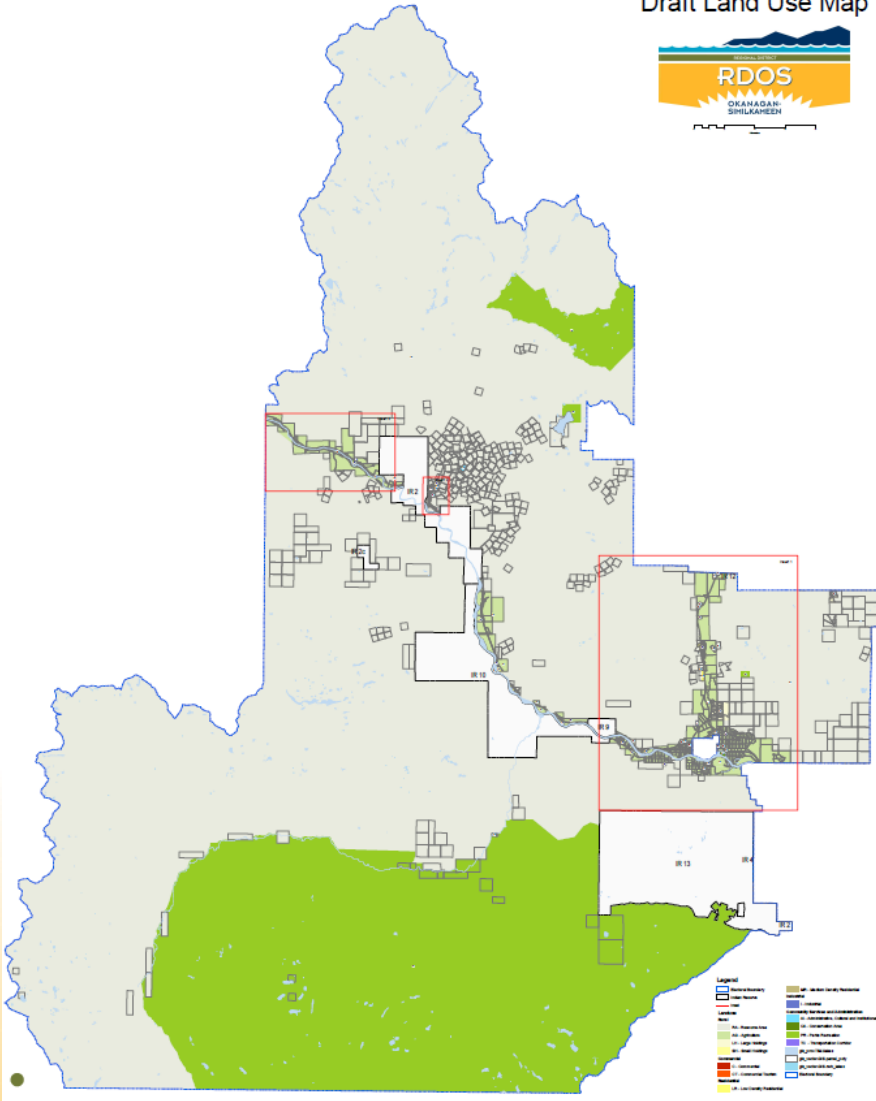


Draft Land Use Map



Electoral Area "G"

OCP Project

Citizen's Advisory Committee

Meeting No. 7 (Jan. 24, 2022)

Draft Land Use Map

Draft Area “G” Land Use Map

Meeting Agenda:

Draft Electoral Area “G” Land Use Map:

- How was it created and why it is important for the OCP;
- Overview of how an OCP Land Use Map is used:
 - Subdivision Applications
 - ALC Referrals
 - Crown land referrals

Draft Area “G” Land Use Map

Project Background:

- RDOS has adopted 7 electoral area OCP Bylaws;
- The review of these bylaws is based on a schedule adopted by the RDOS Board:

OCP Review Schedule	
Electoral Area	Projected Review Period
“A”	2019-2021
“C”	2022-2023
“E”	2024-2025
“H”	2026-2027
“D”	2028-2029
“I”	2030-2031
“F”	2032-2033

Draft Area “G” Land Use Map

Project Background:

- In 2020 the Board resolved to support the creation of an OCP for Area “G”;
- Funding for the project was introduced into the 2020 Budget to allow for the engagement of consultants to assist with the project:

Proposed OPC Review Schedule	
Electoral Area	Projected Review Period
“A”	2019-2021
“G”	2022-2023
“C”	2024-2025
“E”	2026-2027
“H”	2028-2029
“D”	2030-2031
“I”	2032-2033
“F”	2034-2035

Draft Area “G” Land Use Map

Project Background:

- 2020 RDOS Budget adopted end of March 2020.
- A “Request for Proposals” (RFP) for the Area “G” OCP Project was released on June 5, 2020.
- RFP requested submissions from consulting teams with proven experience in rural land use planning and OCP drafting.



REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

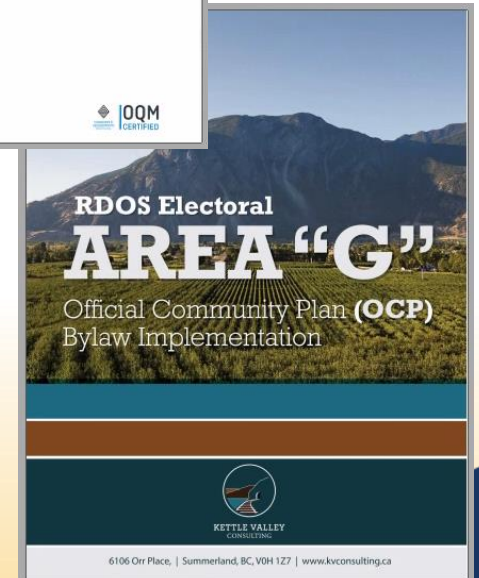
REQUEST FOR PROPOSALS
for the
Electoral Area “G”
Official Community Plan (OCP) Bylaw
Implementation

June 5, 2020

Draft Area “G” Land Use Map

Project Background:

- Two (2) submissions were received in response to the RFP.
- Considered to be a “poor” response rate. Expected 10-15 submissions.
- The RDOS uses an “Evaluation Matrix” to assess the received RFPs and determined that these did not meet the project’s requirements.



Draft Area “G” Land Use Map

Project Background:

- RDOS staff conducted a review of the RFP and required deliverables for the project (i.e. what went wrong?):
 - absence of an existing OCP Bylaw and typical land use planning information for the electoral area;
 - Project budget based on review of existing OCP Bylaws, not drafting of a new OCP bylaw.

Draft Area “G” Land Use Map

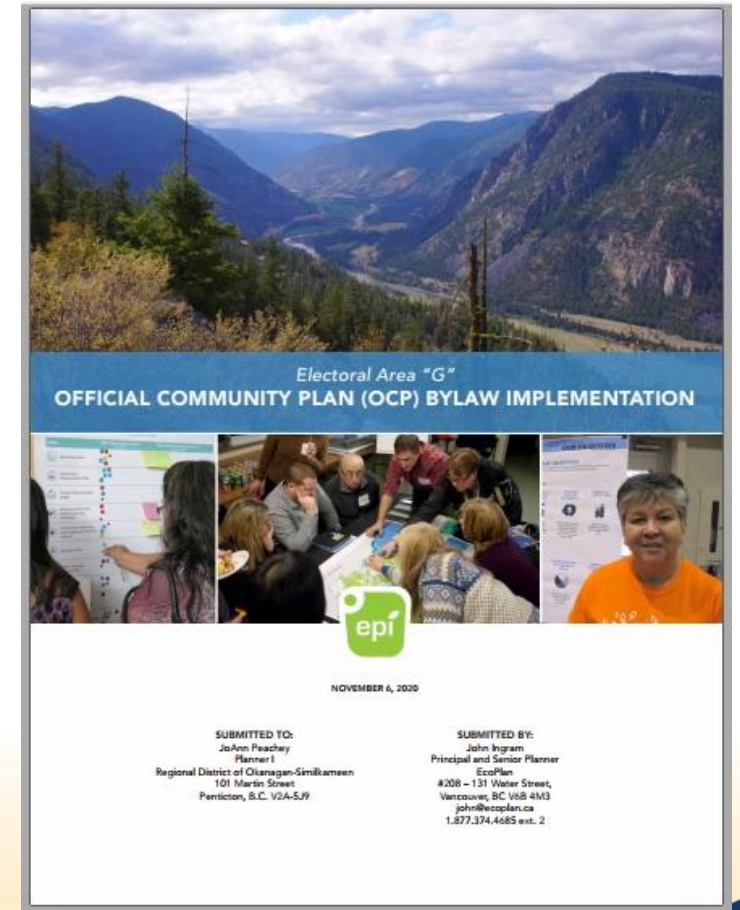
Project Background:

- Staff Response; revise the scope of the project to make it more appealing given available budget:
 - A “Community Profile” of Area “G” was prepared by Planning staff;
 - A “Land Use Map” of the Electoral Area was prepared by Planning and Information Services (IS) staff;
 - Project mapping to be completed in-house (IS staff) thereby removing a cost to consulting teams.

