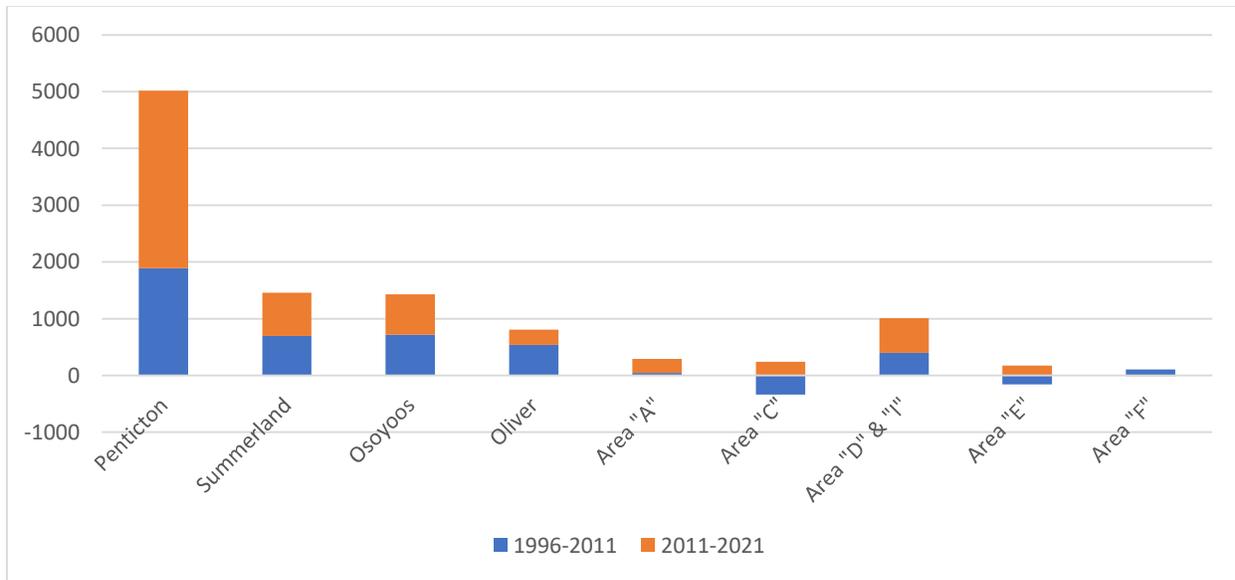


Figure 10: 25-Year Growth by area, 1996 to 2021

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.

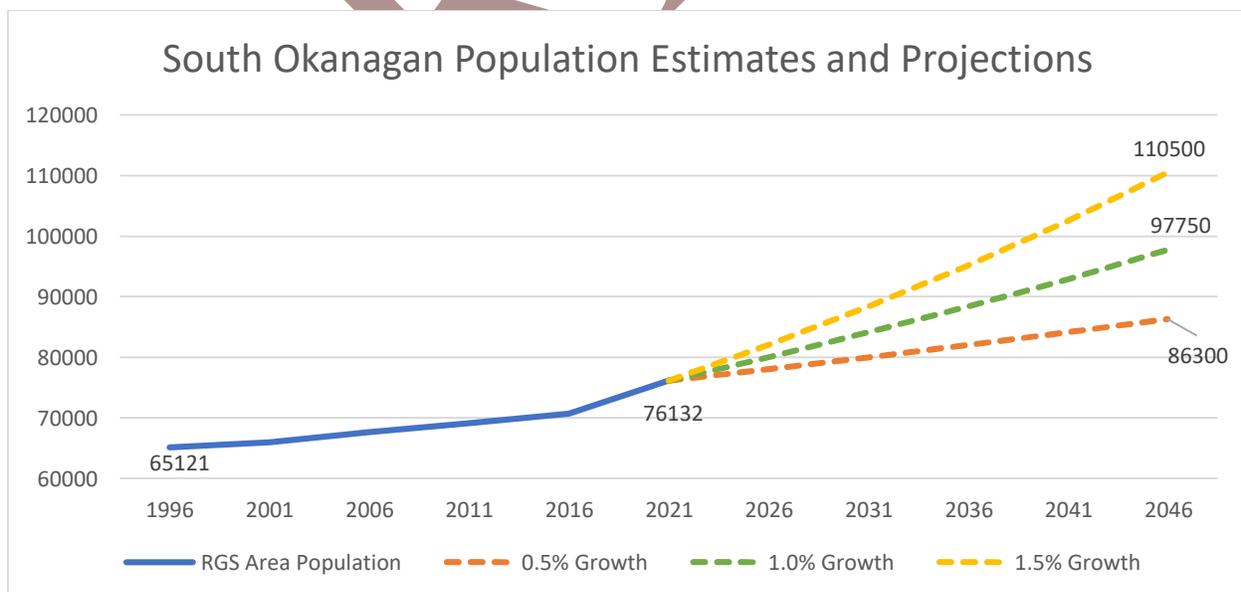


Figure 11: South Okanagan population estimates and projections

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.

Within the South Okanagan, the HNR’s prepared for the Regional District as well as the member municipalities indicate the following housing needs:

	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
TOTAL	3,869	13,120

Table 1: Housing Need

The housing need shown in Table 1 (above), and in greater detail in Table 2 (below) is primarily driven by population growth projections based on the Province’s projections on fertility, mortality, in-migration, out-migration and household formation over the coming decades.

Component	AREA “A”	AREA “C”	AREA “D”	AREA “E”	AREA “F”	AREA “I”
Extreme Core Housing Need						
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
Persons Experiencing Homelessness						
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
Suppressed Household Formation						
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
Anticipated Growth						
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
Rental Vacancy Rate Adjustment						
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
Additional Local Demand						
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
Total New Units						
5-Year Total	99	183	190	97	89	104
20-Year Total	323	599	616	317	292	340

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 Despite sub-section 4.4.2.1, supports the use of a residential dwelling unit for short-term rental in Electoral Areas “A” and “C” where permitted by a “Short-Term Rental Accommodation” (STR) permit issued under Section 493 of the *Local Government Act*, where:
 - a) it is occurring within a residential dwelling unit;
 - 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 zones where there shall be no limit;
 - 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.
- .3 Despite sub-section 4.4.2.1, supports the use of a residential dwelling unit for short-term rental in Electoral Area “E” where permitted by a “Short-Term Rental Accommodation” (STR) permit issued under Section 493 of the *Local Government Act*, where:
- a) it is occurring within the principal residence, or 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 one (1) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential and Naramata Village Centre zones where there shall be no limit;
 - 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.
- .4 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, 4.4.2.2 or 4.4.2.3 to be a “tourist accommodation” use.
- .5 Discourages the use of a residential dwelling unit for “tourist accommodation” purposes.
- .6 May consider the use of a residential dwelling unit for a “tourist accommodation” purpose through the issuance of a temporary use permit (TUP).
- .7 Supports the application of the provincial “Principle Residence Requirement” to the operation of short-term rental accommodation uses in Electoral Areas “D”, “E” and “F”.

5.0 REGIONAL LAND USE POLICIES

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 2025, approximately 201,872 ha of land in the Plan Area are designated as Resource Area, which represents approximately 76.2% of the land base. Of this, only 8.73% is privately held, with the majority, 91.27%, being public (Crown) land.

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.

There are 12 designated Community Watersheds within the Okanagan Valley Electoral Areas, which generally comprise land designated as Resource Area (RA) and includes the following:

- Apex Community Watershed
- Chute Community Watershed
- Ellis Community Watershed
- Farleigh Community Watershed
- McKinney Community Watershed
- Naramata Community Watershed
- Peachland Community Watershed
- Penticton Community Watershed
- Rancher Community Watershed
- Robinson Community Watershed
- Shingle Creek Community Watershed
- Trout Community Watershed

These Watersheds are shown in Schedule 'L' (Environmentally Sensitive Lands).

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 Supports the identification and establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act* where:
 - a) one of the primary land management priorities is to maintain and manage local water quality and quantity;
 - b) the minimum parcel size is 120.0 ha with a limited range of uses permitted;
 - c) intensive recreation, subdivision and rezoning of lands within the zone are discouraged; and
 - d) recreationalists are encouraged to minimize stream crossings and to stay on existing trails to prevent erosion.
- .6 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) Continued public ownership and management for watershed protection purposes of all Crown land within designated community watersheds.
 - d) 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.
 - e) 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).

- f) 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.
- g) That Grazing Leases support activities that improve range and forage conditions in an approved management plan.
- h) That the siting of wind turbines not result in sound levels that will cause a disturbance on lands designated Small Holdings (SH), Low Density Residential (LR) and Medium Density Residential (MR).
- i) 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.
- j) That Crown land continue to be made available for existing and new recreation sites that provide simple, rustic camping opportunities within the Plan Area.

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5.2 AGRICULTURE

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 11.9% of the land base in the Okanagan Electoral Areas is within the Agricultural Land Reserve (ALR), with the total in hectares and percentage by Electoral Area as follows:

- Electoral Area "A": 6,457 ha (25.5%)
- Electoral Area "C": 6,464 ha (14.6%)
- Electoral Area "D": 4,675 ha (8.1%)
- Electoral Area "E": 736 ha (1.5%)
- Electoral Area "F": 8,722 ha (16.2%)
- Electoral Area "I": 4,414 ha (12.6%)

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 m²;
 - 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

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 2025, there are approximately 573 parcels in the Plan Area, representing 3,398 hectares that have been designated as Large Holdings. Of these, approximately 117 parcels are 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

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).

Exceptions to these servicing levels can be found in part of the Plan Area, including at Heritage Hills (community water), Upper Naramata (community water) and West Bench (community water). See Part 7 (Local Area Policies) of this Plan for an overview of these communities.

As of 2025, there are approximately 2,163 parcels in the Plan Area, representing 2,953 hectares that have been designated as Small Holdings. Of these, approximately 390 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

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 established settlement areas such as the Okanagan Falls, Naramata, Kaleden, Apex Mountain and Gallagher Lake.

Other, less formally planned areas where land has been designated as LR includes Skaha Estates, Greata Ranch, Upper Naramata, Sage Mesa, Vintage Views, Twin Lakes, Vaseux Lake and various locations adjacent or near Osoyoos Lake.

As of 2025, there are approximately 3,136 parcels in the Plan Area, representing 724 hectares that have been designated as Low Density Residential. Of these, approximately 439 are considered to comprise either vacant land or buildings with a value of less than \$10,000.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, the introduction of new LR land use designations is generally discouraged in the Plan Area unless the lands are located within a “Primary Growth Area” designated by the RGS and delineated at Schedule ‘B’ (Official Community Plan Map) of this Plan.

Other “Rural Growth Area” locations include Apex Mountain Resort and, to a lesser extent; Naramata, Kaleden and Gallagher Lake could accommodate low density residential development, subject to the availability of community services such as water and sewer.

Otherwise, the RGS seeks to encourage 95% of new residential growth be located within the municipalities of Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls.

Comprehensive Development (CD) zones have also been applied to lands designated LR and MR, generally in order to address legally non-conforming ‘shared lot’ residential use that have existing 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 m² in area; and
 - b) a maximum of three (3) dwelling units on parcels 280.0 m² 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

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 established settlement areas such as the Okanagan Falls, Naramata, Kaleden, and Apex Mountain Resort.

As of 2025, there are approximately 119 parcels in the Plan Area, representing 63 hectares, that have been designated as Medium Density Residential. Of these, approximately 18 parcels are considered to comprise either vacant land or buildings with a value of less than \$10,000.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, the introduction of new MR land use designations is generally discouraged in the Plan Area unless the lands are located within a “Primary Growth Area” designated by the RGS.

The RGS seeks to encourage 95% of new residential growth be located within the municipalities of Penticton, Summerland, Osoyoos, Oliver and Okanagan Falls.

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 & VILLAGE CENTRES

5.7.1 Background

The Town Centre (TC) and Village Centre (VC) land use designations are typically applied to mixed-use, urban centres with a strong identity and that function as the historical core of a community. Such areas provide for a variety of retail and service businesses, financial institutions, government and professional offices, and arts and cultural activities and mixed residential densities in various forms (e.g. townhouses and apartment buildings).

While similar in intent – both the TC and VC designations seek to create thriving mixed-use areas – the application of these designation has historically been dependent upon the categorization of an area under the South Okanagan Regional Growth Strategy (RGS) Bylaw.

To be considered for a Town Centre (TC) designation, an area must be classed as a “Primary Growth Area” under the RGS Bylaw. Historically, the only community that met this criteria was Okanagan Falls, which will be incorporated as a District Municipality in 2026 and removed from Electoral Area “D”.

To be considered for a Village Centre (VC) designation, an area must be classed as a “Rural Growth Area” under the RGS Bylaw and, at a minimum, be serviced by either a community water system *or* community sewer system and be considered suitable for the provision of both.

Importantly, the objectives and policies contained at this section are considered “regional” in nature (e.g. not specific to any one Town or Village area). More specific policies for each Town and Village area, such as Okanagan Falls, Naramata and Apex Mountain Resort, can be found under Section 7.0 (Local Area Policies) of this Plan.

5.7.2 Objectives – Town Centre

- .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 – Town Centre

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 Supports flexibility in building design and use by allowing residential dwellings to be sited at ground level and fronting a street.

- .3 Supports a high standard of architectural building design for development within a Town Centre designation by including, *where appropriate*, land within a “form and character” development permit area designation under s. 488 of the *Local Government Act*.
- .4 Encourages the development of seniors housing, group homes and community care housing within the Town Centre.
- .5 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.

5.7.4 Objectives – Village Centre

- .1 That a Village Centre serve as the commercial, institutional and social hub of a community.

5.7.5 Policies – Village Centre

The Regional Board:

- .1 Generally supports the use of lands designated Village Centre (VC) identified in Schedule ‘B’ (Official Community Plan Map) for medium density, mixed-use developments with residential and commercial components that fit with the mixed use intent of the designation.
- .2 Supports flexibility in building design and use by allowing residential dwellings to be sited at ground level and fronting a street.
- .3 Supports a high standard of architectural building design for development within a Village Centre designation by including, *where appropriate*, land within a “form and character” development permit area designation under s. 488 of the *Local Government Act*.
- .4 Encourages the development of seniors housing, group homes and community care housing within the Village Centre.

5.8 COMMERCIAL

5.8.1 Background

Traditional commercial development in the Plan Area is generally found in settlement areas such as the Okanagan Falls townsite, Naramata village and Apex Mountain Resort village, all of which are addressed through the Town and Village Centre designations (see Section 5.7).

Other commercial developments have generally taken one of two forms, both of which *generally* cater to the traveling public. First are the strip-developments adjoining Highway 97 (the major thoroughfare in the Valley), with examples including the areas fronting:

- north and south of the Town of Osoyoos;
- south of the Town of Oliver;
- on the west side of Gallagher Lake;
- south of the Okanagan Falls Town Centre between the Okanagan River Bridge and Shuttleworth Creek; and
- on the western side of Kaleden across from the former Okanagan Game Farm site.

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.

These uses tend to occur in the valley bottom near the major lakes in the Okanagan Electoral Areas, such as Okanagan Lake, Skaha Lake, Vaseux Lake and Osoyoos Lake and also includes marinas, the Penticton Speedway (Electoral Area “D”) and golf courses throughout the South Okanagan Electoral Areas, such as:

- Fairview Mountain Golf Club (“C”)
- Penticton Speedway (“D”)
- Pine Hills Golf & Country Club (“F”)
- W.O.W. Golf Club (“F”)
- Twin Lakes Golf Course (“I”)
- St Andrews by the Lake Golf Resort (“I”)

Commercial development along Highways 3 and 3A is much more limited, with most existing business located at Twin Lakes (e.g. gas station with convenience store, outdoor storage, etc.), while there are a few remaining neighbourhood commercial sites located within the Plan Area, including at Kaleden and in the West Bench (e.g. locations of former convenience stores).

Undeveloped commercial areas also exist at Anarchist Mountain (Electoral Area “A”), Greata Ranch (Electoral Area “F”) and Twin Lakes (Electoral Area “I”).

As of 2025, there are approximately 119 parcels in the Plan Area, representing 282 hectares, that have been designated as Commercial. Of these, approximately 22 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.

The Plan recognizes that large scale service, industrial, and commercial development will be directed to “Primary Growth Areas”, such as the City of Penticton, District of Summerland, Town of Osoyoos, Town of Oliver and Okanagan Falls, as they are better able to function as regional service centers.

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 large-scale commercial uses, such as grocery stores and “box” stores locating within a municipality, as these areas have the necessary infrastructure and services to support such uses.
- .3 Supports the retention of the Commercial (C) designation on existing parcels that have been developed to commercial uses.
- .4 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.

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5.9 INDUSTRIAL

5.9.1 Background

Industrial development within the Plan Area is concentrated within Okanagan Falls and, more specifically, around the site of the former Weyerhaeuser Sawmill site (which was closed in 2007).

As of 2025, the industrial area in Okanagan Falls comprised a land base of approximately 116 ha, or 56% of the Industrially designated lands in the Plan area (e.g. the total in all of the Electoral Areas is approximately 208 ha). Of note, there are no Industrially designated lands in Electoral Areas “E” and “F” as of 2025.

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.

Outside of Okanagan Falls, the use of Industrial designated lands tends to be in the form of vehicle repair shops catering to the needs of local residents.

The Industrial land use designation has also been applied to small-scale resource extraction operations within the Plan Area, as well as various landfill operations, including the Osoyoos & District Sanitary Landfill, Oliver Landfill and Okanagan Falls Landfill.

The parcel comprising the Campbell Mountain Landfill, which serves approximately 60% of all residents in the South Okanagan, is a regional asset located within the City of Penticton and, therefore, not subject to this Plan.

Larger industrial activities, including light manufacturing and fabricating are encouraged to locate in serviced industrial areas located within the City of Penticton, District of Summerland, Town of Osoyoos’ Buena Vista Business Park, Town of Oliver, Osoyoos Indian Band’s Senkulmen Enterprise Park or Okanagan Falls.

Accordingly, 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 Encourages large-scale industrial and light manufacturing activities to locate within a municipality.
- .3 May consider re-designating land Industrial, where appropriate, on a case-by-case basis.
- .4 Supports the diversification of the industrial land uses to include activities such as high technology and value-added processing of local agricultural products.
- .5 Supports clean, light, environmentally friendly industrial uses and discourage those which have a negative impact on the environment.
- .6 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.

5.10 ADMINISTRATIVE, CULTURAL AND INSTITUTIONAL

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) and School District No. 67 (Okanagan Skaha). The Regional District has no mandate on education policies other than advocating to the School Districts on policy areas that impact the Regional District.