Draft Area “G” Land Use Map

Project Background:

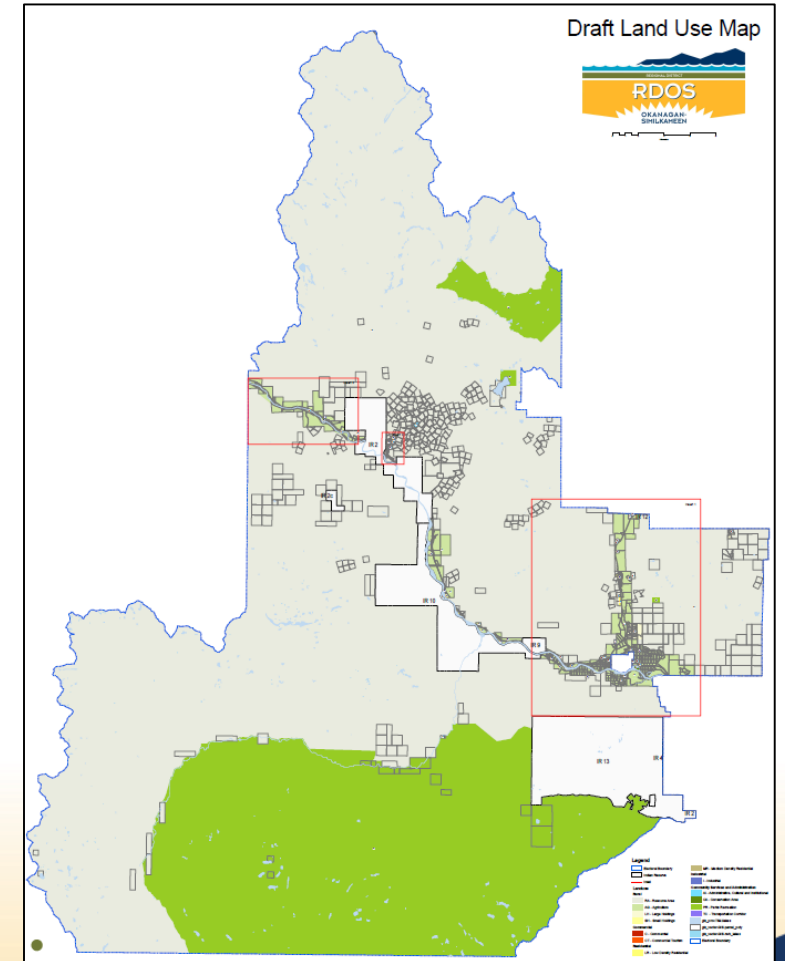
- One (1) submission received in response to the 2nd RFP (EcoPlan).
- Considered to be another “poor” response rate.
- Decision is made to proceed with awarding of contract due to elapsed time, budget limitations and uncertainty regarding merits of a 3rd RFP process.



Draft Area “G” Land Use Map

Land Use Map Overview:

- Created using available data as well as a “desktop analysis” by staff:
 - BC Assessment classification data (i.e. residential, farm, business, etc.)
 - Crown land data;
 - Agricultural Land Reserve (ALR);
 - Provincial Parks boundaries;
 - First Nations reserve boundaries.



Draft Area “G” Land Use Map





















Land Use Map Overview:

Land Use Classifications used by staff are typical of those found in the other Electoral Area OCP

Bylaws and include:

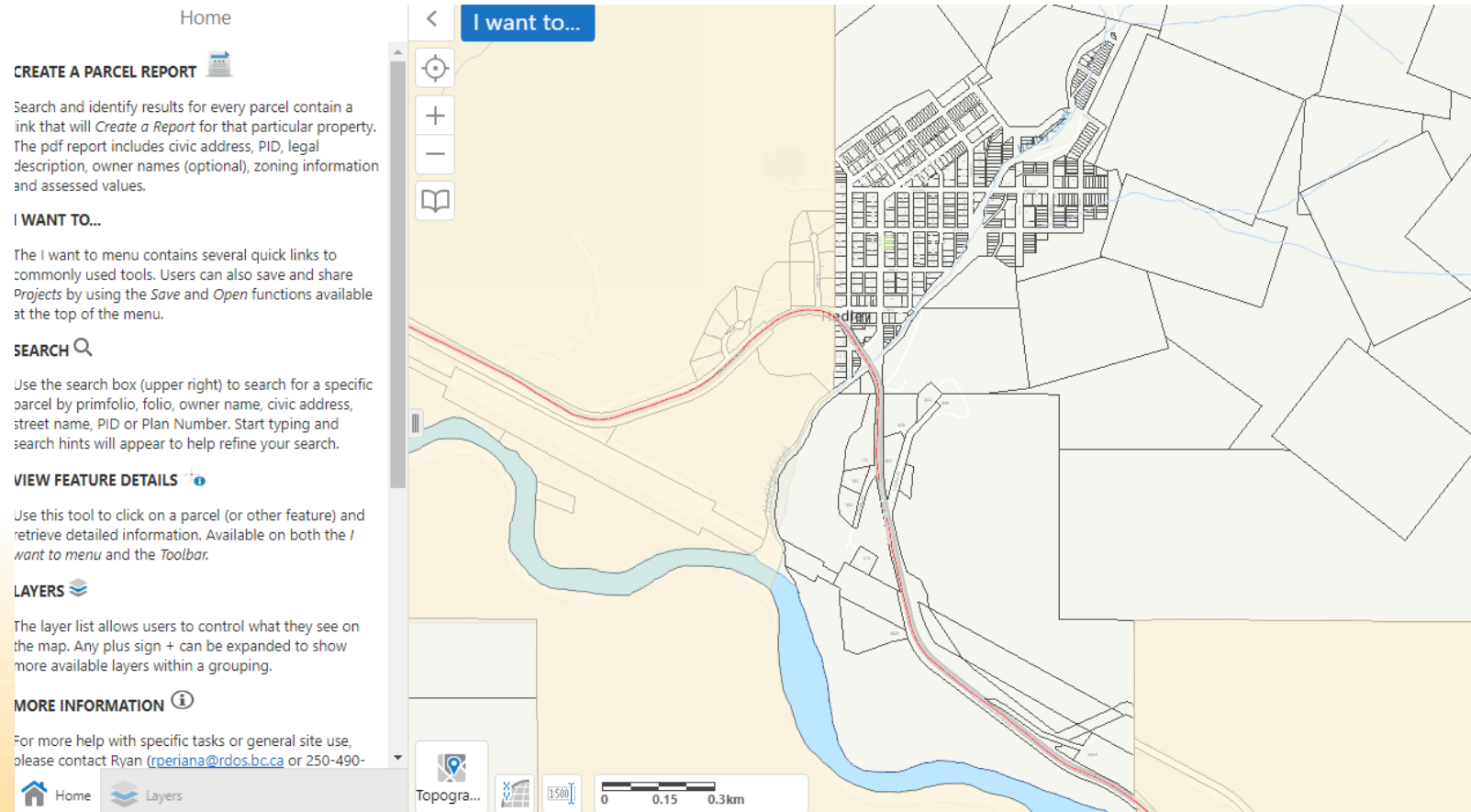
- Resource Area;
- Agriculture
- Low Density Residential;
- Commercial; and
- Parks, etc.

Legend

 Electoral Boundary	 MR - Medium Density Residential
 Indian Reserve	Industrial
 Inset	 I - Industrial
Landuse	Community Services and Administration
Rural	 AI - Administrative, Cultural and Institutional
 RA - Resource Area	 CA - Conservation Area
 AG - Agriculture	 PR - Parks Recreation
 LH - Large Holdings	 TC - Transportation Corridor
 SH - Small Holdings	 gis_prov.TIM.lakes
Commercial	 gis_vector.GIS.parcel_poly
 C - Commercial	 gis_vector.GIS.cwb_lakes
 CT - Commercial Tourism	 Electoral Boundary
Residential	
 LR - Low Density Residential	

Draft Area “G” Land Use Map

Land Use Map Overview: “Desktop Analysis”



The screenshot displays the RDOS web application interface for the Draft Area “G” Land Use Map. The interface is divided into a left-hand navigation pane and a main map area.

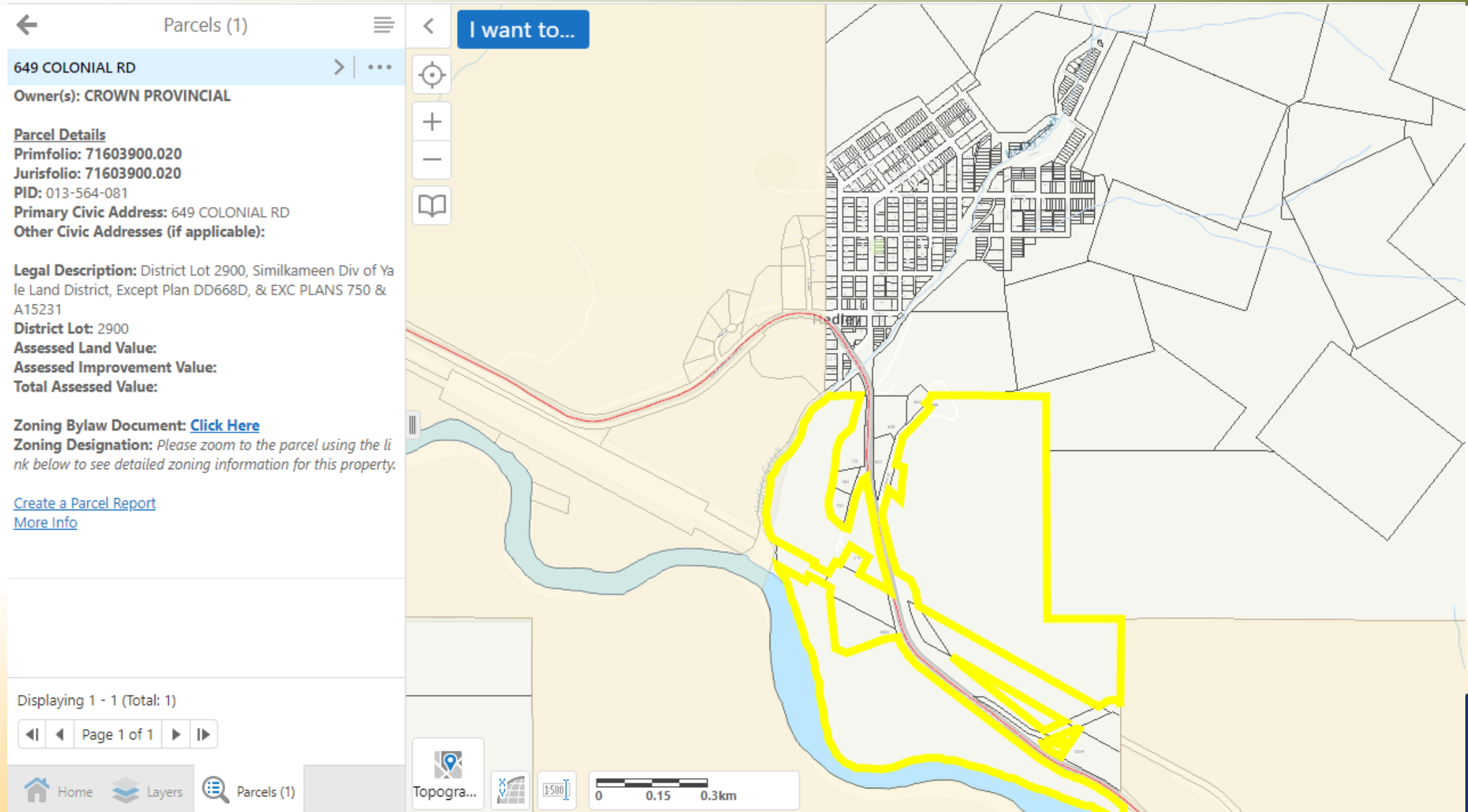
Left-hand navigation pane:

- Home:** A button to return to the home page.
- CREATE A PARCEL REPORT:** A section with a printer icon. The text reads: "Search and identify results for every parcel contain a link that will *Create a Report* for that particular property. The pdf report includes civic address, PID, legal description, owner names (optional), zoning information and assessed values."
- I WANT TO...:** A section with the text: "The I want to menu contains several quick links to commonly used tools. Users can also save and share *Projects* by using the *Save* and *Open* functions available at the top of the menu."
- SEARCH:** A section with a magnifying glass icon. The text reads: "Use the search box (upper right) to search for a specific parcel by primfolio, folio, owner name, civic address, street name, PID or Plan Number. Start typing and search hints will appear to help refine your search."
- VIEW FEATURE DETAILS:** A section with a plus icon. The text reads: "Use this tool to click on a parcel (or other feature) and retrieve detailed information. Available on both the *I want to menu* and the *Toolbar*."
- LAYERS:** A section with a layers icon. The text reads: "The layer list allows users to control what they see on the map. Any plus sign + can be expanded to show more available layers within a grouping."
- MORE INFORMATION:** A section with an information icon. The text reads: "For more help with specific tasks or general site use, please contact Ryan (rperiana@rdos.bc.ca) or 250-490-..."

Main map area:

- Search bar:** A blue box at the top left of the map area containing the text "I want to...".
- Map:** A topographic map showing land parcels outlined in black. A red line highlights a specific parcel or boundary. A blue river flows through the area.
- Toolbar:** A vertical toolbar on the left side of the map area containing icons for home, search, zoom in (+), zoom out (-), and layers.
- Scale bar:** A scale bar at the bottom of the map area showing 0, 0.15, and 0.3 km.
- Bottom navigation:** A bar at the very bottom of the interface with icons for Home, Layers, Topogra..., and a scale bar.

Draft Area "G" Land Use Map



Parcels (1) I want to...