At present, there are four (4) schools within the Plan area;

- Kaleden Elementary;
- Okanagan Falls Elementary; and
- Naramata Elementary;
- West Bench Elementary.

The boundaries of the various School Districts within the Plan Area, as well as the location of the schools listed above are shown in Schedule 'K' (Public Facilities).

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) and School District No. 67 (Okanagan Skaha) 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

As of 2025, the Regional District oversees five (5) Volunteer Fire Departments within the Plan Area, including:

- Anarchist Mountain;
- Kaleden;
- Naramata;
- Okanagan Falls; and
- Willowbrook.

The Regional District also contracts with various municipal fire departments in order to provide fire protection. Together, these Departments provide local fire protection to specific service areas within Electoral Areas “A,” “C,” “D,” “E,” “F” and “I.”

In addition, the Regional District’s Volunteer Fire Departments provide fire suppression to specific areas of Indian Band Lands that have contracted for this service, while outside the Regional District’s fire protection service areas, the Province provides wildfire suppression.

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, District of Summerland, Town of Oliver and Town of Osoyoos.

BC Ambulance Service provides services to the Plan Area from stations in the City of Penticton (No. 329), District of Summerland (No. 334), Town of Oliver (No. 326) and the Town of Osoyoos (No. 328).

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 ‘I’ (“Fire Protection Service Areas”).

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.

Of note, Spotted Lake, or *klil'x^w* as it called by Syilx/Okanagan people, is a sacred medicine lake and a protected cultural heritage site of the Syilx/Okanagan People in Electoral Area “A” west of the Town of Osoyoos.

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;
 - d) protect and steward kłlil'xʷ (Spotted Lake).
- .7 Supports the stewardship of kłlil'xʷ (Spotted Lake) and the Syilx/Okanagan Nation's management of access to the lake.
- .8 Supports the designation of the federally owned parcels that surround kłlil'xʷ (Spotted Lake) as Conservation Area (CA) to help buffer and protect kłlil'xʷ (Spotted Lake) and its watershed.
- .9 Will advocate to the federal and provincial governments in support of the following:
 - a) that undeveloped lands surrounding Spotted Lake be purchased for conservation purposes, wherever feasible and appropriate;
 - b) 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 Will focus social, arts, cultural, and institutional uses in “Growth Areas” to ensure communal access.
- .3 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.

5.10.6 Dominion Radio Astrophysical Observatory

The Dominion Radio Astrophysical Observatory (DRAO) is the only research facility of its kind in Canada, and, as the largest year-round employer the Plan Area, provides a significant contribution to the local economy and ongoing contributions to national and international research initiatives.



The Regional District acknowledges the critical scientific and economic importance of DRAO, and recognizes its sensitivity to Radio Frequency Interference (RFI) that may result from development and human activity outside of DRAO lands (property of the National Research Council of Canada and associated land reserves established by BC for Observatory purposes) but within the designated RFI area described below.

The degree to which development may interfere with Observatory activities is, in part, a function of distance and whether the development lies within lines-of sight of radio-telescope equipment. Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) identifies the approximate areas that are:

- directly within the lines-of-sight of existing telescopes or potentially within the lines-of-sight of any future telescopes;
- within 61.0 metres vertically of such lines-of-sight; and
- within 2.5 km of the Observatory.

Development within the area identified in Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) could significantly interfere with the research activities conducted at DRAO. While the impact of RFI generated by human activity within 61 metres vertically of the lines-of-sight of existing telescopes; it is nevertheless important to minimize the levels of RFI or risks of potential RFI.

The Regional District will work with DRAO with respect to any development proposed in the area identified in Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area) to avoid RFI risk.

5.10.6.1 Objectives

- .1 Minimize the levels of Radio Frequency Interference (RFI) on DRAO from existing development.
- .2 Prevent and/or minimize additional RFI from potential new development.

5.10.6.2 Policies

The Regional Board:

- .1 Generally will not support future rezoning or subdivision applications that will create additional development or intensify development within the area illustrated on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area).
- .2 Encourages the Federal Government to purchase undeveloped lands that could present a potential significant risk of RFI wherever feasible and appropriate.
- .3 Supports the maintenance and enforcement of the "no registration reserve" by the provincial government in order to prevent mineral claim staking in the area of White Lake.
- .4 Will continue supporting and working with DRAO staff to:

- a) help inform current and prospective residents about their properties being located within, or near, a designated RFI area as shown on Schedule 'C' (Dominion Radio Astrophysical Observatory RFI Area);
- b) inform current and prospective owners about RFI impacts on this major scientific facility;
- c) educate current and prospective residents on how to prevent and minimize uses with a risk of RFI impact; and
- d) ensure that new street-lighting installations and upgrades within the DRAO Radio Frequency Interference (RFI) Area, as shown on Schedule 'C' of this bylaw, are compatible with Observatory operations.

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5.11 PARKS, RECREATION AND TRAILS

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. Okanagan Lake).
- **Provincial Recreation Areas:** these are provincially designated Recreation Areas within the Plan Area.
- **Controlled Recreation Area:** Apex Mountain is a provincially designated Controlled Recreation Area.
- **Provincial Protected Areas:** There are a number of provincial protected areas in the Plan Area.

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 Osoyoos Lake access, although the Regional District will consider acquiring new parkland as opportunities arise.

In July 2019, the governments of Canada and British Columbia and the syilx/Okanagan Nation signed a Memorandum of Understanding (MoU) to formally work toward establishing a National Park Reserve in the South Okanagan-Similkameen. This MoU confirms the working boundary of the South Okanagan National Park Reserve, which includes 273 square kilometres of natural and cultural landscapes in the t̓xasq̓n (Mt Kobau), k̓l̓ilx̓w̓ (Spotted Lake), and n̓k̓lpulax̓w̓ (Kilpoola) areas of the i̓p̓ nx̓w̓əl̓x̓w̓əltant̓ət̓ (South Okanagan - Similkameen) area, including BC Parks' South Okanagan Grasslands Protected Area, much of which covers the western side of the Plan Area. This national park would protect the area's ecological-diversity and integrity, strengthen relationships between all levels of government, and bring economic opportunities.

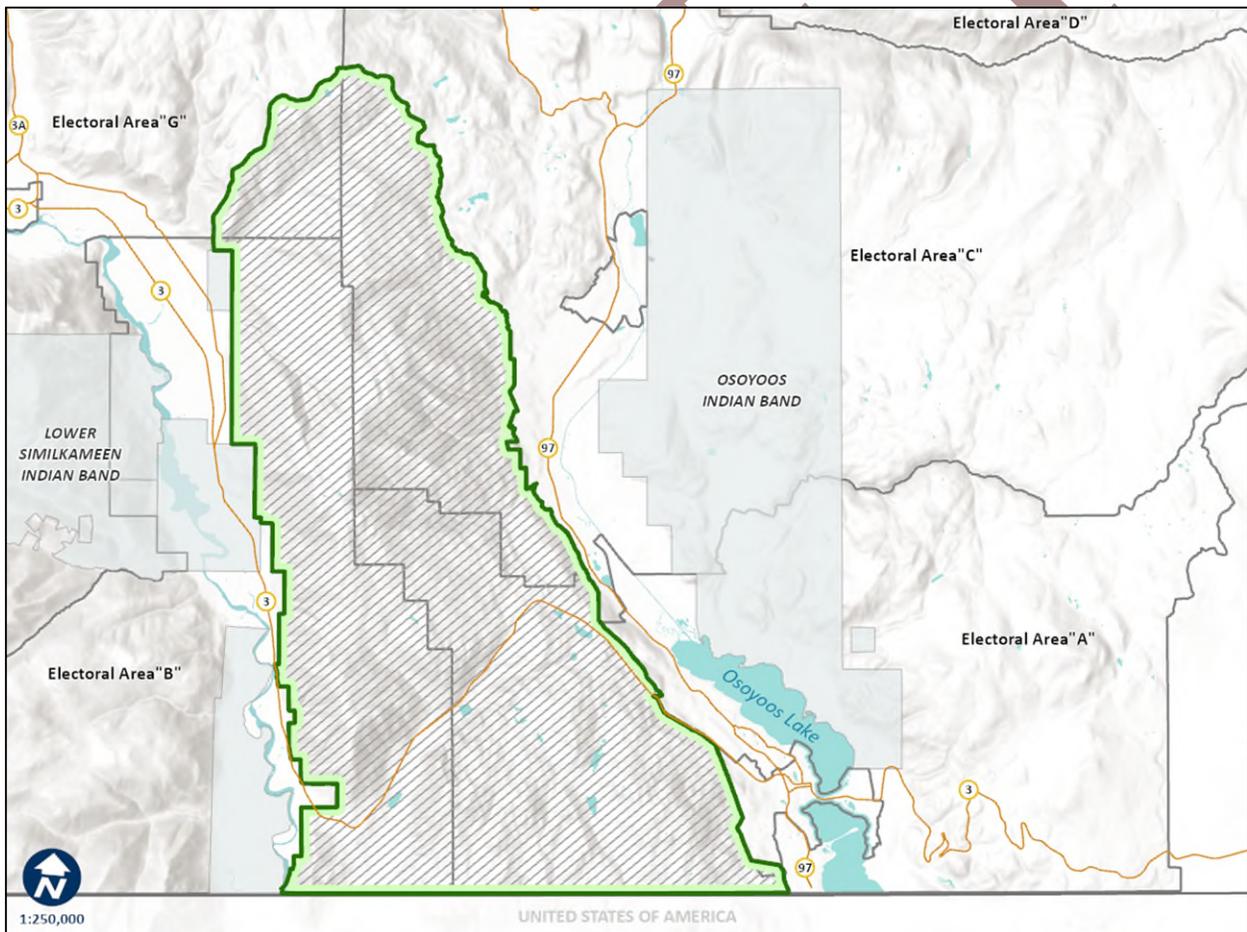


Figure 12: Proposed South Okanagan National Park Reserve

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 Will review this Official Community Plan for consistency with any National Park Reserve proposal approved by the Federal Government and which affects lands within the Plan Area.
- .7 Supports trail use guidelines that promote "leave no trace" trail use.

- .8 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).
- .9 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.
- .10 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 a backcountry recreation planning process be completed for Crown land within the Plan Area;
 - c) 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;
 - d) that provincial agencies and tenure holders manage public access to the backcountry;
 - e) 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

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 Plan Area is the most diverse and sensitive rural area in the South Okanagan with one of the highest concentrations of biodiversity and species-at-risk in Canada.

The Plan Area itself is home to many unique environmental features, including Kruger Mountain, Richter Pass as well as various lakes and streams important to biodiversity in the area.

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 'L' ("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, Osoyoos Indian Band, Upper Similkameen Indian Band and Lower Similkameen 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 Plan Area.

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 Plan Area. The Nature Trust of BC, Nature Conservancy of Canada, Ducks Unlimited Canada and other 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 'L' ("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 'L' ("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 land designated as an Ecological Reserve or Wildlife Management Areas, 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 or the Nature Conservancy of Canada.

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. Penticton, Summerland, Oliver and Osoyoos as well as the surrounding rural areas all lie within the Okanagan Basin.

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 Osoyoos 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 6.1 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

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 large portion of the Plan Area by G.G. Runka, in *Soil Stability Ratings - South Okanagan* (1971). More specific area studies have also been completed in the intervening decades, including:

- *West Bench Sage Mesa Area Geological Hazards* (Klohn Leonoff – 1992);
- *Geohazard Assessment - North Beach Estates Ltd.* (Golder - 2009);
- *Greater West Bench Geotechnical Review* (2021); and
- Terrain Stability Assessments and Maps for Shingle Creek, Trout Creek, and Farleigh Creek community watersheds (AGRA 1999; Maynard 2001; Dobson et al 2004).

Other assessments have been completed by the provincial government in relation to various landslip events impacting the operation of Highways 97, 3 and 3A.

The policies contained under this section are regional in nature, while more specific local policies related to the studies cited above can be found under Section 7.0 (Local Area Policies).

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.

This includes floodplain mapping prepared for the Naramata Fan Study (1994), which assessed conceptual flood damage for the alluvial fans associated with Naramata, Robinson and Chute Creeks. (NOTE: Naramata village has been built almost exclusively on an alluvial fan)

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 Regional District further completed detailed floodplain and flood hazard maps for the areas of Twin Lakes, Willowbrook, and Sportsmens Bowl Road in 2018 following extensive flooding and erosion as a result of freshet peaks.

The flood hazards now included at Schedule 'G' (Hazard Lands - Flood) are based on the mapping prepared by the OBWB in 2020 and the 1994 Naramata fan study.

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 Okanagan Lake, Skaha Lake, Vaseux Lake and Osoyoos 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).

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

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 the Regional District has authority to regulate 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, while electrical, gas and communication utilities are regulated by senior levels of government.

5.14.2 Water Systems

Drinking water in the Regional District is provided from a variety of sources including RDOS operated water systems, local Irrigation Districts or Improvement Districts as 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).

As of 2025, the Regional District is responsible for the administration of seven (7) water systems in the Plan Area:

- Faulder
- Naramata
- Sun Valley
- Willowbrook
- Gallagher Lake
- Okanagan Falls
- West Bench

Consideration is being given to acquiring additional systems, including the Lakeshore Waterworks private water system, Skaha Estates Improvement District (SEID) water system and Sage Mesa Water System.

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 a “Primary Growth Area” or “Rural Growth Area” designated under the South Okanagan Regional Growth Strategy (RGS) 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 a designated “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) 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 the Okanagan Valley Zoning 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 Supports the establishment of a Watershed Resource Area (WRA) zone in the Zoning Bylaw for designated community watersheds under the *Forest and Range Practices Act*.
- .12 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 is 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.

As of 2025, the Regional District is responsible for the administration of two (2) community sewer systems, being the Okanagan Falls Wastewater Treatment Plant and Vintage Views Sewer System.

With the pending incorporation of Okanagan Falls as a District Municipality, it is anticipated that ownership of the Okanagan Falls sewer system will be transferred to the new municipality.

Within the Plan Area there are 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 a “Primary Growth Area” or “Rural Growth Area” designated under the South Okanagan Regional Growth Strategy (RGS) 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 Will work with the province and local authorities to ensure any development is in compliance with all applicable legislation governing sewage disposal.
- .5 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.
- .6 Will consider the acquisition of a community sewer system in accordance with the Regional District's *Water and Sewer Utility Acquisition Policy*.
- .7 Discourages the extension of sewer services to a parcel designated as "agricultural land" under the *Agricultural Land Commission Act*.
- .8 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 a designated "Primary Growth Area" or "Rural Growth Area" under the South Okanagan Regional Growth Strategy (RGS) 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).
- .9 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.
- .10 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 (Okanagan, Skaha, Vaseux and Osoyoos) 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:
 - a) the use alternative development standards that support integrated drainage management options, such as reduced road widths, use of permeable surfaces and roadside swales;
 - b) new subdivisions to be designed and constructed with integrated rainwater management solutions, such as bio-swales and storm water detention ponds; and
 - c) 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 Campbell Mountain and Oliver landfills.
- .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.

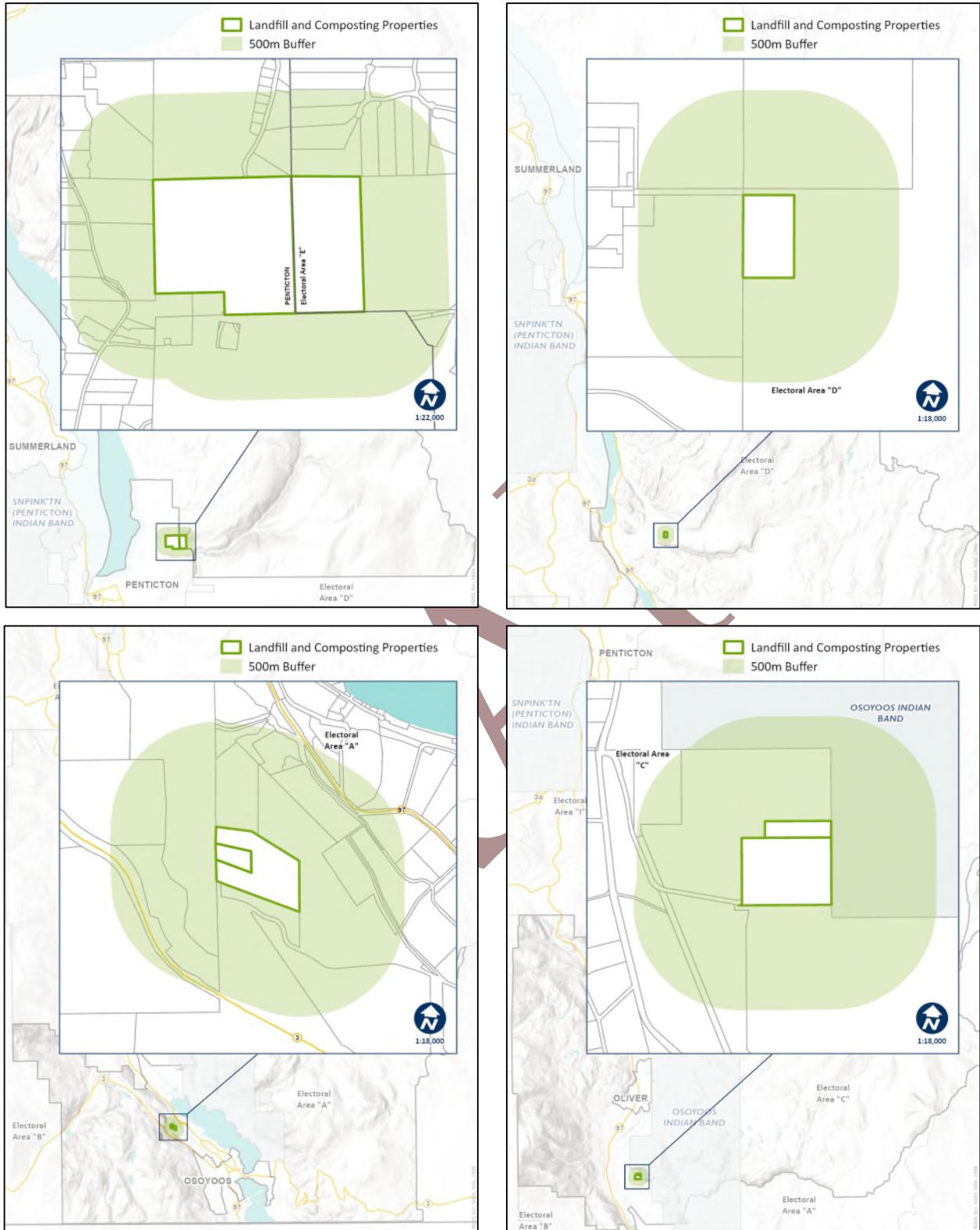


Figure 13: Landfill and Composting Buffer Areas
 (clockwise starting from top left: Campbell Mountain, Okanagan Falls, Oliver and Osoyoos)

5.14.6 Street Lighting

The Regional District has created six (6) service areas in order to directly administer or manage indirectly (through the collection fees to pay to FortisBC) for street lighting systems in the following communities:

- Okanagan Falls (Electoral Area “D”)
- Heritage Hills (Electoral Area “D”)
- Naramata (Electoral Area “E”)
- West Bench (Electoral Area “F”)
- Husula Highlands (Electoral Area “F”)
- Faulder (Electoral Area “F”)

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 of Growth Areas.
- .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 a designated Growth Area;
 - 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 a designated Village Centre area.
- .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 electoral areas, 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 ‘K’ (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 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).
- .3 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); and
 - f) the inclusion, where possible, of bicycle lanes within the road dedication through the development of wider and paved shoulders.