649 COLONIAL RD > | ...

Owner(s): CROWN PROVINCIAL

Parcel Details
Primfolio: 71603900.020
Jurisfolio: 71603900.020
PID: 013-564-081
Primary Civic Address: 649 COLONIAL RD
Other Civic Addresses (if applicable):

Legal Description: District Lot 2900, Similkameen Div of Yale Land District, Except Plan DD668D, & EXC PLANS 750 & A15231
District Lot: 2900
Assessed Land Value:
Assessed Improvement Value:
Total Assessed Value:

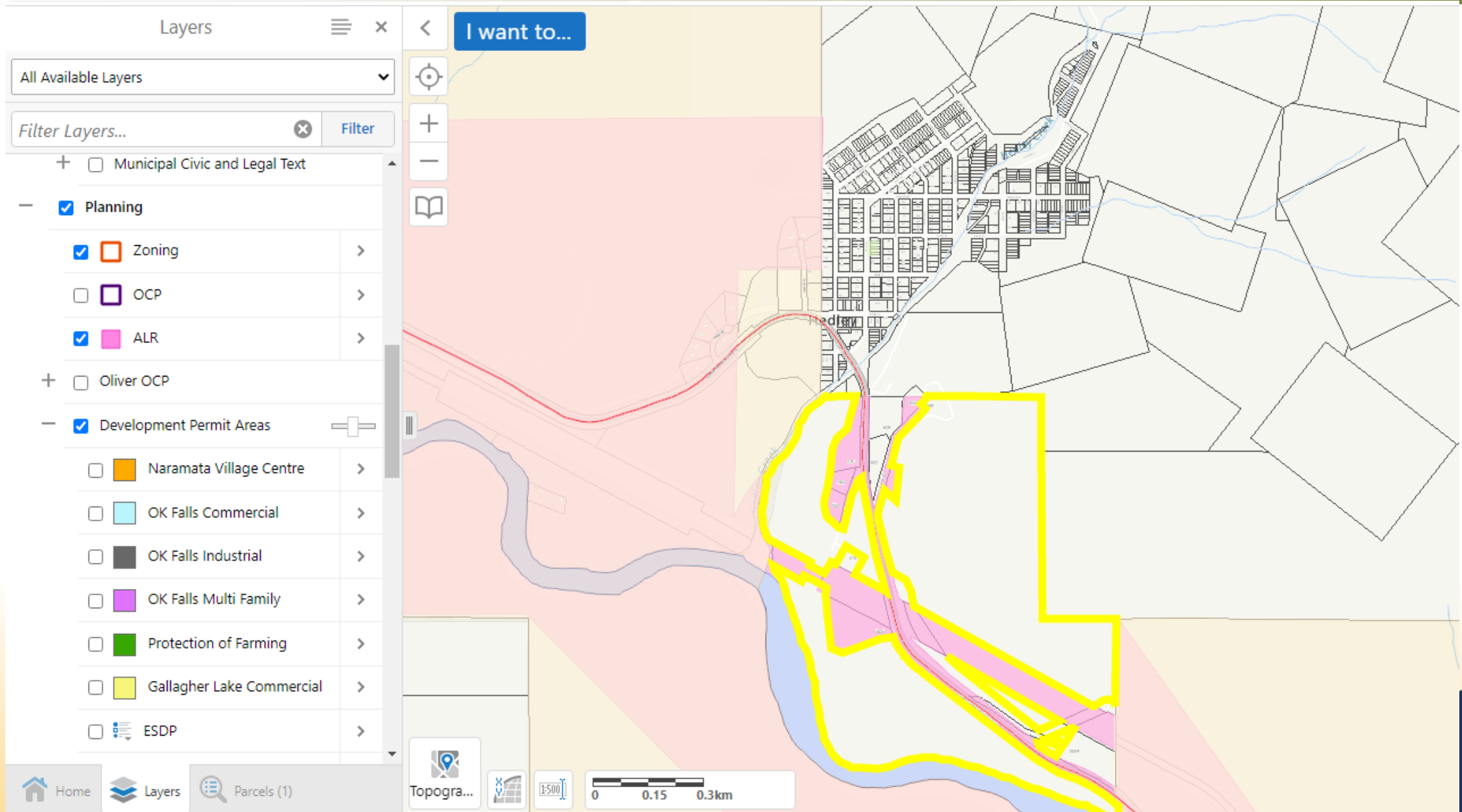
Zoning Bylaw Document: [Click Here](#)
Zoning Designation: Please zoom to the parcel using the link below to see detailed zoning information for this property.

[Create a Parcel Report](#)
[More Info](#)

Displaying 1 - 1 (Total: 1)
Page 1 of 1

Home Layers Parcels (1) Topogra... 1:500 0 0.15 0.3km

Draft Area "G" Land Use Map



The screenshot displays a web-based GIS application interface. On the left, a 'Layers' panel is open, showing a list of available layers. The 'Planning' category is expanded, and several layers are checked and visible on the map. A search bar at the top of the map area contains the text 'I want to...'. The map itself shows a grid of parcels, with a large area outlined in yellow. Various colored overlays are present, including a large pink area, a red line, and a blue area. The bottom of the interface features navigation icons for Home, Layers, and Parcels (1), along with a scale bar and a north arrow.

Layers

All Available Layers

Filter Layers... Filter

- Municipal Civic and Legal Text
- Planning
 - Zoning
 - OCP
 - ALR
- Oliver OCP
- Development Permit Areas
 - Naramata Village Centre
 - OK Falls Commercial
 - OK Falls Industrial
 - OK Falls Multi Family
 - Protection of Farming
 - Gallagher Lake Commercial
 - ESDP

I want to...

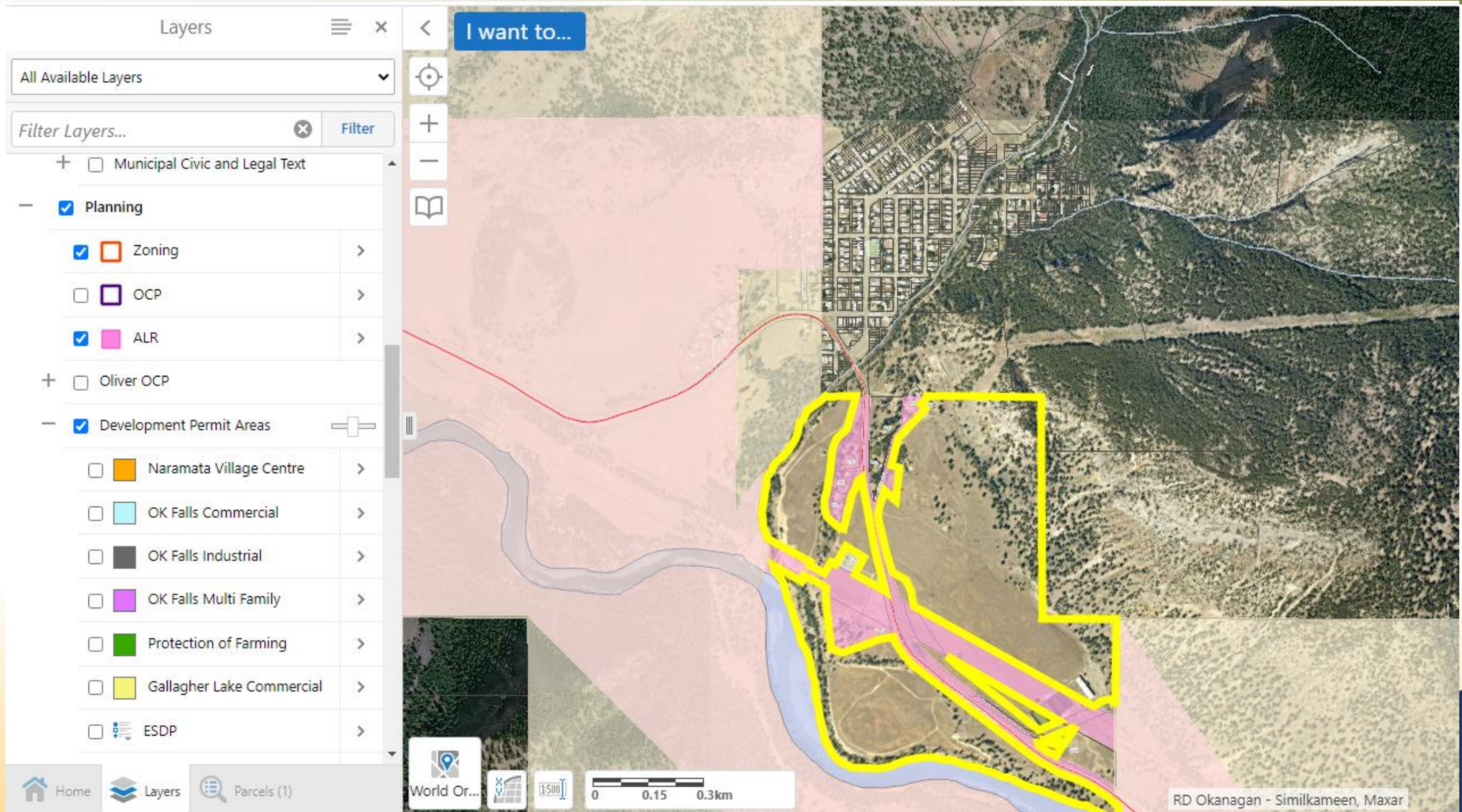
Home Layers Parcels (1)