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.
- .4 Encourages utility providers ensure that new utility installations and upgrades are compatible with and do not adversely impact the operations of the Dominion Radio Astrophysical Observatory (DRAO).

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5.15 AGGREGATE AND MINERAL RESOURCES

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 ‘J’ (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 REGIONAL PERMITS

6.1 DEVELOPMENT PERMITS

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.

6.1.1 Environmentally Sensitive Development Permit Area

6.1.1.1 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.

6.1.1.2 Area

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

6.1.1.3 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.

6.1.1.4 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.

6.1.1.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 6.1.1.8 (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.

6.1.1.6 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.

6.1.1.7 Expedited Development Permit

- .1 Despite sub-section 6.1.1.6.1(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 6.1.1.6.1(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.

6.1.1.8 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 m² 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.

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6.1.2 Hillside Development Permit Area

6.1.2.1 Category

The Hillside Development Permit (HDP) Area is designated pursuant to Section 488(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

6.1.2.2 Area

The lands designated as Hillside Development Permit Area are shown on Schedule 'O' (Hillside Development Permit Area).

6.1.2.3 Justification

To regulate development activities within hillside areas in order to minimize the risk of erosion, landslip or rockfall on development in steep slope areas.

6.1.2.4 Development requiring a permit

.1 A development permit is required, except where exempt under Section 6.1.2.7 (Exemptions), for the following development on lands within the HDP Area:

- a) subdivision.

6.1.2.5 Guidelines

.1 A Development Permit is required for development within an HDP Area, and shall be in accordance with the following guidelines:

- a) A Geotechnical 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 professional that is a Registered Professional Engineer in British Columbia (P.Eng.) or team that shall include a P.Eng. under contract to the development applicant.
- b) Parcels to be created by subdivision shall indicate a useable area of not less than 200. m² capable of accommodating the dwelling type(s) permitted by the zoning of the land with the plan of subdivision indicating the developable area on each parcel.
- c) Useable areas should be created as part of parcel grading so that the subsequent use of retaining walls or extensive cut and fill are avoided.
- d) The use of panhandle parcels should be used to minimize cut and fill and provide access to developable areas not readily accessible by a public or strata road.
- e) Roads should be aligned to follow natural site contours, conforming to topographic conditions rather than cutting across contours.
- f) The grading or alteration of key topographic features (e.g., knolls, ridgelines, talus slopes, bedrock outcrops, cliffs, ravines, etc.) should be avoided.

- g) The use of sharp cuts and long or wide slopes with a uniform grade should be avoided.
- h) Areas with slopes greater than 50% should be retained in a natural state.
- i) Storm drainage should follow natural flow paths and on-site retention and detention is encouraged.

6.1.2.6 Expedited Development Permit

- .1 Despite sub-section 6.1.3.5 (Guidelines), the Regional District may issue a development permit where the development applicant provides a sketch or plan prepared by a B.C. Land Surveyor or other appropriate professional clearly indicating that the parcel to be subdivided does not comprise slopes with grades in excess of 30%.

6.1.2.7 Exemptions

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

- .1 subdivisions that propose to:
 - 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.

6.1.3 Naramata Village Centre Development Permit Area

6.1.3.1 Category

The Naramata Village Centre Development Permit Area is designated for the establishment of objectives for the form and character of commercial, industrial or multi-family residential development, pursuant to Sections 488(1)(f) of the *Local Government Act*.

6.1.3.2 Area

The lands designated as Naramata Village Centre Development Permit Area are shown on Schedule “N” (Form and Character Development Permit Areas).

6.1.3.3 Justification

Naramata’s Town Centre is the primary commercial area and is geographically central to the community. The form and character of buildings here can have a significant impact on the overall image of the community, the pedestrian experience, and on the adjacent residential areas.

6.1.3.4 Objectives

The objectives of this designation are to create an environment of mixed land uses of high quality design, which will contribute to the creation of a cohesive, identifiable, accessible town centre with a strong pedestrian orientation.

It has been recognized that the following features of the village core should be respected, encouraged and enhanced:

- .1 historic character;
- .2 economic base as a commercial and occupational centre;
- .3 social, recreational, and cultural character;
- .4 natural environment and pedestrian character; and
- .5 unique built form and infrastructure.

6.1.3.5 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 6.1.3.8 (Exemptions), for the following development on lands within the Naramata Village Centre Development Permit Area:
 - a) the construction of, addition to or alteration of a building or other structure.

6.1.3.6 Guidelines

- .1 Siting and Massing of Buildings
 - a) Buildings must be oriented to face the street.

- b) Corner buildings must face both adjacent streets.
- c) The ground floor and second floor of a building should not be set back from the front parcel line, except where:
 - i) it is required, such as recessed building entrances;
 - ii) a setback provides space for pedestrian amenities such as small plazas or outdoor seating areas; or
 - iii) a setback provides space for a porch or patio for a ground floor residential unit.
- d) Any storey above the second floor must be articulated in a manner that reduces the appearance of the size of the building. This could include upper floor setbacks from the front and sides of the building; awnings, pergolas, cornices, balconies, or other architectural features which visually screen the upper floors from the adjoining public right-of-way (road dedication); and/or changes in exterior materials.

.2 Pedestrian-oriented Architecture

- a) The principal entrance to a building should be accessible by persons with disabilities.
- b) Front and side entrances should be an architectural focal point for the building and should be recessed from the main façade of the building.
- c) Building entrances should be accessed directly from a public right-of-way (road dedication) without crossing any parking areas. This means that building entrances should be on the front of the building (facing the street), or on the side of the building where a pathway leads from a public right-of-way (road dedication) directly to the entrance without crossing any internal roads, driveways, or parking areas.
- d) Ground floor units, both commercial and residential, should have individual entrances from a public right-of-way (road dedication).
- e) Awnings that extend over a public right-of-way (i.e. road dedication) should be included wherever the building directly abuts the public road right-of-way.

.3 Form and Character of Buildings

- a) Building facades should be articulated in a regular pattern at least every 7.5 metres in order to reflect the historic pattern of lot and building widths along Robinson Avenue.
- b) Buildings should not present blank walls to any public road. Instead they should include a regular pattern of vertically and horizontally aligned, windows on all walls that face a public road. The ground floor window area should be at least 75% of the total wall area, and upper floor window areas should be 50-75% of the total wall area on each floor.
- c) The shape, rooflines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.

.4 Private Outdoor Spaces

- a) All residential units should have access to private or semi-private outdoor space or on balconies or roof decks.

.5 Parking

- a) Parking areas should be located to the rear or side of the building and should not be located between the building and a public road.
- b) Parking area entrances should be from a side street or rear lane wherever possible. Parking area entrances from Robinson Avenue are discouraged.
- c) Any surface parking or internal driveways or roads should be set back from the public road and include landscaping.
- d) Off-street surface parking should incorporate walkways as an integral element of the design in order to ensure safe separation of pedestrians and vehicles.
- e) Parking within a structure should be screened from view at ground level.

.6 Screening and Landscaping

- a) Outdoor storage areas, waste disposal containers, and heating and cooling equipment should be screened from view with fencing or landscaping.

6.1.3.7 Exemptions

The following do not require a Development Permit:

- .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;
- .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; and
- .6 the placement of a metal storage container for a temporary period not exceeding 24 months where:
 - a) the metal storage container is installed on a temporary foundation; and
 - b) no variance(s) to zoning regulations is required.

6.1.4 Okanagan Falls Commercial Development Permit Area

6.1.4.1 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.

6.1.4.2 Area

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

6.1.4.3 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.

6.1.4.4 Development requiring a permit

.1 A development permit is required, except where exempt under Section 6.1.4.6 (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.

6.1.4.5 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.

6.1.4.6 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 m²;
- .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.

6.1.5 Okanagan Falls Industrial Development Permit Area

6.1.5.1 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*.

6.1.5.2 Area

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

6.1.5.3 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.

6.1.5.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 6.1.5.8 (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).

6.1.5.5 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.

6.1.5.6 Guidelines – Aquifer Protection

- .1 Unless exempt under Section 6.1.5.7 (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.

6.1.5.7 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 m² 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.

6.1.6 Okanagan Falls Town Centre Development Permit Area

6.1.6.1 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.

6.1.6.2 Area

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

6.1.6.3 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.

6.1.6.4 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.

6.1.6.5 Development requiring a permit

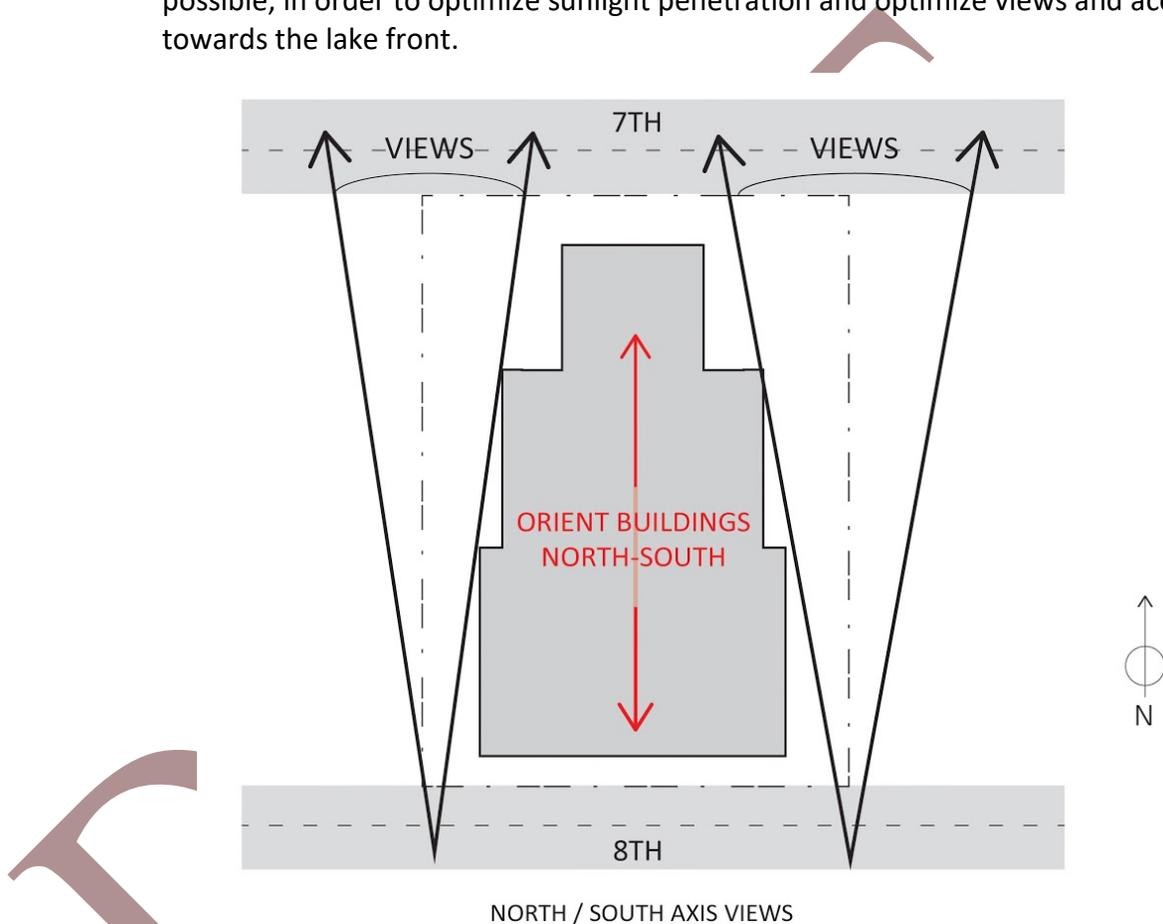
- .1 A development permit is required, except where exempt under Section 6.1.6.7 (Exemptions), for the following development on lands within the Okanagan Falls Town Centre Development Permit Area:
 - a) construction of, addition to or alteration of a building or other structure.

6.1.6.6 Guidelines

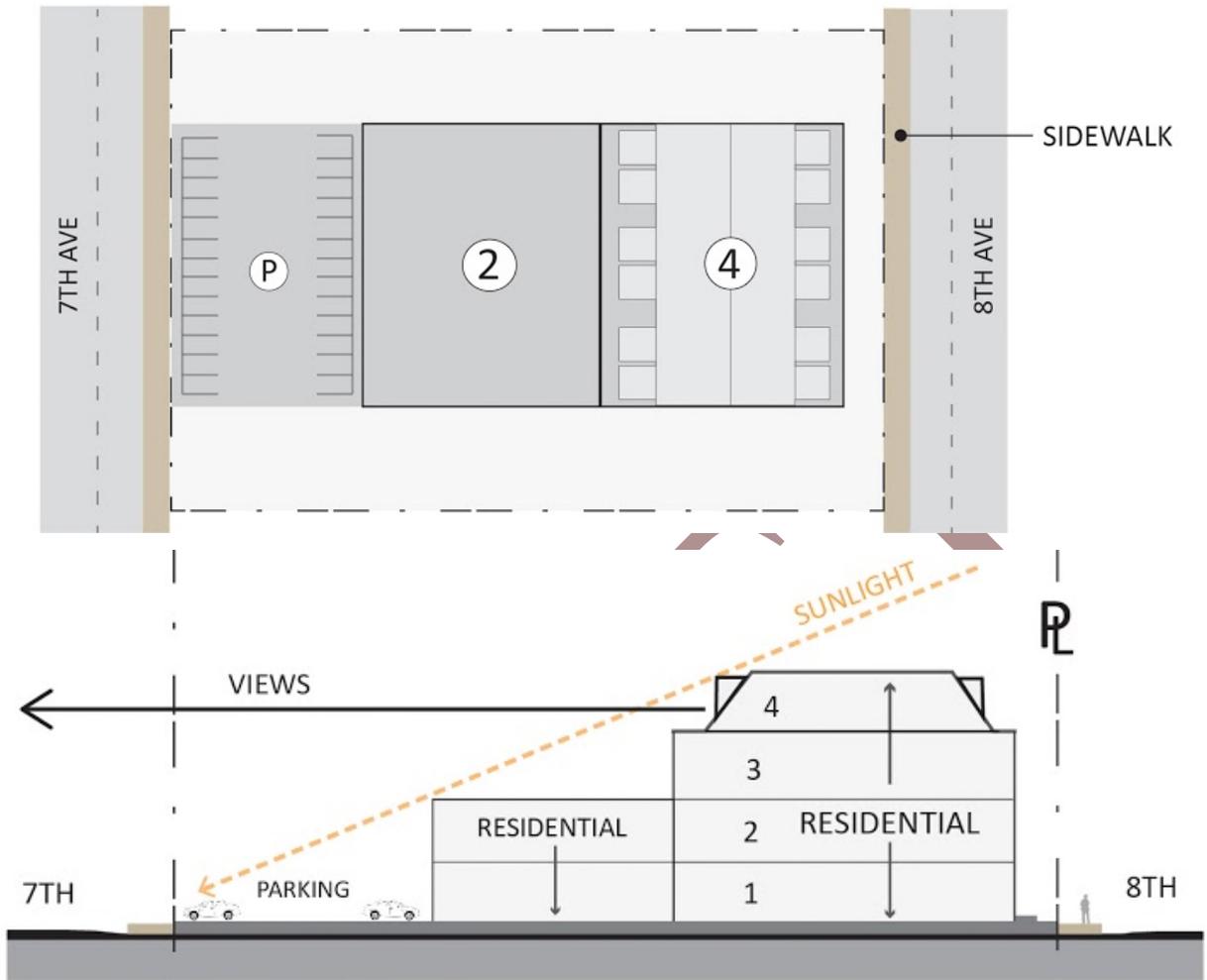
A Development Permit is required for all development within an Okanagan Falls Town Centre Development Permit Area, and shall be in accordance with the following guidelines:

- .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.

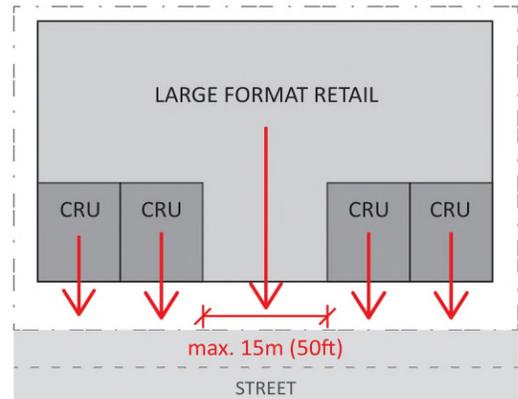


- d) Store entrances should be recessed to provide an area that is covered and inviting to passersby.
- e) All ground floor commercial space should have a minimum floor-to-floor height of 4.5 metres to accommodate a wide range of retail/service uses and provide a generous scale for these uses.
- f) New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

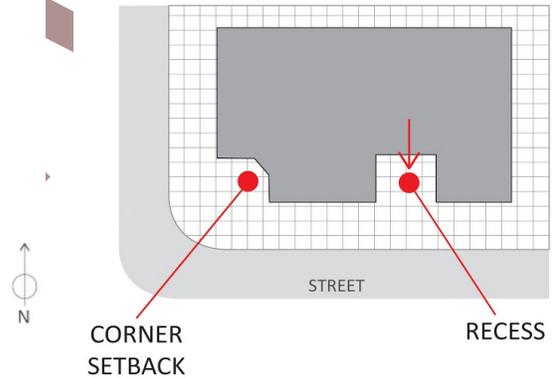
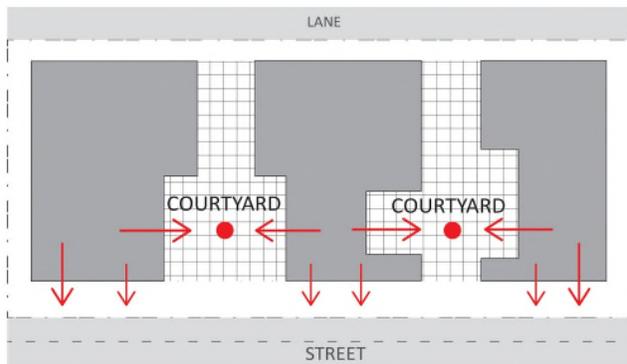


- h) Where a single, larger format commercial use exceeds a frontage width of 15.0 metres, the principal street frontage should be lined with smaller individual commercial retail units (CRUs) that screen this larger commercial use, with a narrower portion of the main use visible to the street.