Topogra... 1:500 0 0.15 0.3km

Draft Area “G” Land Use Map

Date Loaded: January 23, 2022		Information displayed within is from BCAA or RDOS Data.	
Jurisdiction:	Folio: 03900.020 (No Folio Teamsite Exists)	Elect. Area: G	PID: 013-564-081
Legal:	District Lot 2900, Land District Similkameen Div of Yale		
Civic 1: 649 COLONIAL RD	Civic 2:	Civic 3:	
Civic 4:	Civic 5:		
All Owners	911	Other	Tax Roll Building Permits Devel. Permits Finance Enforcement
Parcel Information			
School District	Appx. Area m ²	Property Class	Property Class Cd
53	569865	Residential	01
Land Value Information			
Gross Land Value	Net Land Value	Gross Improvement Value	Net Improvement Value
100		0	
Zoning Information			
No zoning information for this parcel.			
Legal Plans			
(Not an inclusive list. Title search still required.)			
No plan for number available for this record.			
GeoTech Report			
No GeoTech report for this record.			

Draft Area "G" Land Use Map

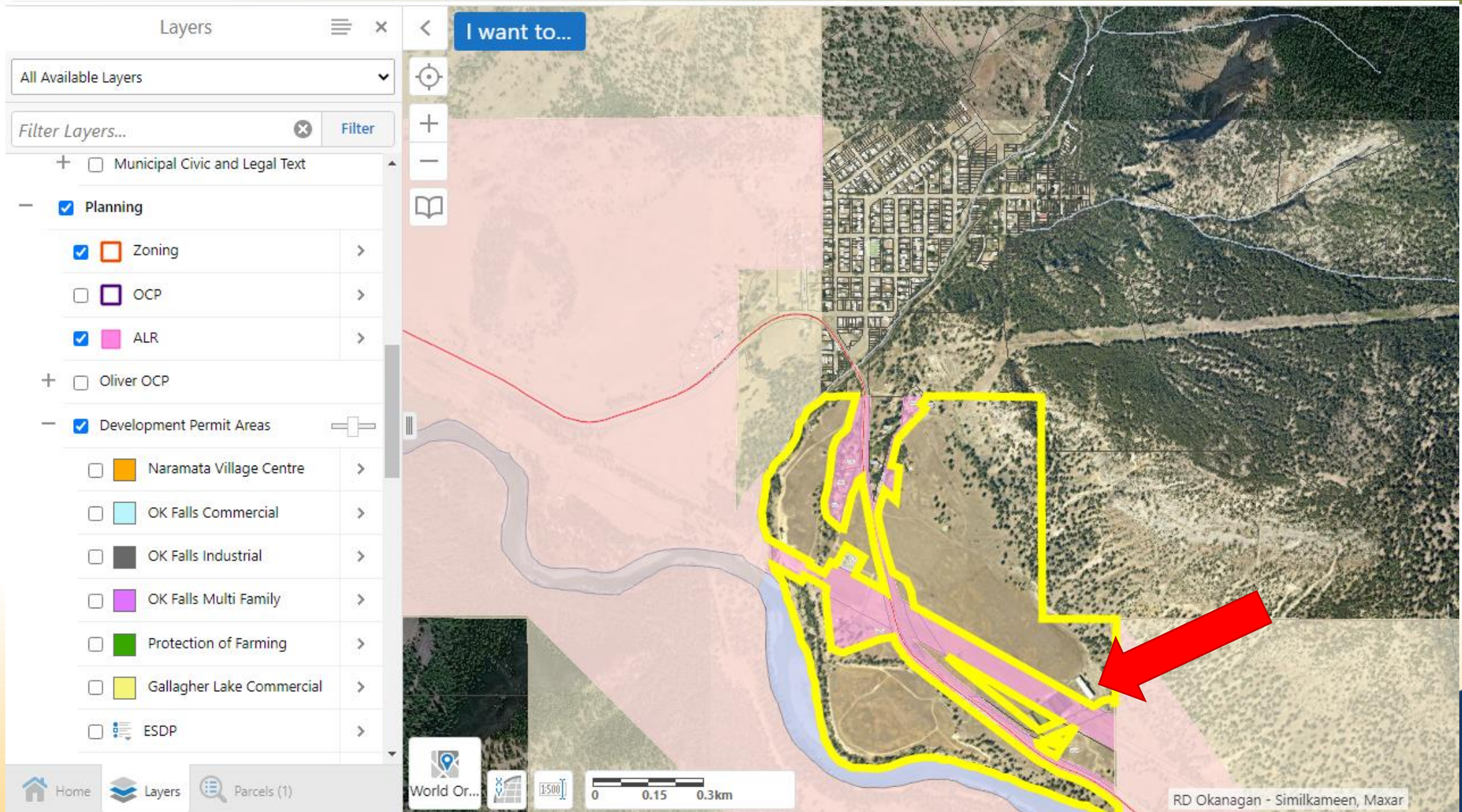


The screenshot displays a GIS web application interface. On the left is a 'Layers' panel with a search bar containing 'I want to...'. Below the search bar is a dropdown menu for 'All Available Layers' and a 'Filter Layers...' section with a 'Filter' button. The layer list includes:

- Municipal Civic and Legal Text
- Planning
 - Zoning
 - OCP
 - ALR
- Oliver OCP
- Development Permit Areas
 - Naramata Village Centre
 - OK Falls Commercial
 - OK Falls Industrial
 - OK Falls Multi Family
 - Protection of Farming
 - Gallagher Lake Commercial
 - ESDP

The main map area shows an aerial view with several colored overlays: a large pink area, a yellow boundary, and a purple area. A search bar at the top of the map area contains the text 'I want to...'. At the bottom of the map, there is a scale bar (0 to 0.3km), a north arrow, and a 'World Or...' button. The bottom right corner of the map area contains the text 'RD Okanagan - Similkameen, Maxar'.

Draft Area "G" Land Use Map



The screenshot displays a GIS web application interface. On the left, a 'Layers' panel is visible, showing a list of layers with checkboxes and expandable arrows. The 'Planning' group is expanded, showing 'Zoning' (checked), 'OCP' (unchecked), and 'ALR' (checked). The 'Development Permit Areas' group is also expanded, showing several categories: 'Naramata Village Centre' (unchecked), 'OK Falls Commercial' (unchecked), 'OK Falls Industrial' (unchecked), 'OK Falls Multi Family' (unchecked), 'Protection of Farming' (unchecked), 'Gallagher Lake Commercial' (unchecked), and 'ESDP' (unchecked). The main map area shows an aerial view with overlaid colored polygons representing different land use zones. A prominent yellow outline highlights a specific area, and a red arrow points to a small white rectangular feature within this area. At the top of the map, a blue search bar contains the text 'I want to...'. The bottom of the interface includes a navigation bar with 'Home', 'Layers', and 'Parcels (1)' buttons, a scale bar (0 to 0.3km), and a 'World Or...' button. The text 'RD Okanagan - Similkameen, Maxar' is visible in the bottom right corner.

Layers

All Available Layers

Filter Layers... Filter

- Municipal Civic and Legal Text
- Planning
 - Zoning
 - OCP
 - ALR
- Oliver OCP
- Development Permit Areas
 - Naramata Village Centre
 - OK Falls Commercial
 - OK Falls Industrial
 - OK Falls Multi Family
 - Protection of Farming
 - Gallagher Lake Commercial
 - ESDP

I want to...

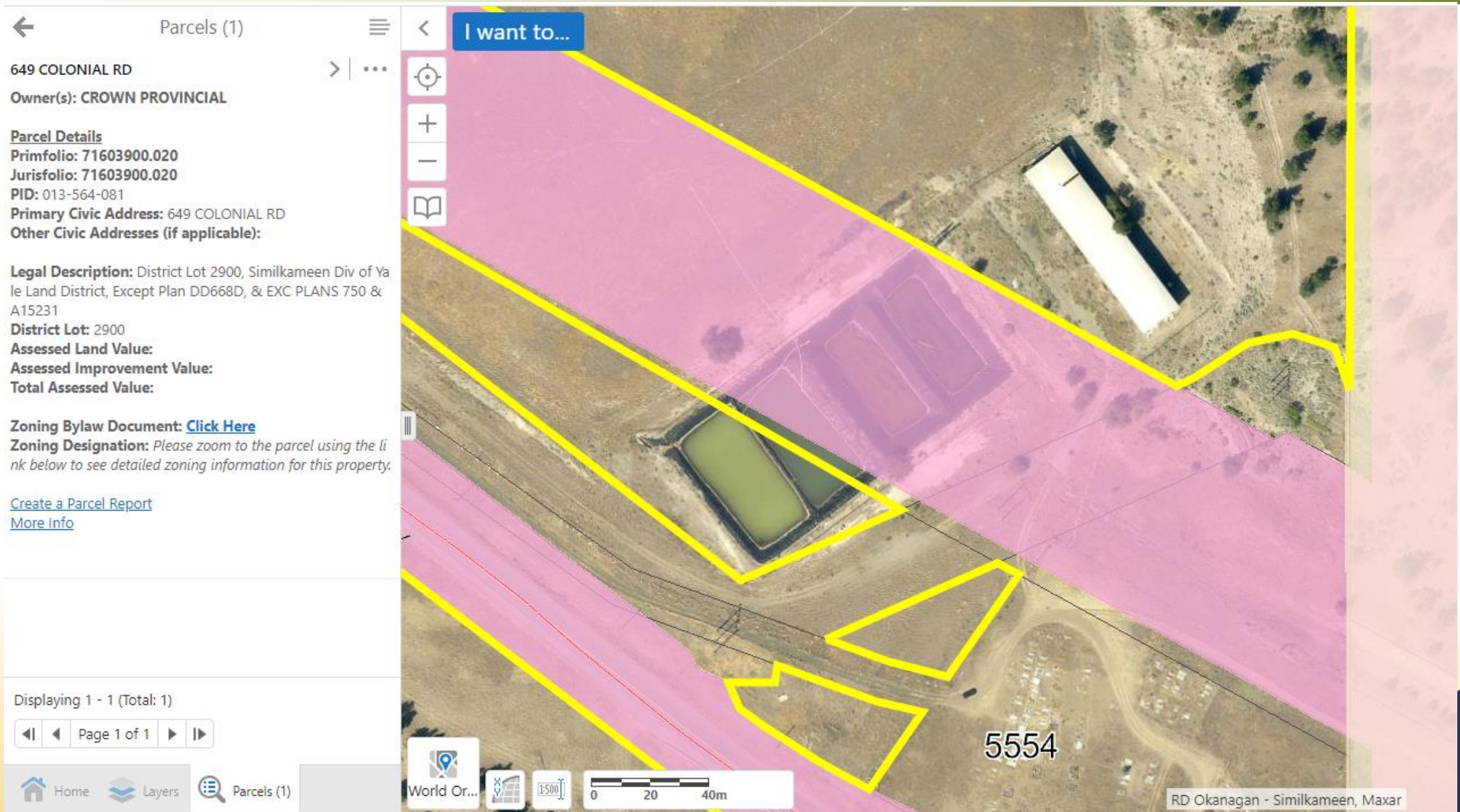
World Or...

1:500

0 0.15 0.3km

RD Okanagan - Similkameen, Maxar

Draft Area "G" Land Use Map



Parcels (1)

649 COLONIAL RD
Owner(s): CROWN PROVINCIAL

Parcel Details
Primfolio: 71603900.020
Jurisfolio: 71603900.020
PID: 013-564-081
Primary Civic Address: 649 COLONIAL RD
Other Civic Addresses (if applicable):

Legal Description: District Lot 2900, Similkameen Div of Yale Land District, Except Plan DD668D, & EXC PLANS 750 & A15231
District Lot: 2900
Assessed Land Value:
Assessed Improvement Value:
Total Assessed Value:

Zoning Bylaw Document: [Click Here](#)
Zoning Designation: Please zoom to the parcel using the link below to see detailed zoning information for this property.

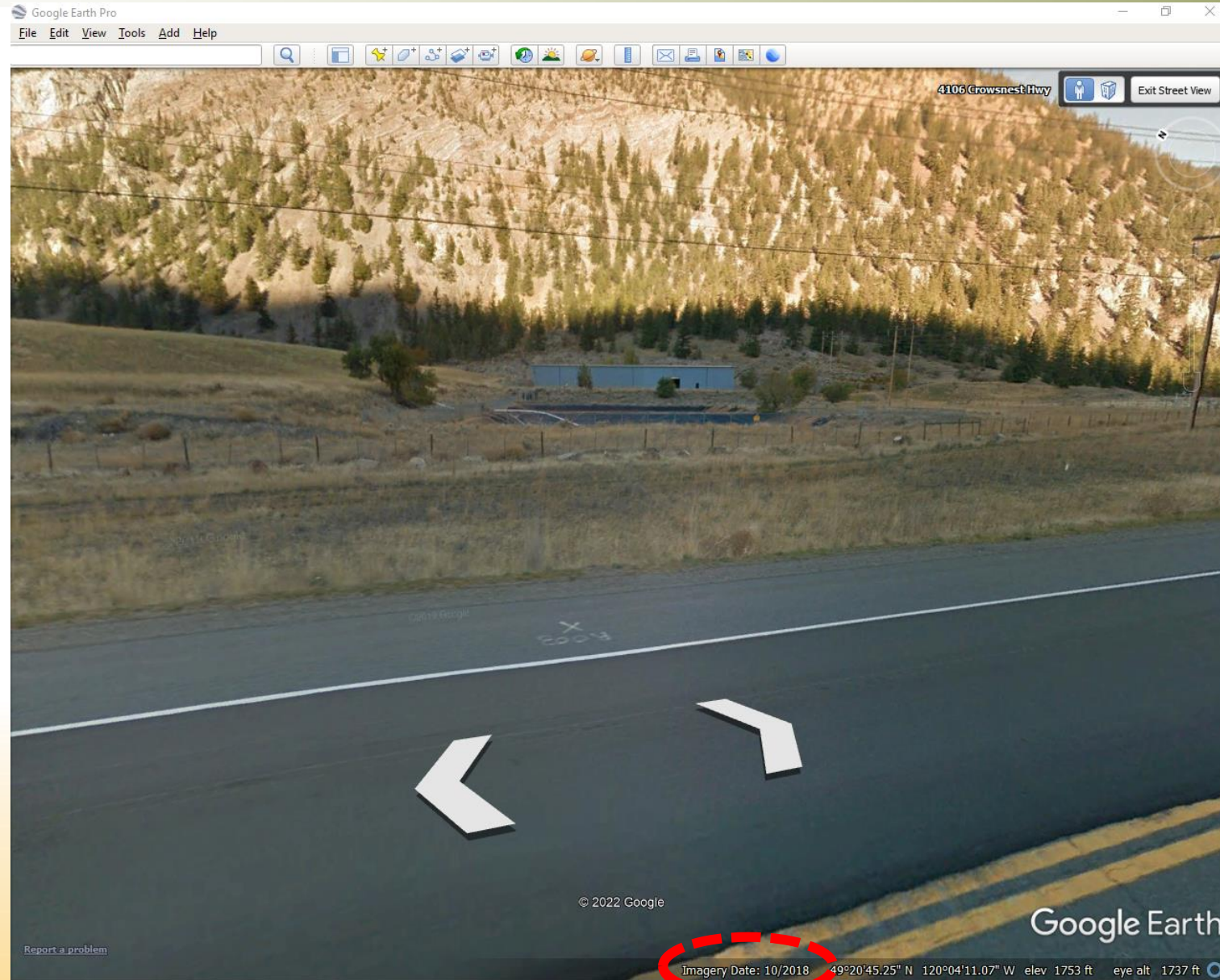
[Create a Parcel Report](#)
[More Info](#)

Displaying 1 - 1 (Total: 1)
Page 1 of 1

World Or... 1:500 0 20 40m

RD Okanagan - Similkameen, Maxar

Draft Area "G" Land Use Map



Draft Area "G" Land Use Map

← Parcels (1) ☰ < I want to... > ⋮

649 COLONIAL RD ⊕ ⊖ 📖

Owner(s): CROWN PROVINCIAL

Parcel Details
Primfolio: 71603900.020
Jurisfolio: 71603900.020
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Primary Civic Address: 649 COLONIAL RD
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District Lot: 2900
Assessed Land Value:
Assessed Improvement Value:
Total Assessed Value:

Zoning Bylaw Document: [Click Here](#)
Zoning Designation: Please zoom to the parcel using the link below to see detailed zoning information for this property.