- 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 sidewalks 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.



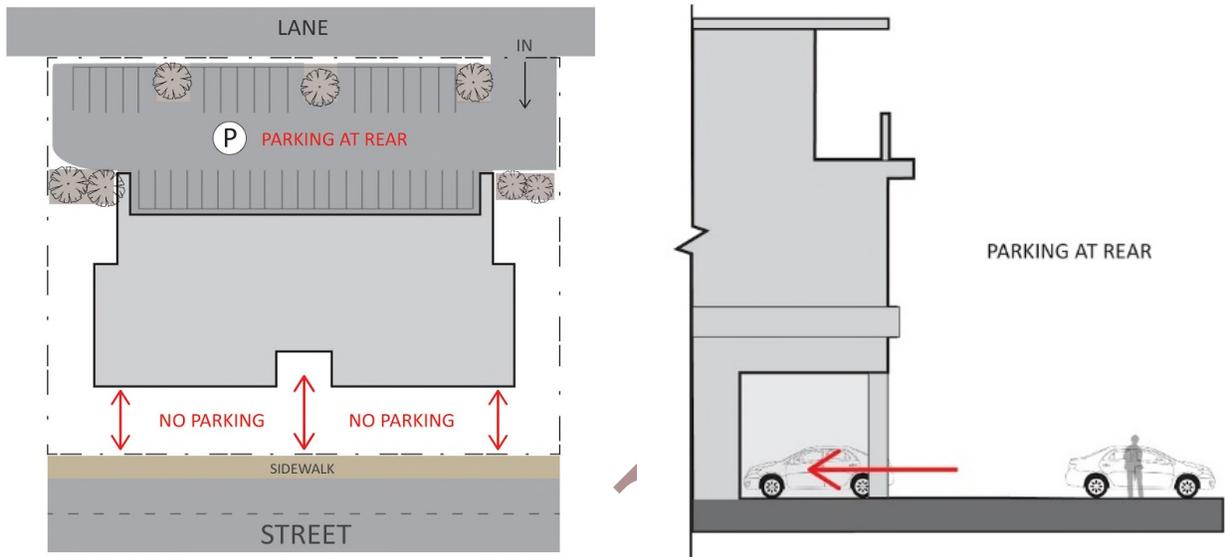
.3 Built Form for Residential Buildings

- 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

6.1.6.7 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.

6.1.7 Watercourse Development Permit Area

6.1.7.1 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.

6.1.7.2 Area

Lands designated as Watercourse Development Permit Area are:

- .1 shown as Watercourse Development Permit Area on Schedule 'P' (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.

6.1.7.3 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.

6.1.7.4 Development requiring a permit

- .1 A development permit is required, except where exempt under Section 6.1.7.8 (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.

6.1.7.5 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.

6.1.7.6 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.

6.1.7.7 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.

6.1.7.8 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.

6.2 TEMPORARY USE PERMITS

6.2.1 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.

6.2.2 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.

6.2.3 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.

6.2.4 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 6.2.3 (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).

6.2.5 Policies – Short-Term Rental Accommodation

The Regional Board's policies are as follows:

- .1 The following criteria may be used when assessing an STR Permit application to use a residential dwelling for short-term rental accommodation purposes in Electoral Areas "A", "C" and "E":
- a) provision of adequate off-street parking;
 - b) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and
 - c) normal occupancy of the dwelling unit as well as the proposed duration of use as a short-term rental accommodation.
- .2 In issuing a Short-Term Rental Accommodation (STR) 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 months of use;

- d) the provision of the manager or owner's contact information, as well as a copy of any issued STR Permit, to each neighbour whose property is located within 100 metres of the subject property;
- e) the availability or accessibility of the manager or owner;
- f) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaw;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.
- g) a maximum of two (2) persons per bedroom within a dwelling unit;
- h) the provision of one (1) parking space for each bedroom available for short-term rental use; and
- i) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for short-term rental occupancy;
- j) other requirements that the Regional District Board may consider appropriate.

6.2.6 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 6.2.3.

7.0 LOCAL AREA POLICIES

7.1 Background

The South Okanagan is comprised of a variety of distinct communities and smaller, rural settlement areas. While they each have much in common, including a strong desire to maintain and protect the rural qualities and environmental values of the Valley, each community is also unique. This section of the Plan outlines policies for each of the Plan Area's main communities.

7.2 Anarchist Mountain (Electoral Area "A")

Anarchist Mountain is located approximately 15 km east of the Town of Osoyoos and transitioned from predominantly ranching and logging to rural-residential subdivisions starting in the early 1970s on the west end of the mountain.

In 2003, a 275 rural-residential subdivision named "Regal Ridge" was approved for the remainder of Anarchist Mountain and surrounded by approximately 1,100 ha of lands designated for conservation purposes. This development was expanded to allow the development of over 600 residential units.

As of 2021, approximately 180 homes have been constructed within the community and a volunteer fire department had been established. There are no community water or sewer services within or planned for this area and the commercial core remains undeveloped.

In 2025, a large portion of the approximately 1,100 ha of lands designated for conservation purposes were acquired by the Osoyoos Indian Band (OIB).

Anarchist Mountain comprises lands within high and very high wildfire hazard areas as well as very high conservation values. Balancing new development with fire smart practises and maintaining the high environmental values are of chief concern for the community.

Under the South Okanagan RGS Bylaw, Anarchist Mountain is a designated "Rural Growth Area".

7.2.1 Policies

The Regional Board:

- .1 Supports the transfer of lands designated as Conservation Area (CA) to public ownership in order to ensure conservation values and public access for outdoor recreational uses (e.g. trails) are protected.
- .2 Supports a review of the Environmentally Sensitive Development Permit (ESDP) Area designation on lands at Anarchist Mountain.
- .3 Supports maintaining the rural character of the area by not supporting the re-designation of parcels or creation of new community water systems or community sewer systems.

- .4 Supports the development of a community hall on Lot 8, Plan KAP87904, District Lot 2709, SDYD (155 Peregrine Road).
- .5 Supports the re-designation of existing Commercial (C) lands to Small Holdings (SH).
- .6 Will consider park land dedication acquisitions in accordance with the *Regal Ridge Park and Open Space Plan* (2011).
- .7 Supports a Community Wildfire Resiliency Plan for Anarchist Mountain.
- .8 Supports volunteer efforts by the Anarchist Mountain Fire Department to educate new residents and builders to learn about local fire hazards and what they can do to mitigate losses in the event of a wildfire.

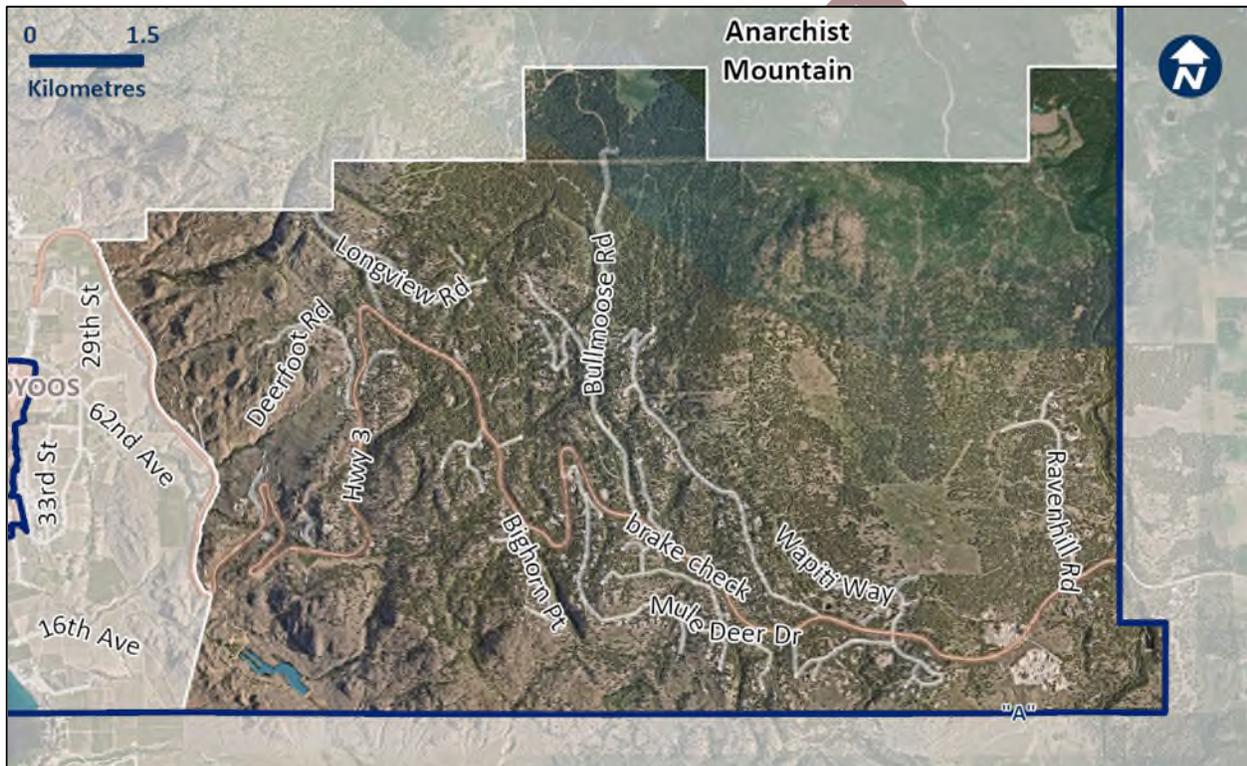


Figure 14: Anarchist Mountain Local Area

7.3 Eastside Road (Electoral Area “D”)

Eastside Road is the principal road link connecting the communities on the east side of Skaha Lake, such as Skaha Estates, Sunny Bay, Echo Bay, Lakeshore Highlands, Heritage Hills and Vintage Views, to Penticton in the north and Okanagan Falls to the south.

These communities are primarily residential and rural-residential in character and are surrounded by agricultural operations and environmentally sensitive lands held by the province and various conservation organizations.

As of 2025, the total number of residential parcels in each of these communities is estimated to be as follows:

- Skaha Estates 134
- Echo Bay 33
- Lakeshore Highlands 83

- Sunny Bay 18
- Racette Way 34
- Heritage Hills 195
- Vintage View 43

Private community water systems are currently operated by Lakeshore Water Works Limited and Skaha Estates Improvement District, while a private community sewer system is operated by the Vintage Views Development Limited. By 2026, it is anticipated that all three of these systems will have been acquired by the Regional District.

The RDOS previously conducted long-range planning to assess the potential to connect Skaha Estates to the sewage collection system and treatment plant in Okanagan Falls, however, it was determined that such an extension was not feasible due to design challenges and cost.

Further to this, there is broad community recognition that the intensity of development in Heritage Hills and Vintage Views has altered view-scapes and the natural landscape of the area. Restricting further hillside development is supported by the community and this is best achieved by not rezoning land to introduce new rural, or rural-residential land uses along Eastside Road.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Skaha Estates and Eastside Road have been designated as a “Rural Growth Area”.

7.4.1 Policies

The Regional Board:

- .1 Supports the sustainable development of infrastructure services by not creating new water or sewer services areas, or extending existing water or sewer services beyond the boundaries of the Eastside Road area.
- .2 Supports restricting accessory residential densities on lands served by the Lakeshore Waterworks System and Vintage Views Sewer System due to existing limitations and required upgrades associated with both systems.
- .3 Supports reviewing permitted residential densities on lands served by the Lakeshore Waterworks System and Vintage Views Sewer System once system upgrades have been completed for both systems and capacity has been created to allow for a secondary suite or accessory dwelling on a parcel.
- .4 Supports the acquisition of Lot 3, Plan EPP61041, District Lot 2710, SDYD (176 Chadwell Place) for public park purposes.
- .5 Supports the use of a comprehensive development zone, to be replaced with existing zones found in the applicable zoning bylaw as the lands are developed, in order to:
 - a) allow a range of Medium Density Residential (MR) and Low Density Residential (LR) densities and dwelling types on the land described as Parcel A, Plan KAP1434, Sublot 14, District Lot 2710, SDYD; Lot 11, Plan KAP1434, District Lot 2710, SDYD; and Lot 1, Plan KAP19321, District Lot 2710, SDYD (187 & 195 Eastside Road);
 - b) to allow a maximum of 6 principal dwellings in a variety of dwelling types on the land described as Lot 14, Plan KAP82660, District Lot 2710, SDYD (187 Racette

Way); and

- c) allow a range of Medium Density Residential (MR) and Low Density Residential (LR) densities and dwelling types on the land described as Plan KAP90314, District Lot 2710, SDYD (175 Eastside Road).
- .6 Will advocate to the provincial government in support of the following:
- a) community engagement when undertaking capital works to improve the safety of Eastside Road;
 - b) the provision of adequate paved road widths on Eastside Road for bicyclists and pedestrians;
 - c) the maintenance of Eastside Road as a scenic and lower speed route than Highway 97 as it crosses through an important wildlife corridor.



Figure 15: Eastside Road Local Area

7.4 Fairview (Electoral Area “C”)

Located approximately 5 km west of Oliver, the Fairview townsite is a former gold mining boom town that was given its name for the overlook of the valley it had, which was described as a ‘fair’ view.

Little of the town remains, as the buildings were gradually deconstructed and relocated, like the Presbyterian Church which is now the United Church in Okanagan Falls and the Fairview Jail which found its new home on the Oliver & District Museum grounds. Other buildings were lost to fire or nature.

The Fairview Properties represent part of the Okanagan Valley's gold rush history and are maintained by the Oliver-Osoyoos Branch of the Okanagan Historical Society. The provincial government has issued a lease to the Regional District for management of the site, and the Regional District has signed a sub-lease with the Fairview Heritage Townsite Society to manage the property.

The area is also seen to comprise a number of large parcels that surround the Fairview-Cawston Road that have remained primarily un-developed. While previously the subject of a 1,400-unit development proposal in the late 1990s (“Fairview Highlands”), this area is not currently designated for future growth or re-development under the RGS or OCP bylaws. The availability of water to service more intensive land uses, including residential is a concern in this area.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Fairview has not been designated as either a “Primary Growth Area” or a “Rural Growth Area”.

7.5.1 Policies

The Regional Board:

- .1 Supports the preservation and management of the historic Fairview townsite by the Oliver & District Heritage Society.
- .2 Supports maintaining the rural character of the area west of the historic Fairview townsite by maintaining the existing Resource Area (RA) land use designation.
- .3 Supports continued operation of the Town of Oliver sewer treatment plant and aerated lagoons on Crown land north of the historic Fairview townsite.
- .4 Supports the sustainable re-use of reclaimed water from the Town of Oliver sewer treatment plant for irrigation purposes, including at Fairview Mountain Golf Course.

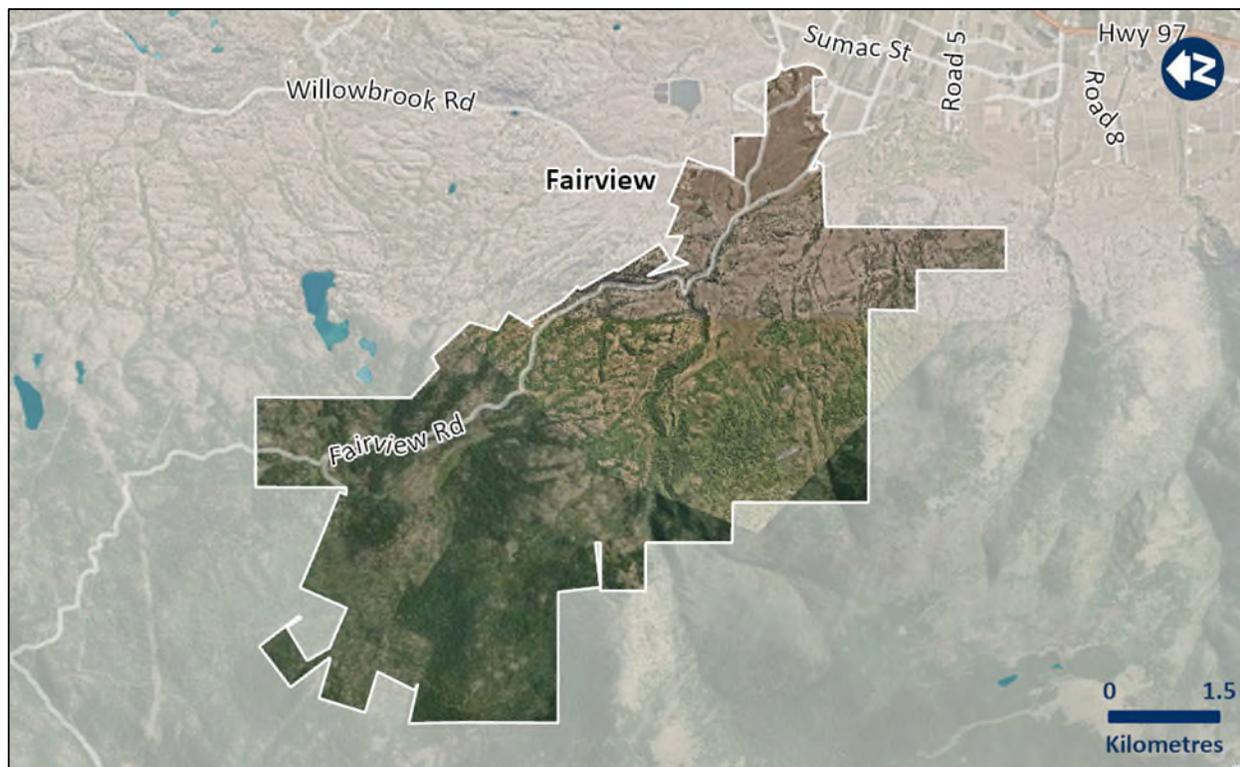


Figure 16: Fairview Local Area

7.5 Faulder (Electoral Area “F”)

The community of Faulder is located 10 kilometres west of Summerland and is characterised by rural-residential development.

Faulder was a “siding” (e.g. a short length of track that branches off from a main railway line used for storing rolling stock) and “flag station” of the Kettle Valley Railway when it was completed in 1915.

The area remained predominantly agricultural in area until the 1970s, when a series of rural-residential subdivisions were completed along Fish Lake Road and Princeton-Summerland Road.

A community water system was created to service some of these parcels, and was acquired by the Regional District in the mid-1990s. The Faulder Community Water System is supplied by a primary well, and an emergency back-up well, which are located on the bank of Trout Creek. The primary well supplies domestic water to 81 connections and an estimated population of 215 residents (as of 2022). Several properties within the community supplement their domestic water with private wells.

There is a history of water availability concerns for the residents who rely on the Faulder Community Water System for domestic use, as well as within the broader Faulder community. During dry years, residents in both areas have reported private wells becoming dry, and the Regional District wells experience limited or no recharge of the water level resulting in a decline in the water level available for use.

In 2008, the Faulder water system lost its supply of water due to drought conditions and water was trucked into the community. In 2015, a new deeper well was drilled into the aquifer in order to avoid the water shortages that occurred in 2008.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Faulder has not been designated as either a “Primary Growth Area” or a “Rural Growth Area”.

7.6.1 Policies

The Regional Board:

- .1 Does not support the rezoning of parcels in order to facilitate subdivision in order to maintain the existing parcel sizes and preserve existing water resources.
- .2 Supports continuing work with Interior Health Authority to ensure high quality drinking water in the Faulder area.
- .3 Supports the development of local commercial uses in Faulder to meet community needs subject to appropriate water and sewer services.
- .4 Does not support the subdivision of parcels within the Faulder Community Water System Local Service Area.
- .5 Does not support the construction of accessory dwellings and secondary suites within the Faulder Community Water System Local Service Area.

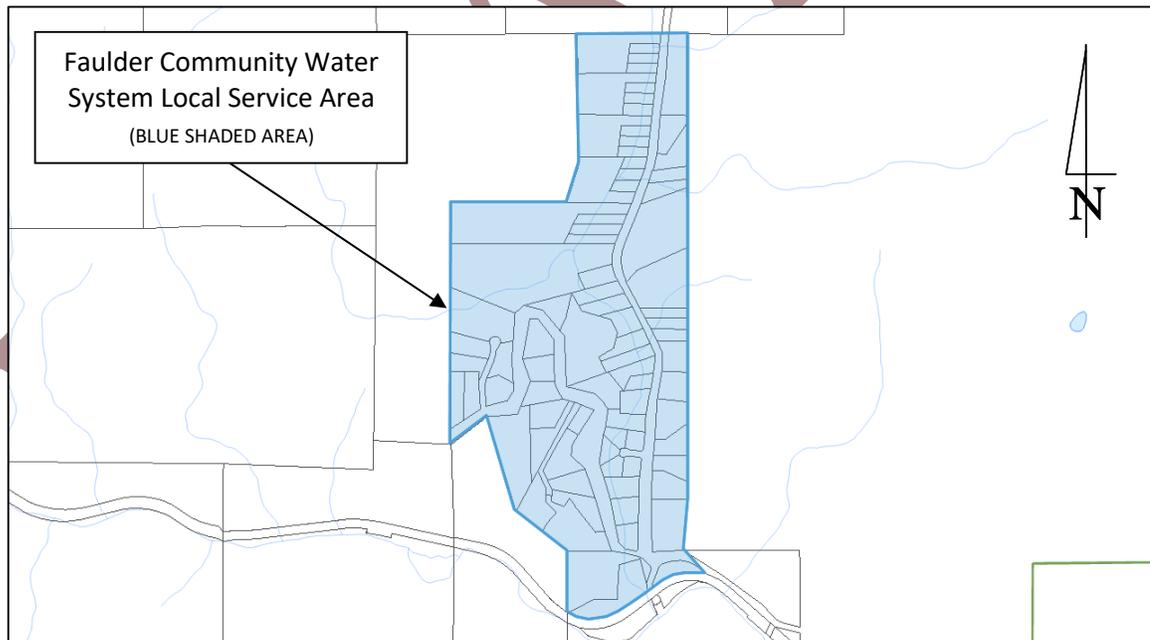


Figure 17: Faulder Community Water System Local Service Area

- .6 Does not support the expansion of the Faulder Community Water System Local Service Area.
- .7 Supports the protection of source water within the Faulder Community Water System Local Service Area by restricting agricultural uses.
- .8 Supports the professional decommissioning of all private water wells within the Faulder

Community Water System Local Service Area in order to protect the local aquifer and prevent contamination.

- .9 Supports the installation of water meters within the Faulder Community Water System Local Service Area in order to ensure the long-term sustainability of water resources.
- .10 Will advocate to the provincial government in support of the following on lands within the Faulder Local Area:
 - a) Restricting the issuance of groundwater and surface water licenses within the Trout Community Watershed.

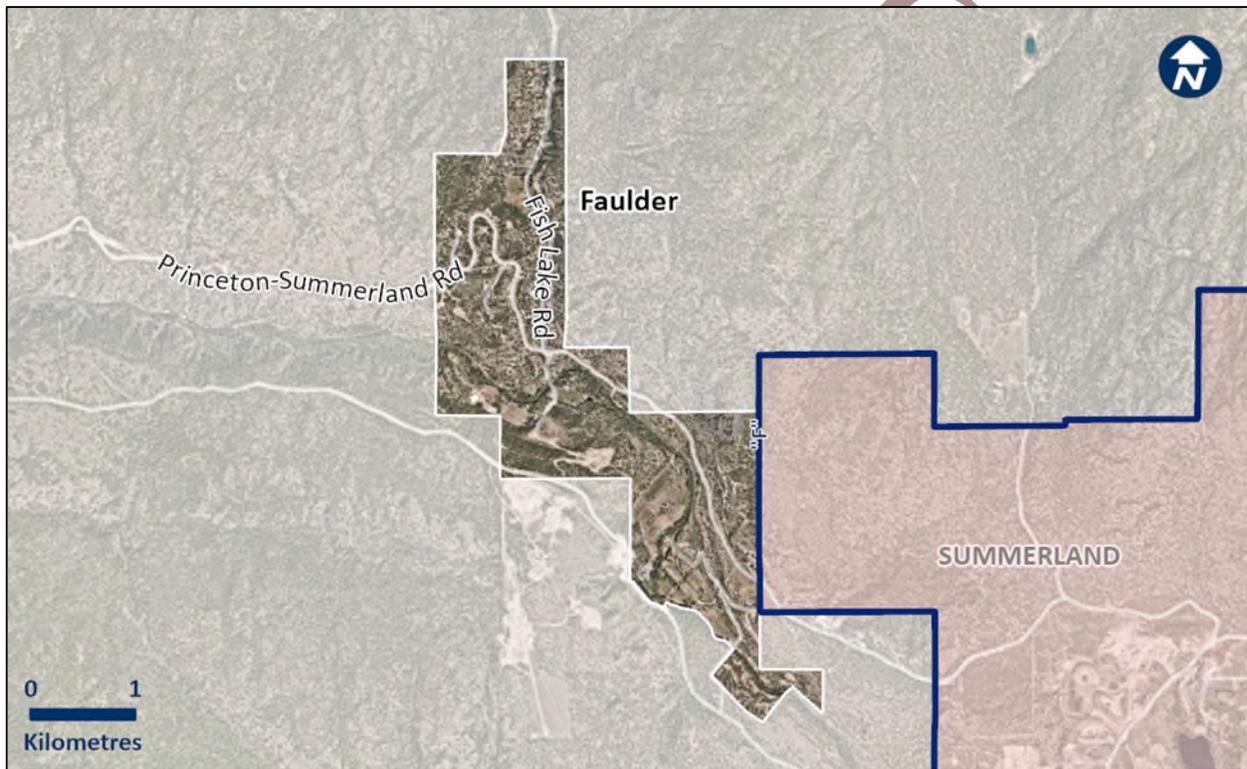


Figure 18: Faulder Local Area

7.6 Gallagher Lake (Electoral Area “C”)

The community of Gallagher Lake is located approximately 8.0 kilometres north of the Town of Oliver and is immediately adjacent to the Osoyoos Indian Band (OIB) Reserve No. 1 to the south and Nfaylntn, (formerly McIntyre Bluff) to the west. The

Gallagher Lake emerged as a tourist destination in the mid-20th Century, catering to the emerging car culture and highway-based tourism by taking advantage of the proximity of Gallagher Lake to Highway 97.

This took the form of a resort developed adjacent the lake, a campground and local commercial services on the west side of the highway.

In addition to a resort developed adjacent the lake, a campground was developed nearby and later a mobile home park was also developed along with commercial developments on

the west side of Highway 97. Later, a mobile home park and additional residential developments took form.

The community is partially served by a community water system and community sewer system operated by the Osoyoos Indian Band (OIB). The Regional District has contracted with the OIB to provide a defined number of connections, while other property owners have reached their own agreement with the OIB for services.

The lands north of the community contain very environmentally sensitive Antelope-brush, and are held by conservation organization or are part of the Vaseux Bighorn National Wildlife Area and Provincial Protected Areas.

Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, the community has been designated as a “Rural Growth Area”.

7.7.1 Policies

The Regional Board:

- .1 Supports expanding the existing water and sewer utilities agreement with the Osoyoos Indian Band (OIB) in order to provide service to the whole of the Gallagher Lake community.
- .2 Supports the re-designation of the lands described as Lots A & B, Plan KAP87618, District Lots 28S & 4108S, SDYD (8583 & 8713 Highway 97) to residential uses when the existing quarry operation ceases.
- .3 Supports the re-development of lands adjacent to the Gallagher Lake Frontage Road to higher residential densities, subject to servicing.
- .4 Supports the main commercial area on the Gallagher Lake Frontage Road remaining the focus for future commercial development.
- .5 Supports trail development allowing for access to destinations such as McIntyre Bluff, connections to the KVR system and natural areas and water courses areas.
- .6 Supports new industrial uses locating at the Osoyoos Indian Band’s Senkulmen Business Park.
- .7 Will advocate to the Town of Oliver in support of retaining access and use of the Irrigation Canal running through the Gallagher Lake community.
- .8 Will advocate to the provincial government in support of the following:
 - a) improved safe crossing point at Highway 97 in the form of crosswalk or controlled pedestrian should foot traffic counts warrant such a crossing;
 - b) an interconnected road network with secondary accesses to existing development areas on either side of Highway 97;
 - c) focusing access to Highway 97 at existing intersections by closing other accesses to the highway;
 - d) a review of access to the property at Lot 1, Plan KAP3579, District Lot 28S, SDYD

(8703 Highway 97), in order to determine safe and appropriate access routes if re-development is proposed;

- e) enhanced pedestrian mobility via sidewalks, shoulder widening, walkways and trails that are interconnected for the entire community and for both existing and new development areas;
- f) Gallagher Lake Frontage Road mobility and safety improvements in the form of street lighting and signage;
- g) Implementation of a long term lake water quality testing/monitoring program that serves to confirm water quality for the benefit of tourism and the environmental integrity of the lake.



Figure 19: Gallagher Lake Local Area

7.7 Kilpoola / Spotted Lake (Electoral Area “A”)

The community of Kilpoola 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.

Kilpoola comprises lands with very high environmental values as well as a culturally significant feature in the form of Spotted Lake or kłlil’x^w as it called by Syilx/Okanagan people.

Spotted Lake is a sacred medicine lake and a protected cultural heritage site of the Syilx/Okanagan People. In 1979, the Okanagan Elders and Chiefs came together and wrote the Statement of the Okanagan Tribal Chiefs on kłlil’x^w (Spotted Lake), which reflected the thoughts, feelings and voice of the Syilx/Okanagan people:

Since the dawn of history, Spotted Lake or kłlil'xʷ as we call it, has been a sacred place. Indians from all tribes came to visit the lake for the medicine the lake contains. The ceremonial cairns, too numerous to count that surround the lake testify to that. Some of these are so ancient they have sunk underground and only their tops remain above ground. Some are buried altogether. There are many stories told by our ancestors about the cures this lake has provided, physically and spiritually through its medicine powers.

In 2001, the Chiefs of the Okanagan Nation Alliance and the Minister of Indian Affairs and Northern Development successfully finalized the acquisition of a 22.6-hectare site of kłlil'xʷ (Spotted Lake) lands for the use and benefit of the Okanagan First Nation.

The importance of this sacred site cannot be understated and, in order that it may be preserved for future generations, access to the lake is monitored by the Syilx/Okanagan Nation. Those wishing to visit the lake should seek permission by contacting the Okanagan Nation Alliance.

Kilpoola is also in an area with a long history of water scarcity and balancing existing development with these environmental concerns is important for the community.

In light of the above, the community has not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan RGS Bylaw.

7.9.1 Policies

The Regional Board:

- .1 Supports the protection of source water, water supply and environmental values in the Kilpoola area by discouraging the rezoning and subdivision of properties as well as potential limits on accessory dwellings.
- .2 Recognises the cultural significance of kłlil'xʷ (Spotted Lake) to the Syilx/Okanagan Nation and will explore the implementation of land use regulations to protect this natural feature.
- .3 Supports the stewardship of kłlil'xʷ (Spotted Lake) and the Syilx/Okanagan Nation's management of access to the lake.
- .4 Supports the designation of the federally owned parcels that surround kłlil'xʷ (Spotted Lake) as Conservation Area (CA) to help buffer and protect kłlil'xʷ (Spotted Lake) and its watershed.
- .5 Encourages the Federal Government to purchase undeveloped RA lands surrounding Spotted Lake wherever feasible and appropriate.

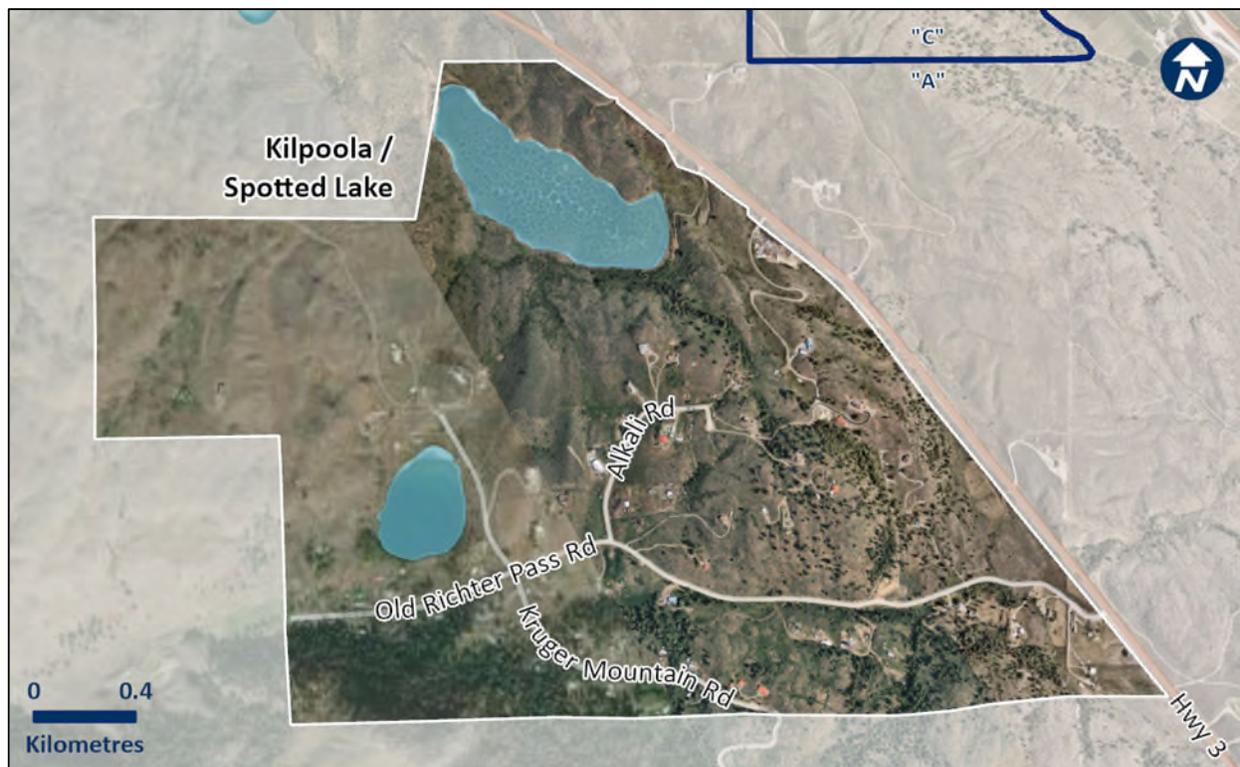


Figure 20: Kilpoola / Spotted Lake Local Area

7.8 Meadow Valley (Electoral Area “F”)

The Meadow Valley area is approximately 10.0 km from the District of Summerland and is characterized by agricultural operations.

In the late 19th Century, the Valley formed part of the Hudson’s Bay Company Fur Brigade Trail “as it afforded an excellent camping ground, feed and water for the horses, an abundance of fish and game as well as good shade.”

In the early 20th Century, the Valley was used as a summer range area for cattle and the site of a sawmill used to supply lumber for the construction of Summerland and irrigation flumes to channel water to surrounding orchards.

Currently, many parcels in Meadow Valley have been designated as Agricultural Land Reserve (ALR) by the provincial government, with Garnet Lake at the north end of the community forming an important source of irrigation and domestic water for the District of Summerland.

Meadow Valley residents use a combination of private groundwater wells and surface water intakes, and one community water system (Meadow Valley Irrigation District), to meet their watering needs for domestic use, forage and fruit tree irrigation, and livestock watering.

In dry year (lower recharge), groundwater levels in the Meadow Valley aquifer become low with minimal groundwater available. In addition, there is a reduction in recharge to the aquifer from creek bed leakage due to less flow in dry years, as well as a probable increase

in the amount of surface water and groundwater used for irrigation purposes.

In recognition of these circumstances, the community has not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw and no further growth in the area is envisioned at this time.

7.8.1 Policies

The Regional Board:

- .1 Supports the protection of source water in the Meadow Valley by applying land use designations and zonings to land in order to limit subdivision, particularly within the Trout Community Watershed.
- .2 Supports maintaining and enhancing the farming lifestyle in Meadow Valley and will only consider agricultural uses in the area.
- .3 Will advocate to the provincial government in support of the following:
 - a) restricting further groundwater and surface water licenses being granted within the Trout Community Watershed;
 - b) restricting additional surface water diversions from Darke Creek or other mountainside creeks for commercial and private/domestic irrigation use, as this water provides important recharge to the aquifer;
 - c) promoting water conservation measures and encourage reduced groundwater and surface water extractions for private and domestic irrigation use in dry years.