[Create a Parcel Report](#)
[More Info](#)

Displaying 1 - 1 (Total: 1)
◀ ◀ Page 1 of 1 ▶ ▶

Home Layers Parcels (1) World Or... 1:500 0 20 40m




5554

RD Okanagan - Similkameen, Maxar




Draft Area "G" Land Use Map

Legend



-  Electoral Boundary
-  Indian Reserve
-  Inset

Landuse


Rural


-  RA - Resource Area
-  AG - Agriculture
-  LH - Large Holdings
-  SH - Small Holdings

Commercial


-  C - Commercial
-  CT - Commercial Tourism

Residential









-  LR - Low Density Residential

-  MR - Medium Density Residential

Industrial

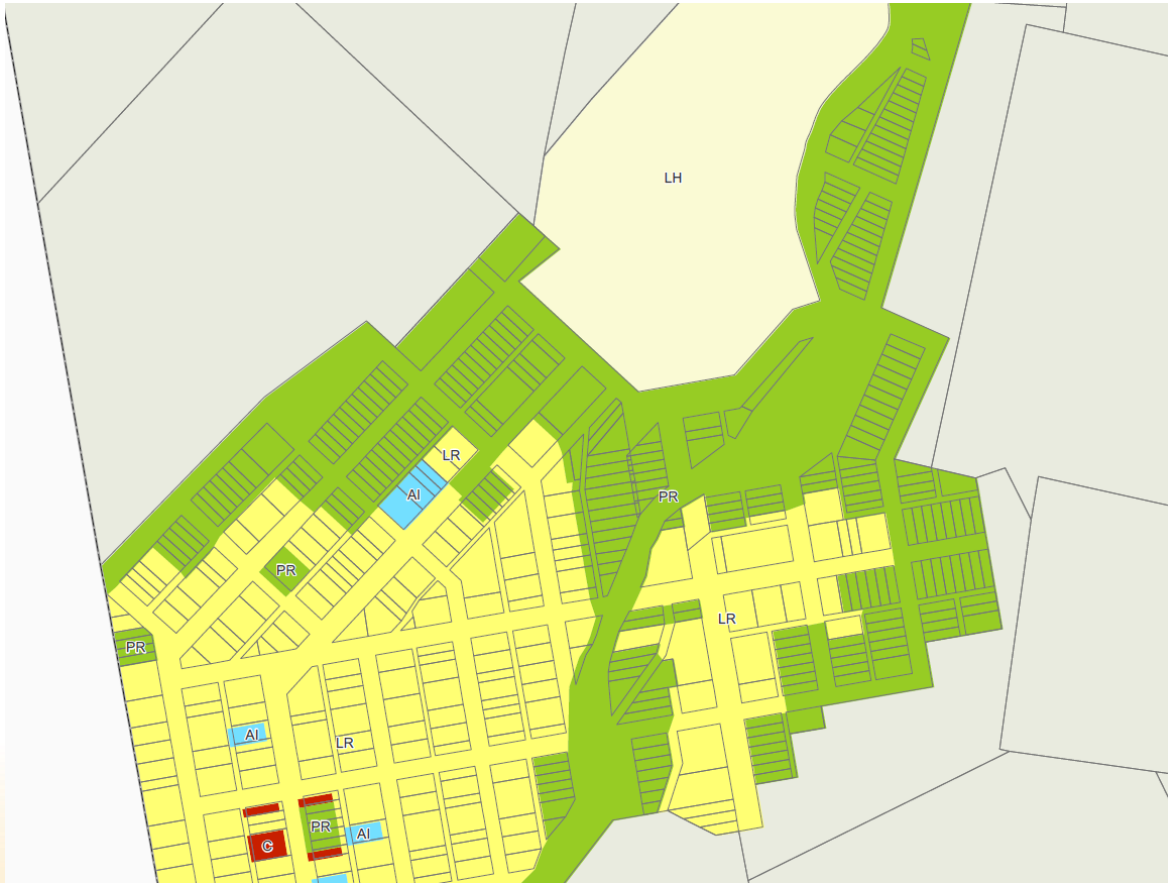
-  I - Industrial

Community Services and Administration

-  AI - Administrative, Cultural and Institutional
-  CA - Conservation Area
-  PR - Parks Recreation
-  TC - Transportation Corridor
-  gis_prov.TIM.tlakes
-  gis_vector.GIS.parcel_poly
-  gis_vector.GIS.cwb_lakes
-  Electoral Boundary