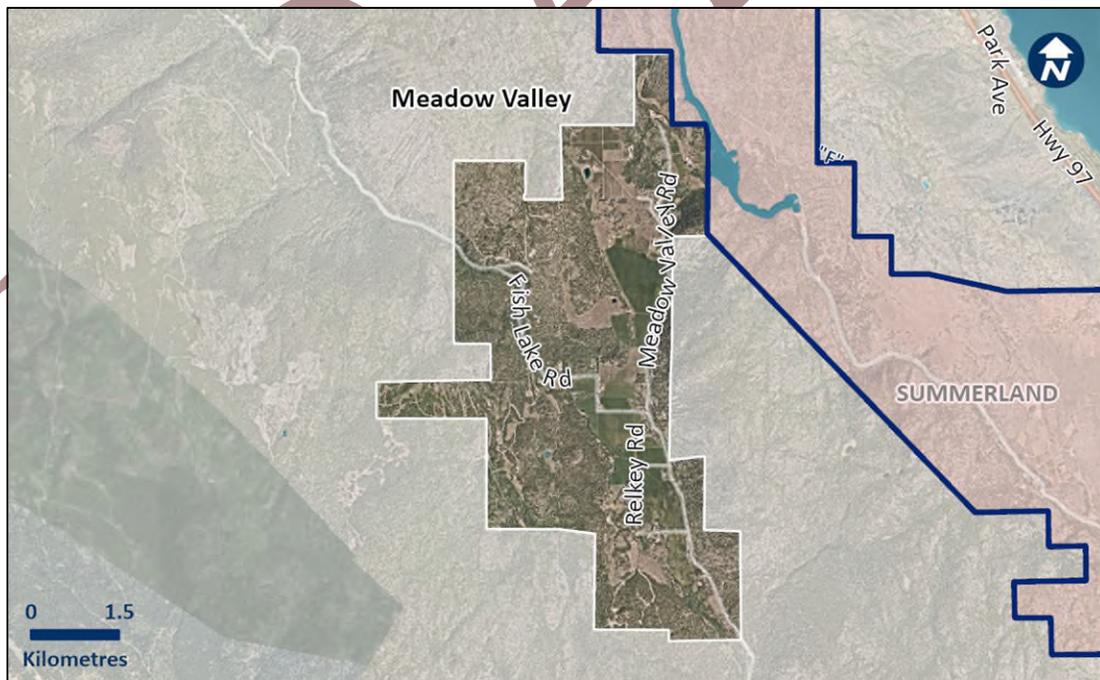


Figure 21: Meadow Valley Local Area

7.9 Naramata (Electoral Area “E”)

The Community of Naramata is situated on the east side of Okanagan Lake and is approximately 5.0 km north of the City of Penticton and comprises a number of distinct areas, five (5) of which are outlined below.

Future growth and development in Naramata will be influenced by a number of potential development constraints and considerations and the Regional District recognizes that there are properties within Naramata that are protected from development by provincial legislation.

It is not the intention of the Regional District 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.

As residents of Electoral Area “E” have expressed serious concerns that growth management includes support for residential and multi-use developments, this OCP applies the “Village Settlement Area” designation for Naramata under the South Okanagan RGS into separate growth containment areas (e.g. three (3) containment areas labelled “A”, “B” & “C” on Figure 24):

- **Growth Containment Area “A”:** is the smallest containment area and is where commercial and multi-use are encouraged to occur.
- **Growth Containment Area “B”:** will provide for short- to mid-term growth and was determined by geography (e.g. generally being the area that follows the base of the steep slopes. This area also generally aligns with the proposed Phase 1 of the LWMP and exploration of a community sewer.
- **Growth Containment Area “C”:** is the largest of the growth containment areas and is meant to indicate where long term (~ 50 years +) development is to be directed. This area also generally aligns with the proposed Phase 2 of the LWMP.

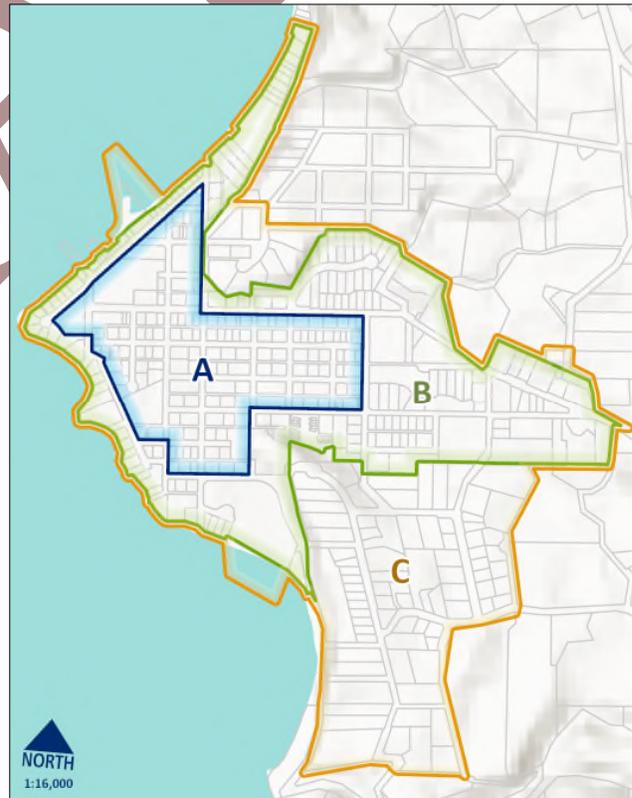


Figure 22: Naramata Village Settlement Area (Growth Containment Area)

The area contained within Figure 24 also permits future adjustments based on a new community sewer area, currently unknown, without the need to amend the entire RGS.

Naramata Village Centre:

The Naramata Village Centre is a small but relatively diverse, mixed-use area that is valued by residents and serves as an important business, service and recreational area for the community. It accommodates a range of commercial and institutional uses as well as some residential uses.

The Village Centre area comprises Robinson Avenue between First Street to the west and Fourth Street to the east. The area also includes the former BC Tree Fruits packinghouse site, which has remained underutilized and predominantly vacant following the closure of the facility in 2008.

Access to the Village Centre, as well as the broader Naramata community is via Naramata Road. Residents have consistently expressed concerns regarding traffic volumes on this road, especially during peak summer periods, and how these might be impacted by additional residential development. The reality of only a single access road to the community is also of concern in the event of a major wildfire.

Naramata is designated as “Rural Growth Area” under the South Okanagan Regional Growth Strategy Bylaw and is recognized as a historic, unincorporated village, primarily serving as a local hub for surrounding agricultural areas.

The Naramata Village Centre designation supports this by focusing medium density residential growth which, in turn, will promote a more compact urban form and a more complete community. It will also increase support for local businesses in the Village Centre.

To meet these objectives, the Naramata Village Centre designation includes a strong emphasis on encouraging commercial, tourist commercial, mixed-use commercial, and medium density residential development.

7.9.1 Policies – Naramata Village Centre

The Regional Board:

- .1 Supports a high standard of architectural building design for development within the Naramata Village Centre by designating these lands as a development permit area under Section 488(1) of the *Local Government Act* for the purpose of establishing form and character objectives for commercial and multi-family residential developments.
- .2 Supports the development of seniors housing, group homes and community care housing on lands designated as Naramata Village Centre (NVC).
- .3 Supports public events on lands designated as Naramata Village Centre (NVC).
- .4 Supports the formalisation of “Centennial Square”, being an area at the intersection of Robinson Avenue and Second Street, as a small-scale public space (i.e. civic plaza) that can be used to host community activities and as a meeting place for residents and visitors.

- .5 Encourages the development of additional tourist accommodations in the form of a hotel within the Naramata Village Centre.
- .6 Will advocate to the provincial government in support of the following:
 - a) a landscaping plan within the road dedication for Robinson Avenue between 1st Street and 4th Street in order to replace existing trees with new, non-invasive species at close intervals and with suitable growing conditions to allow a mature canopy to develop over time; and
 - b) special events permits related to parades, races, protests, fundraising events, filming and other uses that require the short-term use of a road dedication, subject to the proponent meeting all applicable provincial requirements (i.e. Certificate of Insurance).

Lower Naramata:

Naramata comprises the historic Naramata “townsite” area to the west of the surrounding agricultural community adjacent to Okanagan Lake that was founded as an unincorporated community by John Moore Robinson in 1907. Naramata character is defined substantially by an eclectic assembly of homes predominately located on older surveyed 30 feet by 100 feet parcels. There are no sidewalks and minimal street lighting, although there are many established gardens and trees.

The United Church has owned a large number of parcels in Naramata and it has been operated as a spiritual retreat with various styles of accommodations.

In more current history, Naramata has seen the closing of a packing plant, originally owned by BC Tree Fruits, and an agricultural transition away from food and farming to the planting of vineyards and development of wineries.

Following the establishment of the Agricultural Land Reserve (ALR) in 1972, and protection of the agricultural lands surrounding the Naramata village area, residential development began to occur in the hillsides above the community.

Naramata residents embrace participation in community initiatives and are active in many groups that support the sustainability and livability of the area. Areas of interest for the community include maintaining dark skies, wild safe programs, affordable housing, infrastructure, and climate change.

7.9.2 Policies – Lower Naramata

The Regional Board:

- .1 Supports the infill and densification through the introduction of multi-family residential development (e.g. townhouses and low-rise apartments).
- .2 Supports multi-family residential development that does not exceed a maximum height of 12.0 metres.
- .3 Supports exploring the option of lowering single family residential development height restrictions in the lower Naramata area.

- .4 May consider re-designating Naramata Centre in order to allow mixed density development including townhouses, apartment buildings, duplexes, assisted living and special needs housing, and complementary uses such as daycares, preschools and parks.
- .5 Encourages the establishment of new commercial uses on parcels that have been designated as Naramata Village Centre (NVC).
- .6 Supports the donation or sale of the parcels along creeks and streams to the Province or the Regional District in order to protect and restore riparian values and protect from floods.
- .7 Supports the creation of a community sewer system to serve lands within ‘West Naramata’ in order to prevent contamination of Okanagan Lake and to facilitate higher residential densities.
- .8 Supports the community to become an International Dark Sky Place.
- .9 Encourages the province to provide regional districts with similar legislative authority to municipalities under the *Community Charter* in relation to the protection of trees.
- .10 Encourages the Ministry of Transportation and Transit (MoTT) to:
 - a) reduce speed limits within the village;
 - b) install speed calming strategies;
 - c) develop a plan to address the undeveloped road right of ways; and
 - d) install permeable (e.g. gravel) walking pathways along the major roads.
- .11 Supports the showcasing of existing heritage values and resources to encourage tourism and economic development opportunities.

Upper Naramata:

The land area being considered as Upper Naramata encompasses the non-Crown lands to the east of the ALR including parcels designated as Low Density Residential (LR), Small Holdings (SH), Large Holdings (LH) and a few as Conservation (CA).

The majority of residential properties are serviced with the Naramata Community Water system, either have individual septic systems to service sewer, or are part of a privately held, strata, onsite sewage system.

Throughout the OCP review process, the community expressed a strong desire to limit any new subdivisions on the hillside above the ring of ALR lands. This opinion is a result of numerous drainage problems, damaged viewsapes, and potential traffic problems along inadequate road network.

7.9.3 Policies – Upper Naramata

The Regional Board:

- .1 Discourages the rezoning of parcels in order to facilitate subdivision.

- .2 Supports residential infill of existing lots, where community servicing exists, with secondary suites or accessory dwellings.
- .3 Supports floodplains associated with numerous creeks being retained in a natural and undeveloped state.
- .4 Encourages *FireSmart* best practises on private land to reduce wildfire hazards.
- .5 Supports the community to become an International Dark Sky friendly community.
- .6 Supports the use of residential solar and wind power where facilities do not impact views from surrounding properties.
- .7 Encourages property owners to implement best practices for managing and retaining rainwater on-site and to maintain pre-development drainage flows in order to reduce storm water flows within roadside ditches located in the public road network.
- .8 Will consider exploring bylaw options for managing and regulating hillside development, such as tree cutting, development permits, runoff and drainage.
- .9 Will advocate to the provincial government in support of the following:
 - a) for the Ministry of Transportation and Transit (MoTT) to undertake a review of vehicular traffic movements and safety and to implement any recommended traffic control measures.

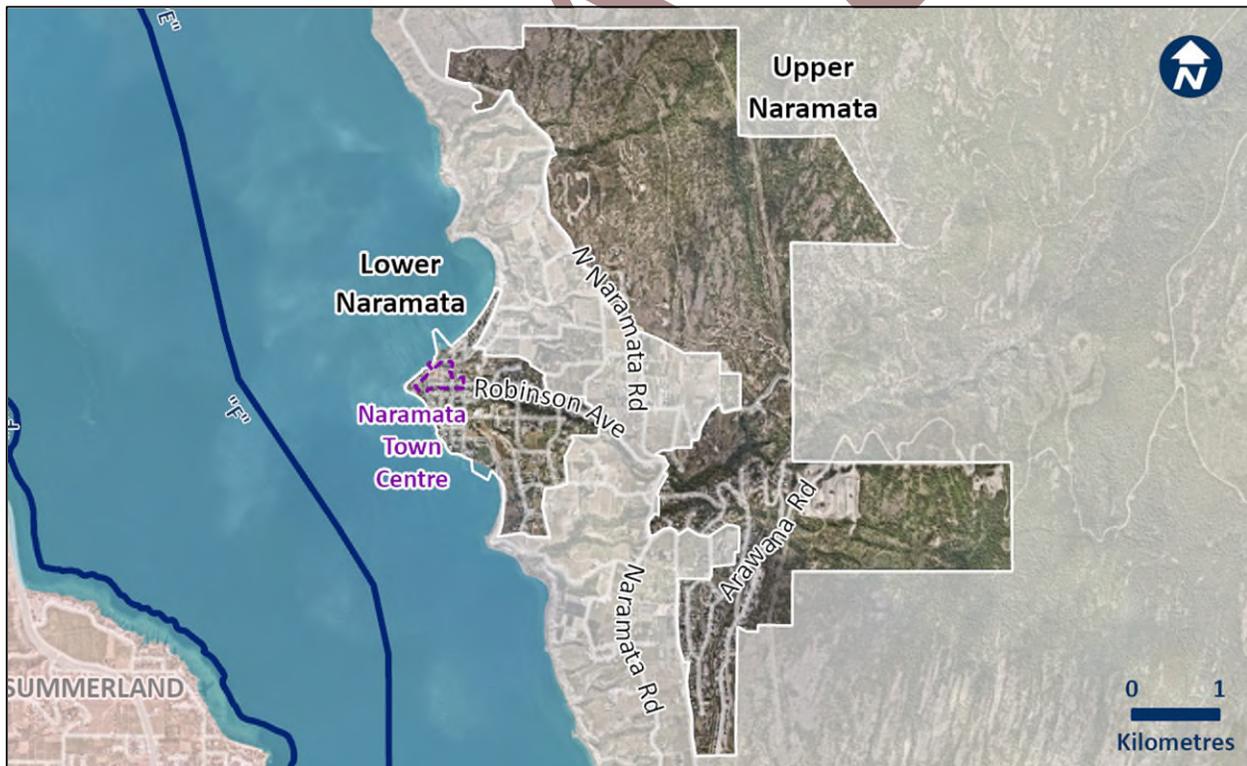


Figure 23: Lower Naramata & Upper Naramata Local Areas

Falcon Ridge:

The community of Falcon Ridge is located adjacent to the City of Penticton and comprises approximately 24 parcels rural-residential parcels that are generally 4.0 ha in area or larger. The terrain is relatively rugged with a number of steep slopes throughout and is located near the Campbell Mountain Landfill site.

7.9.4 Policies – Falcon Ridge

The Regional Board:

- .1 Supports the protection of the existing pattern of development at Falcon Ridge by discouraging the rezoning of properties in order to facilitate subdivision.
- .2 Considers that any proposal seeking to change the land use designation of parcels in Falcon Ridge and surrounding area in order to increase residential densities should only occur within the context of a concurrent proposal to incorporate the parcels within the City of Penticton.

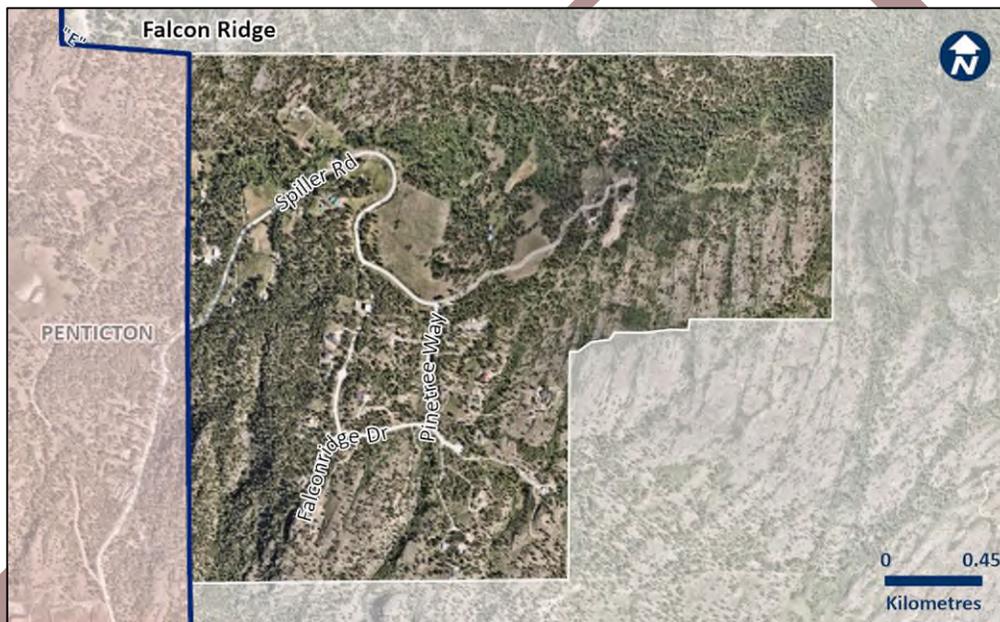


Figure 24: Falcon Ridge Local Area

Indian Rock:

The community of Indian Rock is located approximately 6.5 km north of the village of Naramata and comprises approximately 25 rural-residential parcels ranging in size from 0.3 ha to 0.5 ha and were originally subdivided in 1965.

7.9.5 Policies – Indian Rock

The Regional Board:

- .1 Supports the protection of the existing pattern of development at Indian Rock by discouraging the rezoning of properties in order to facilitate subdivision.



Figure 25: Indian Rock Local Area

7.10 Okanagan Falls (Electoral Area “D”)

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 the electoral areas over the coming decades and, accordingly, is the only unincorporated community to be designated as a “Primary 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.

While a majority of the land use policies for the Okanagan Falls town centre are captured under the “Town Centre” designation (see Section 7.14.2), the following policies relate to the larger Okanagan Falls area comprised within the “urban containment boundary”.

Town Centre:

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

7.10.1 Policies - General

The Regional Board:

- .1 Recognizes Okanagan Falls as the designated “Growth Area” in the Plan Area with the boundaries of this growth area established at Figure 28.
- .2 Supports the sustainable development of infrastructure services by only providing water or sewer services to lands within the Okanagan Falls growth containment boundary.
- .3 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.
- .4 Supports the development of the Okanagan Falls Town Centre area as a mixed-use area by designating it as Town Centre.
- .5 Supports the development of supportive living facilities in Okanagan Falls.
- .6 Supports the development of a Waterfront Parks Master Plan for Okanagan Falls.
- .7 Considers the Penticton Regional Airport to be an important regional asset that supports the economic development of Okanagan Falls.

- .8 Supports economic development activities within the commercial area that are consistent with the Okanagan Falls Economic Development Action Plan (2012).
- .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 To support an expanded regional transit system that services Okanagan Falls.
- .11 Supports opportunities to establish interpretive signage along the Kettle Valley Railway Trail between Kaleden and Okanagan Falls.
- .12 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;
 - b) maintaining and improving the Kettle Valley Railway Trail between Kaleden and Okanagan Falls;
 - c) use of school buildings and grounds, including the Okanagan Falls Community Centre, after regular school hours, by community groups, clubs, sports teams and the Plan Area population at large;
 - d) 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
 - e) road network improvements to increase pedestrian safety at the following intersections:
 - i) 10th Avenue and Highway 97; and
 - ii) 9th Avenue and Main Street (Highway 97).

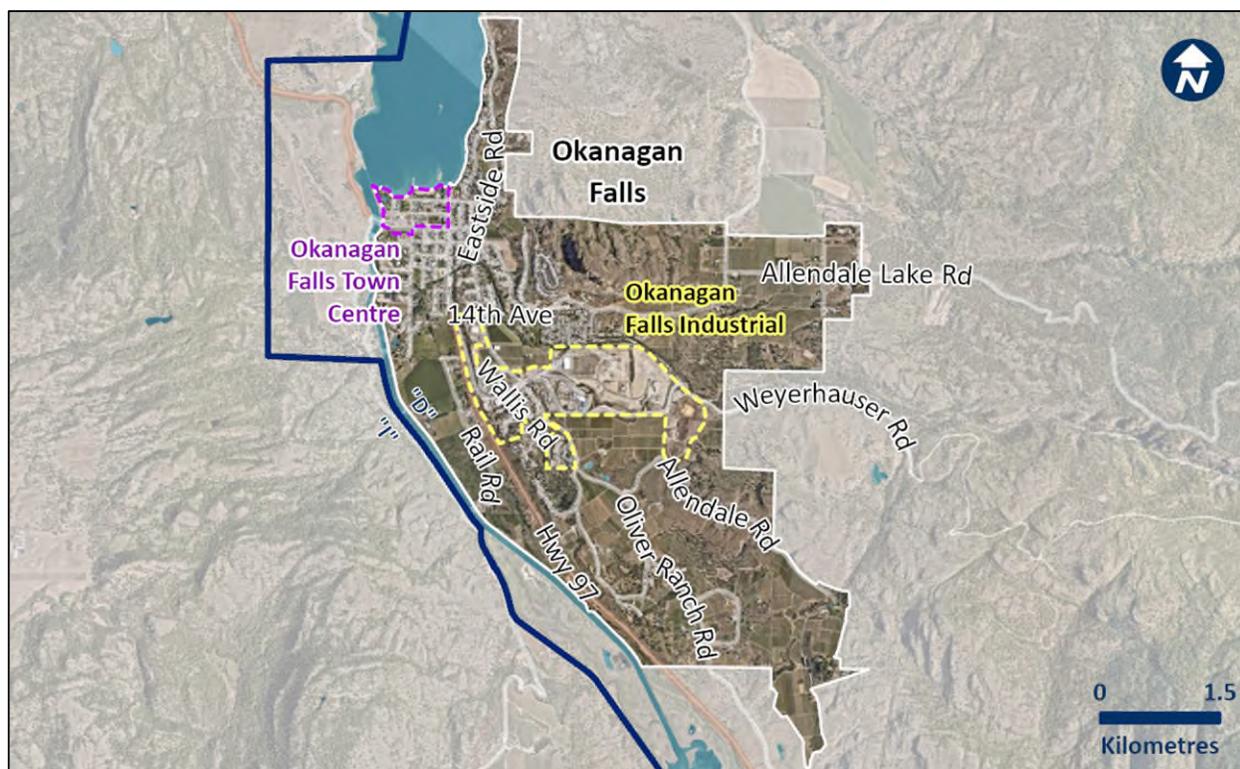


Figure 26: Okanagan Falls Local Area

7.10.2 Policies – Okanagan Falls Town Centre

The Regional Board:

- .1 Recognizes Okanagan Falls as the designated “Primary Growth Area” in the Plan Area with the boundaries of this growth area established at Schedule ‘B’ (Official Community Plan Map).
- .2 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.
- .3 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.
- .4 Supports reorienting the Town Centre away from Highway 97 and towards Skaha Lake in order to take full advantage of this underutilized natural asset.
- .5 May support increased building heights (i.e. greater than 15.0 metres) between 8th Avenue and 9th Avenue where a high standard of architectural design and public amenity (i.e. affordable housing, public infrastructure upgrades, etc.) can be demonstrated.
- .6 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.

7.10.3 Policies – Okanagan Falls Industrial Area

The Regional Board:

- .1 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).
- .2 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*.
- .3 Supports the use of existing industrially designated lands in Okanagan Falls by discouraging the re-designation of lands to Industrial.
- .4 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.

7.11 Okanagan Lake Corridor (Electoral Area “F”)

The lands that adjoin the western shore of Okanagan Lake are predominantly within the boundaries of the Penticton Indian Band (PIB) Reserve No. 1 and the District of Summerland.

There is, however, an area comprising Greata Ranch, Okanagan Lake Provincial Park (and campground) and North Beach Road that is bounded by Okanagan Lake to the east, Wild Horse Mountain and Mount Eneas to the west and bisected by Highway 97 that is within Electoral Area “F”.

These lands comprise an important transportation gateway into the South Okanagan and contribute to the formation of initial impressions that many visitors and residents have of the area with panoramic views of Okanagan Lake, Okanagan Mountain and the Naramata Bench.

Due to the steep topography of the area, known geotechnical hazard conditions and lack of basic infrastructure services, development potential in this area is seen to be very limited and generally confined to some of the lands comprising Greata Ranch that are not in the Agricultural Land Reserve (ALR).

In 2023, a rockslide deposited 3,000 m³ of material onto Highway 97, requiring a multi-year project to stabilize the slope.

Additional challenges to development of this area includes roadway access from Highway 97, riparian values associated with Okanagan Lake, environmentally sensitive areas (e.g. mountain goat habitat), and absence of infrastructure servicing (e.g. community water and

community sewer systems).

A geological hazard analysis was completed for the North Beach Estates area in 2009 (Golder) and determined potential landslide runout zones. It was recommended (Golder) that: water discharges such as irrigation, and placement of fill, should not occur on the benches above the steep slopes and the houses; natural vegetation should be maintained; and that risk reduction measures should be developed.

While a Liquid Waster Management Plan (LWMP) for Electoral Area “F” was updated in 2009 in order to address the development of the Greata Ranch area, its prescription of extending a sewer main from the District of Summerland’s community sewer system has never been acted upon.

More recently (2022), the District of Summerland has indicated that it no longer supports extending infrastructure services outside of its municipal boundaries. As a result, there are no community water or sewer services planned for the Greata Ranch area.

Greata Ranch has been designated as “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw.

7.13.1 Policies

The Regional Board:

- .1 Supports the protection of development from hazardous conditions as well as environmental values in the area of North Beach Road by discouraging the rezoning and subdivision of properties.
- .2 Supports a requirement that, where development of an existing parcel is proposed, suitable mitigative measures, as recommended by a geotechnical engineer or geoscientist, are undertaken to reduce the risks to and increase the safety of current and future occupants of the parcel.
- .3 Will consider a request to acquire the North Beach water system in accordance with the Regional District’s *Water and Sewer Utility Acquisition Policy*.
- .4 Supports any proposal seeking to amend the land use designation or zoning of the parcel described as Lot 14, Plan KAP11635, District Lot 2694, ODYD, Except Plan 12498 (461 North Beach Road) in order to facilitate subdivision demonstrate an ability to connect to a community water and sewer system.
- .5 Supports reviewing the Electoral Area “F” Liquid Waste Management Plan (LWMP) and the requirement that a community sewer connection be constructed from Greata Ranch to the District of Summerland’s sewer system.
- .6 Will review the suitability of existing land use designations and zonings at Greata Ranch following completion of the Electoral Area “F” LWMP Review.
- .7 Supports the preparation of an Aquifer Protection Study in support of any new water utility that may be proposed to service the Greata Ranch development.

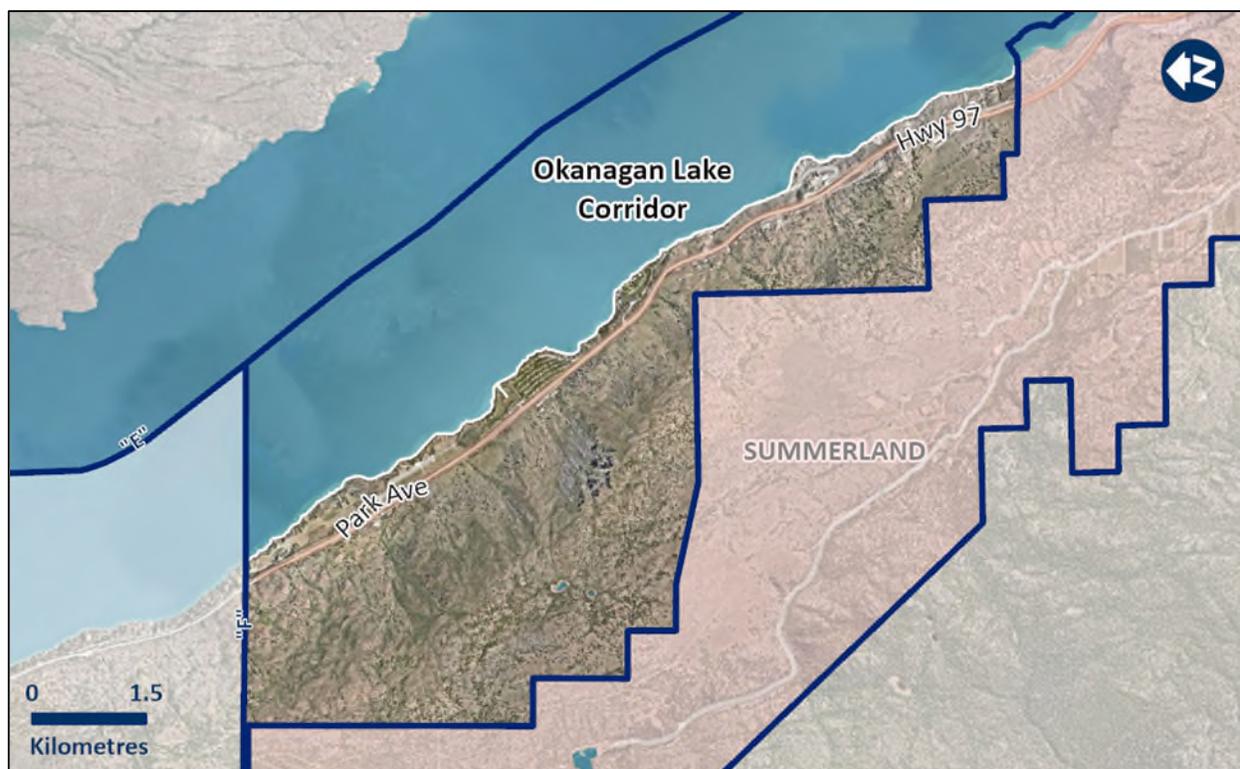


Figure 27: Okanagan Lake Corridor Local Area

7.12 Osoyoos Lake (Electoral Area “A”)

The lands that surround Osoyoos Lake — excluding those lands within the Town of Osoyoos and Osoyoos Indian Band (OIB) Reserve Lands — comprise lands that are predominantly within the Agricultural Land Reserve (ALR) and used for farming but is also interspersed by residential, commercial, tourist commercial, industrial and administrative land uses.

This area is bisected by Highways 3 & 97, which are the main thoroughfares through the South Okanagan and also important approach routes into the Town of Osoyoos.

The Town of Osoyoos operates a community water system in this area after assuming the functions of the former South Okanagan Lands Irrigation District (SOLID) in 1990. With the completion of the North West Sewer Extension project in 2008 and upgrades to the Canada Border Services Agency Osoyoos-Oroville Border Crossing in 2003, the Town also provides some community sewer connections to households in the Plan Area.

Lands at the head of Osoyoos Lake (e.g. the “Willow Beach” site) are considered to be of a high ecological value due to the number of wetlands, former oxbows and associated floodplain. The Okanagan River and has a long history of flooding Osoyoos Lake and this is expected to increase over the next 25-years due to climate change.

The lands surrounding Osoyoos Lake have not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw, with the exception of Willow Beach site at the head of the lake, which is a designated “Rural Growth Area”.

7.12.1 Policies

The Regional Board:

- .1 Supports the Town of Osoyoos providing community sewer connections to existing parcels fronting the north-west side of 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 Will work with the Town of Osoyoos in determining a long-term treatment plan for existing water systems, including Rural District Water Systems 8 & 9, serving parcels in the electoral area.
- .3 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 33rd Street.
- .4 Does not support the creation of new Commercial designations adjacent to Highway 97 and directs such uses to the Town of Osoyoos.
- .5 Supports the retention of existing Commercial Tourist (CT) designated lands near Osoyoos Lake as an important component of the seasonal tourist industry.
- .6 Supports the continued public use of Osoyoos Lake Park.
- .7 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.
- .8 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.
- .9 Encourages the dedication of wetland and riparian lands at the head of Osoyoos Lake to a conservation organisation.

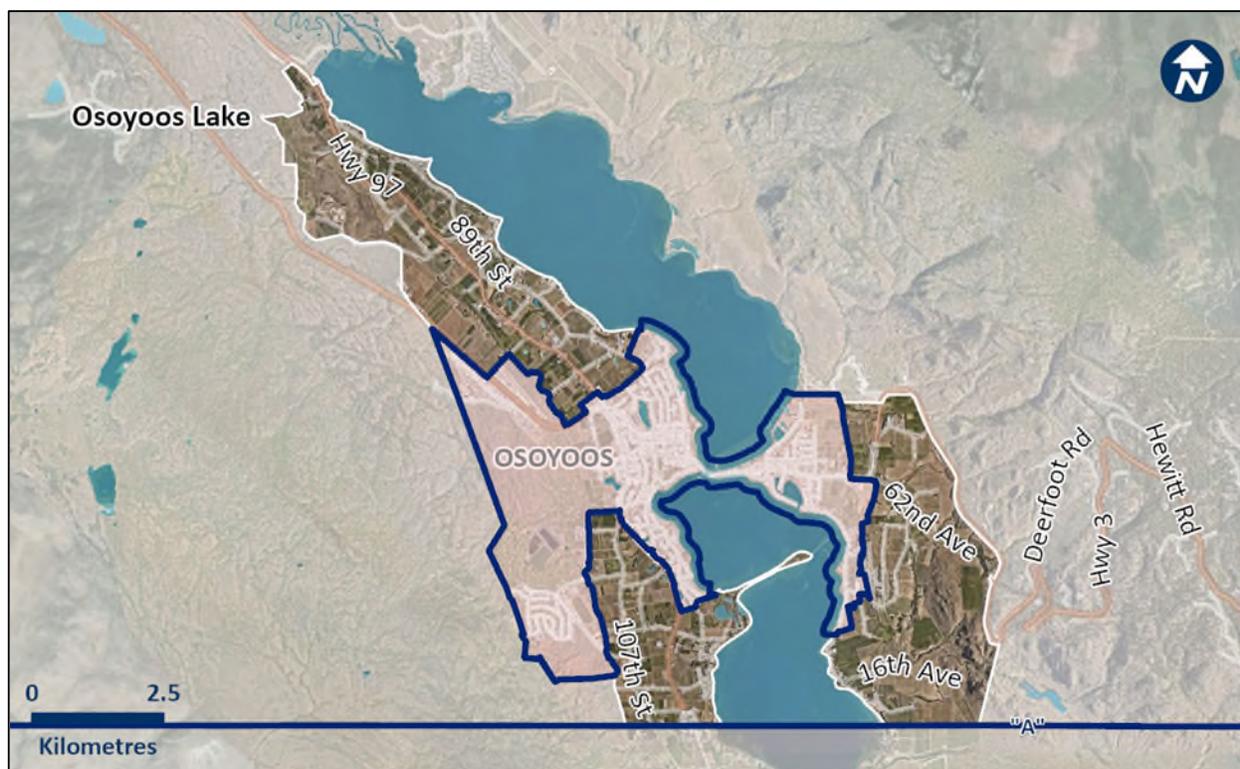


Figure 28: Osoyoos Lake Local Area

7.13 Upper Carmi (Electoral Area “D”)

Upper Carmi is a rural neighbourhood comprising approximately 620 ha of land adjacent to the City of Penticton’s eastern boundary.

The majority of parcels are used for large lot, rural-residential purposes while a small number of parcels are used for tourism commercial activities such as the Penticton Speedway.

While there have been previous discussions about reducing the minimum parcel size requirements for subdivision, Upper Carmi faces a significant lack of infrastructure services required for new development. Upper Carmi is also identified as being within the habitat of big horn sheep and other environmentally sensitive ecosystems.

In recognition of the above, Upper Carmi has not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw and is generally not suitable for increased residential redevelopment.

7.13.1 Policies

The Regional Board:

- .1 Does not support the re-designation of lands to increase residential densities.
- .2 Supports the sustainable development of infrastructure services by not creating new water or sewer services areas within the boundaries of the Upper Carmi area.

- .3 Does not support the subdivision of parcels in the Upper Carmi area until such time that detailed plans and studies conclude that parcels smaller than 4.0 ha can be satisfactorily accommodated given the servicing constraints and high ecosystem values in the area.

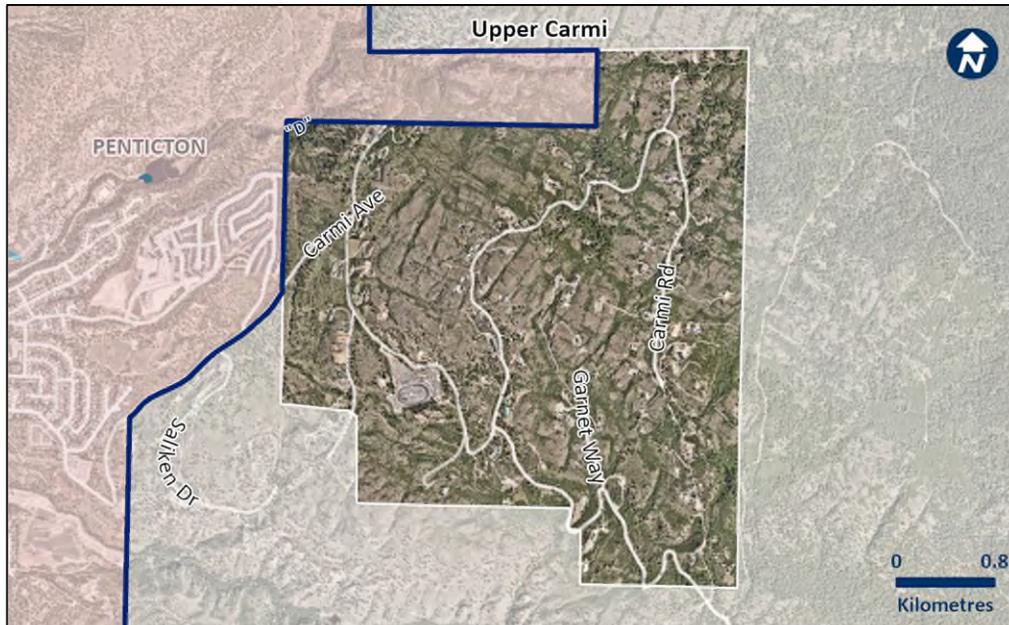


Figure 29: Upper Carmi Local Area

7.14 Vaseux Lake (Electoral Area “D”)

The Vaseux Lake community is a small scale, rural neighbourhood located between Vaseux Lake and Highway 97, south of Okanagan Falls. Land uses in the area are largely low density residential and environmental conservation.

Land ownership patterns, land use plans, environmentally sensitive ecosystems, limitations of water systems, lack of a sewer system, and a lack of developable land have all contributed to the absence of development potential in the Vaseux Lake area. As a result, Vaseux Lake is the least populated of the four Electoral Area “D” communities.

Opportunities for growth in the Vaseux Lake area are limited and, reflecting this, the community has not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw.

7.14.1 Policies

The Regional Board:

- .1 Supports the preservation and on-going maintenance of the Vaseux Lake Migratory Bird Sanctuary, including efforts to reduce the impact of invasive species such as Eurasian water-milfoil.
- .2 Will advocate to the provincial government in support of the following:
 - a) improving the alignment of Highway 97 adjacent the “Vaseux Lake Bluff” (which

is comprised within the parcel legally described as Plan KAP1189, Sublot 15, District Lot 2710, SDYD) in order to improve vehicle safety;

- b) not constructing a future highway route on the west side of Vaseux Lake in recognition of the highly sensitive environmental areas found in this area.



Figure 30: Vaseux Lake Local Area

7.15 West Bench / Greater West Bench (Electoral Area “F”)

The Greater West Bench is a collection of rural-residential and residential neighbourhoods located north-west of Penticton and includes West Bench, Sage Mesa, Husula Highlands and Westwood properties.

The area is primarily made up of single detached homes and includes some larger lots, particularly in the lower West Bench area.

The West Bench community was first developed through grants from the *Veterans Land Act* for soldiers returning from World War II. Some original housing remains, along with orchards, gullies and fields, which give the area a more rural residential character. The Husula Highlands (including the Westwood Properties development) residential development sits above the West Bench area and was developed after the lower West Bench area.

Sage Mesa was developed during the 1960s in an area to the north of the general West Bench area in an area containing a number of silt bluffs.

Geohazard issues in the Greater West Bench (GWB) area date back to 1913 when a landslide occurred during construction of the Summerland to Penticton Lakeshore Road,

killing three workers. An updated technical assessment of geotechnical hazards was completed in 2021 and reconfirmed many of the hazard ratings for the Greater West Bench area, specifically:

- landslide hazards persist within the vicinity of the steep silt bluff slopes that occur along the eastern boundary of the GWB area;
- landslide hazards are greatest within approximately 50 metres of the slope crest and extend beyond the toe of the slope towards Highway 97 and Okanagan Lake;
- sinkhole hazards within the GWB area are highest within 30 metres to 50 metres of the silt bluff or gully slope crest and are observed exclusively within the Glaciolacustrine Silts; and
- sinkhole hazards predominately occur over the eastern and northern half of the West Bench area.

As of 2016, the Greater West Bench area comprised a total of 755 dwelling units, with 93% of these being single-detached dwellings and the remaining 7% comprising movable dwellings and secondary suites (despite the latter being prohibited by zoning due to geotechnical hazard concerns).

The reported total median household income rate was much higher than the provincial median, and 95% of households owned their home, indicating a “gentrification” of the Greater West Bench area and few rental housing options for people who may not wish to, or do not have the financial means to own a home.

The Regional District operates the West Bench Water System, which services properties within West Bench neighbourhood with water from the City of Penticton. The Regional District is also currently contracted by the provincial government to operate the Sage Mesa Water System, which remains a privately owned utility that services the Sage Mesa, Westwood Properties and Husula Highlands neighbourhoods.

There is currently no community sewer system servicing properties within the Greater West Bench with disposal of waste water being through private on-site systems (e.g. septic systems).

In recognition of these limitations, the community and surrounding area have not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw and no further growth of the community is envisioned at this time.

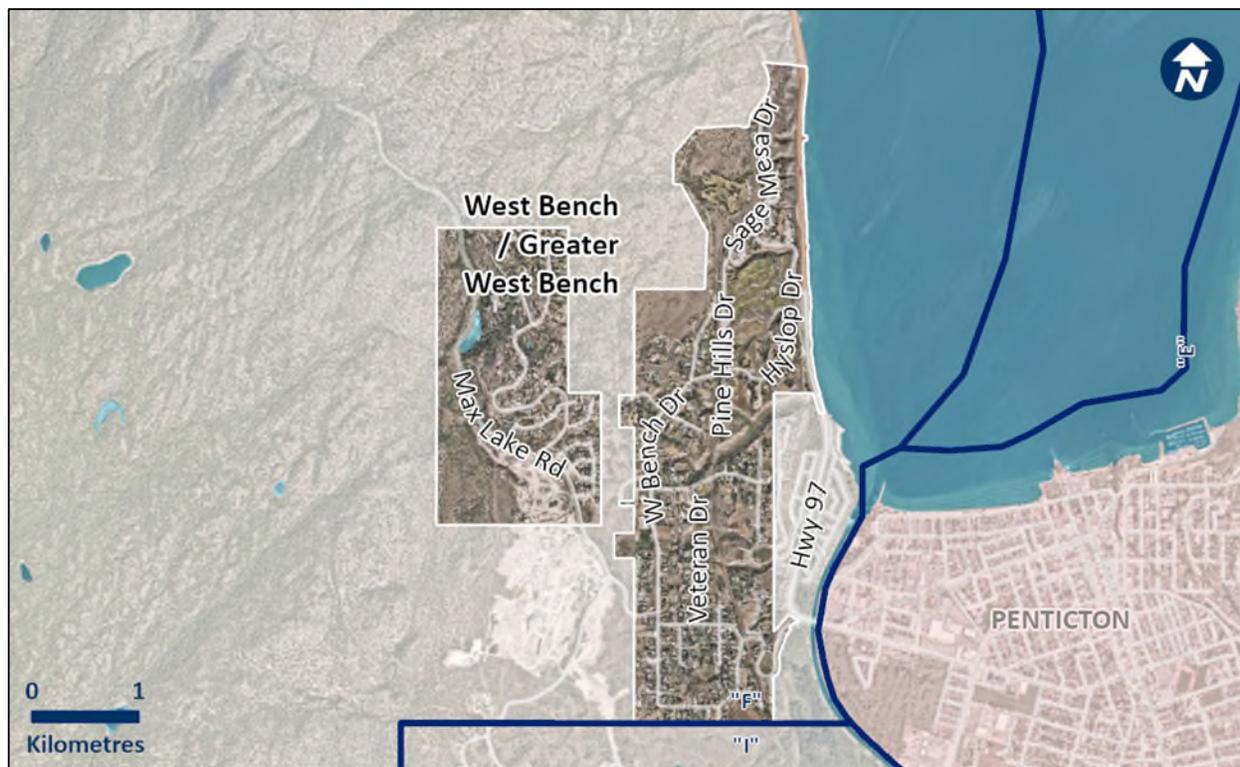


Figure 31: West Bench Local Area

7.15.1 Policies

The Regional Board:

- .1 Recognizes that the Greater West Bench is not designated as a growth area under the South Okanagan Regional Growth Strategy (RGS) Bylaw and does not support the re-designation of lands to increase residential densities.
- .2 Supports the sustainable development of infrastructure services by not creating new water or sewer services areas, or extending existing water services beyond the boundaries of the Greater West Bench area.
- .3 Supports, due to identified geotechnical hazards in the Greater West Bench area, the following:
 - b) restricting densities by prohibiting accessory dwellings, secondary suites and the subdivision of land through the zoning bylaw;
 - c) prohibiting the development of swimming pools through the zoning bylaw;
 - d) regulating, monitoring, and limiting the removal and deposition of soil through the soil removal and deposition bylaw;
 - e) periodic reviews of geo-hazard conditions (e.g. every 10-20 years) in order to detect and adapt to geotechnical changes such as landslides, sinkhole development or other incidences;
 - f) monitoring of surface and groundwater conditions including potential water

- system leakage;
- g) educating home owners about water use and drainage practices necessary to minimize triggering geological hazards,
 - h) reporting by home owners of erosion or landslip to the Regional District in order to identify sites where subsurface erosion is occurring.
- .4 Supports home occupations throughout the area, but will not support home industries on parcels less than 2.0 hectares in size.
 - .5 Supports completion of the KVR Trail as an important linear connection between Summerland and the City of Penticton.
 - .6 Encourages the owners and operators of gravel extraction and asphalt plants located on Lot 1, DL 4947 and 4948, ODYD, Plan KAP74432, and Lot A, DL 4947 and 4948, ODYD, Plan KAP73569, except Plan KAP74432; and DL4906, ODYD, Gravel Pit (PIB lands) to:
 - a) improve air quality management in order to reduce impacts on nearby residents; and
 - b) relocate the gravel extraction and asphalt plants operation to a more appropriate location.
 - .7 Recognizes the need for sewer and storm water infrastructure in order to mitigate unstable ground conditions in the Greater West Bench area and may explore the following:
 - a) conducting an assessment and feasibility study to provide community sewer and stormwater services either in part (e.g. Sage Mesa only) or for all of the area;
 - b) supporting the City of Penticton in conducting a feasibility study to extend sewer and stormwater systems from the City to part or all the area.
 - .8 Will consider proposals for residential development on the lands shown on Figure 36 on a case-by-case basis through a parcel specific zoning amendment process, and will use the following criteria to assess an application:
 - a) must be fully serviced with community sewer, stormwater, and water infrastructure;
 - b) geotechnical hazards have been identified and will be addressed at the development stage; and
 - c) consistency with the South Okanagan Regional Growth Strategy Bylaw.

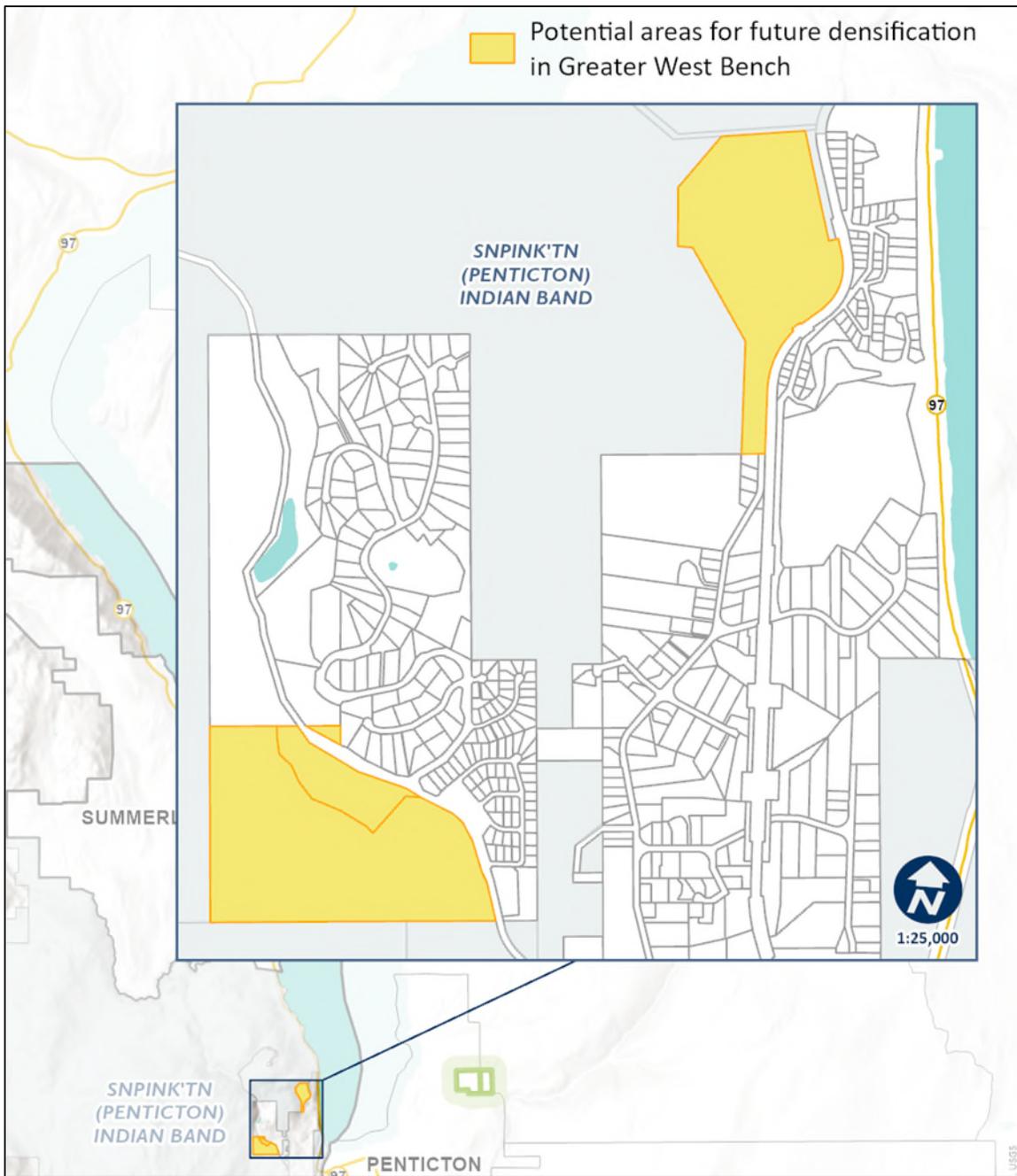


Figure 32: Potential areas for future densification in Greater West Bench

- .9 Supports addressing the identified Data Gaps contained in the *Greater West Bench Geotechnical Review* (2021) based on need and available funding, including:
 - a) the development of a web-based reporting tool to record geo-hazard events;
 - b) conduct additional subsurface soils investigation in conjunction with future geotechnical studies;
 - c) conduct additional groundwater investigation and monitoring;
 - d) update the 1994 Wastewater Management Plan; and

- e) improve stormwater management practices.
- .10 Will advocate to the provincial government in support of the following:
- a) improvements to bicycle and pedestrian safety within the local road network;
 - b) road safety improvements on Bartlett Drive in order to minimize potential conflicts with industrial truck traffic;
 - c) the establishment of a joint use agreement to support the multiple use of the West Bench elementary school facilities, including school grounds; and
 - d) a program to monitor the land surveys for roads, curbs and culverts to determine if any subsidence or lateral movement is occurring, which could identify sites where subsurface erosion is occurring due to misdirected water.
- .11 Will collaborate with the Penticton Indian Band (PIB) in support of the following:
- a) management of wild horses;
 - b) the development of an alternate truck route through PIB lands to access the gravel operation located on PIB lands;
 - c) minimizing the impacts of noise, dust, and transportation of materials associated with the gravel extraction operation located on DL4906, ODYD, Gravel Pit (Westhills Aggregates) on residential neighbourhoods in the Greater West Bench area.

7.16 Willowbrook (Electoral Area “C”)

The community of Willowbrook is located approximately 14 km north-west of the Town of Oliver and is characterized by rural-residential development.

The community is near the path of the former Hudson’s Bay Brigade Trail in the Meyer’s Flat area and was subsequently developed as an agriculture area.

In the early 1970s, a district lot in the community was subdivided into “Willowbrook Acres”, a 54-lot residential development centred around Johnson Crescent. Additional rural-residential development occurred along Green Lake Road while the area surrounding Park Rill Creek remained agricultural and is in the ALR.

In 2017 and 2018, the area experienced significant flooding resulting from the overflow at Twin Lakes and into Park Rill Creek as it drained towards the Sportsman Bowl area.

The Regional District operates the Willowbrook Water System, which provides drinking and irrigation water to approximately 80 properties, including north along Green Lake Road. Previous studies completed by the province appear to indicate that monitoring wells in the area have identified a lowering of the water table and drying up surface water supplies.

The Willowbrook community is surrounded by environmentally sensitive lands that comprise the White Lake Grassland Provincial Protected Area, and is also in close proximity to the Radio Frequency Interference (RFI) Area associated with the Dominion Radio Astrophysical Observatory (see Schedule ‘C’).

In recognition of the above, Willowbrook has not been designated as either a “Primary Growth Area” or “Rural Growth Area” under the South Okanagan Regional Growth Strategy (RGS) Bylaw.

This designation reflects the area's history of rural-residential development, its proximity to environmentally sensitive lands, and its potential for modest future growth, provided community water and sewer services are available and within the designated boundary.



Figure 33: Willowbrook Local Area

7.20.1 Policies

The Regional Board:

- .1 Supports the installation of water meters within the Willowbrook Water Service Area in order to ensure the long-term sustainability of water resources.
- .2 Supports the implementation of the recommendations contained within the Park Hill Creek Flood Study (2022).

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 South Okanagan electoral areas 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 South Okanagan electoral areas to 2050, but will be subject to on-going reviews in order to ensure it remains responsive to changing conditions, community needs, and provincial legislation.

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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