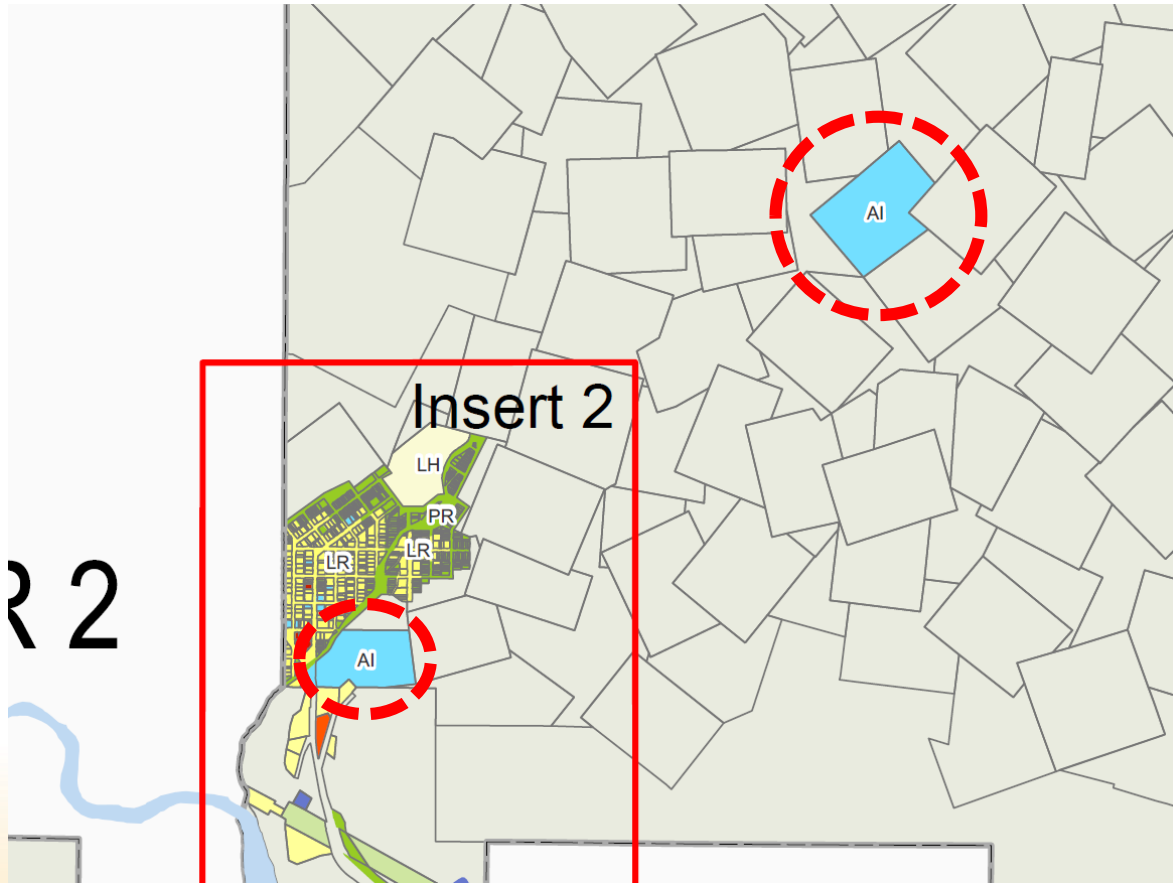


Draft Area "G" Land Use Map



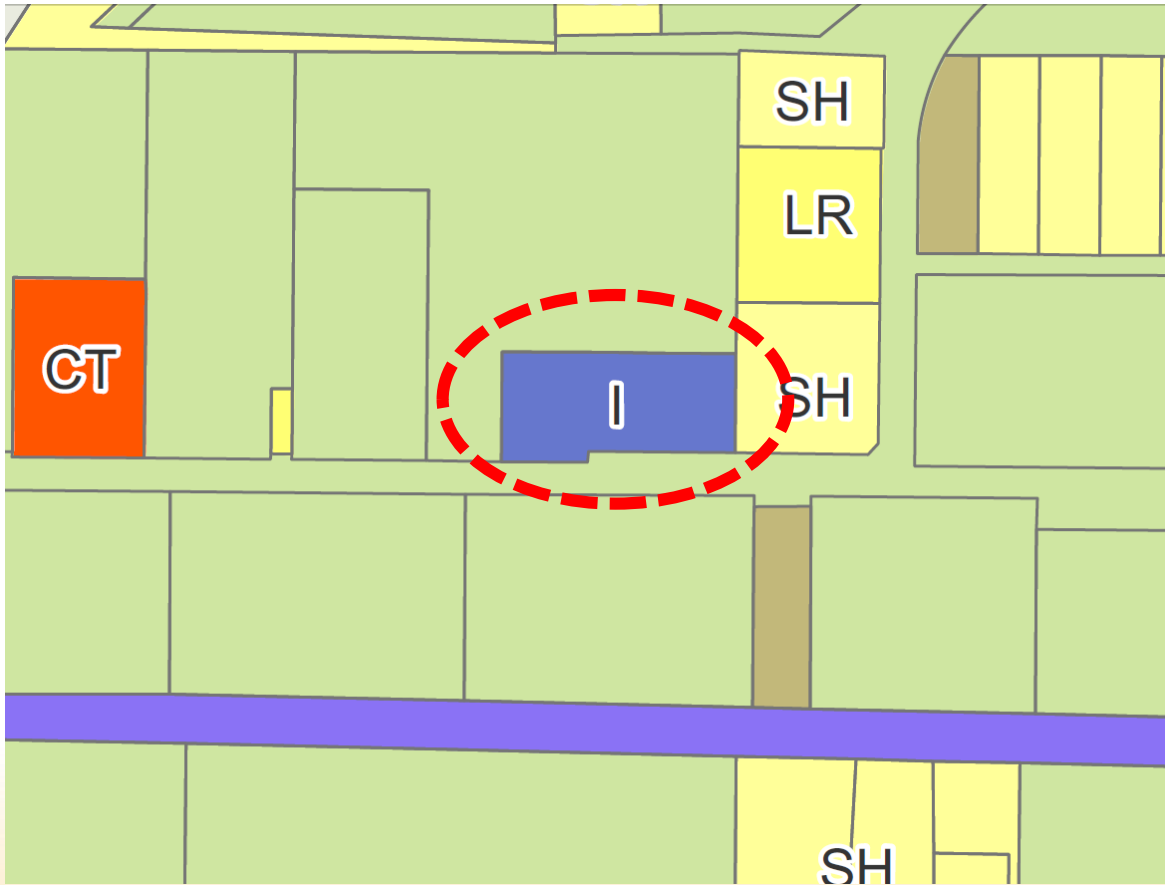
Crown Land in Hedley Unsuitable for Development (Hazard) - Park

Draft Area “G” Land Use Map



Mascot Mine Site – Administrative & Institutional (AI)

Draft Area "G" Land Use Map



Fruit Packing Facility and Retail – Industrial (I)

Draft Area "G" Land Use Map




Private vs. Crown land – Conservation Area (CA)

Draft Area “G” Land Use Map

Meeting Agenda:

Draft Electoral Area “G” Land Use Map:

- How was it created and why it is important for the OCP;
- Overview of how an OCP Land Use Map is used: 
 - Subdivision Applications
 - ALC Referrals
 - Crown land referrals
- Feedback on draft land use map*.

Draft Area “G” Land Use Map

Local Government Act

Section 473

(Content and process requirements):

- An official community plan **must** include statements **and map designations** [emphasis added] for the area covered by the plan respecting the following ...



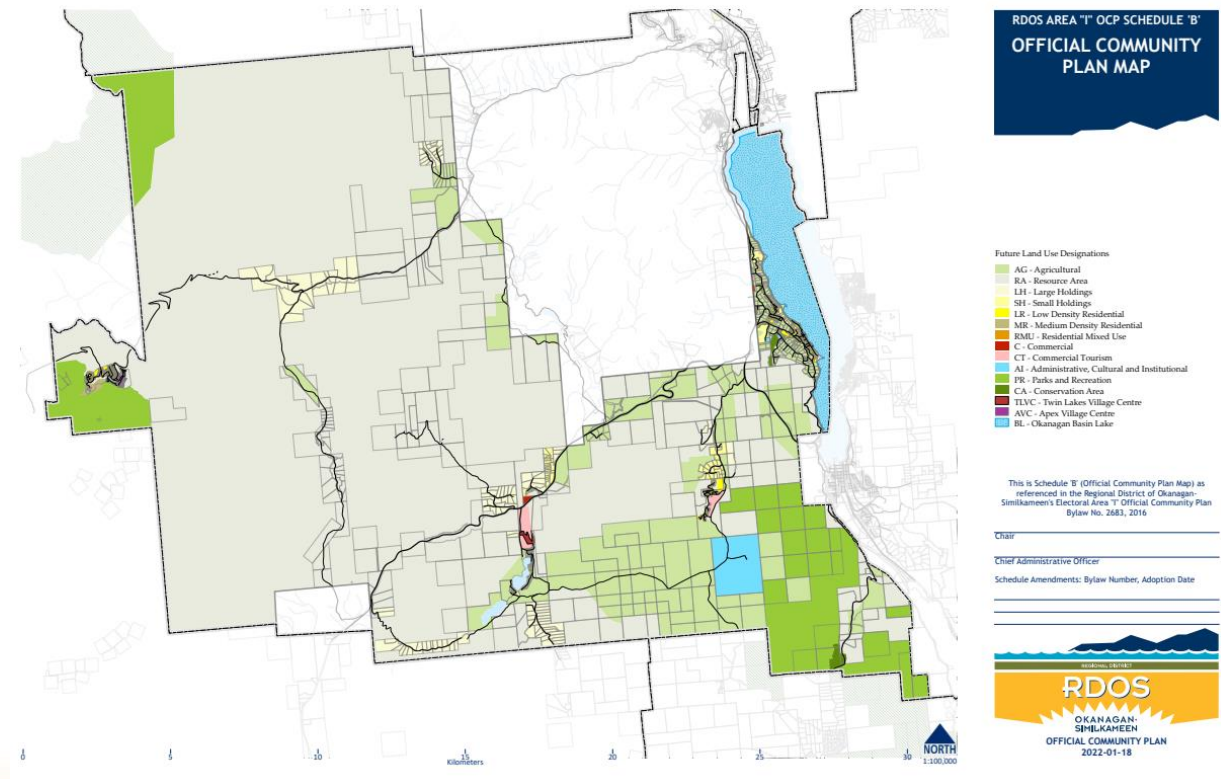
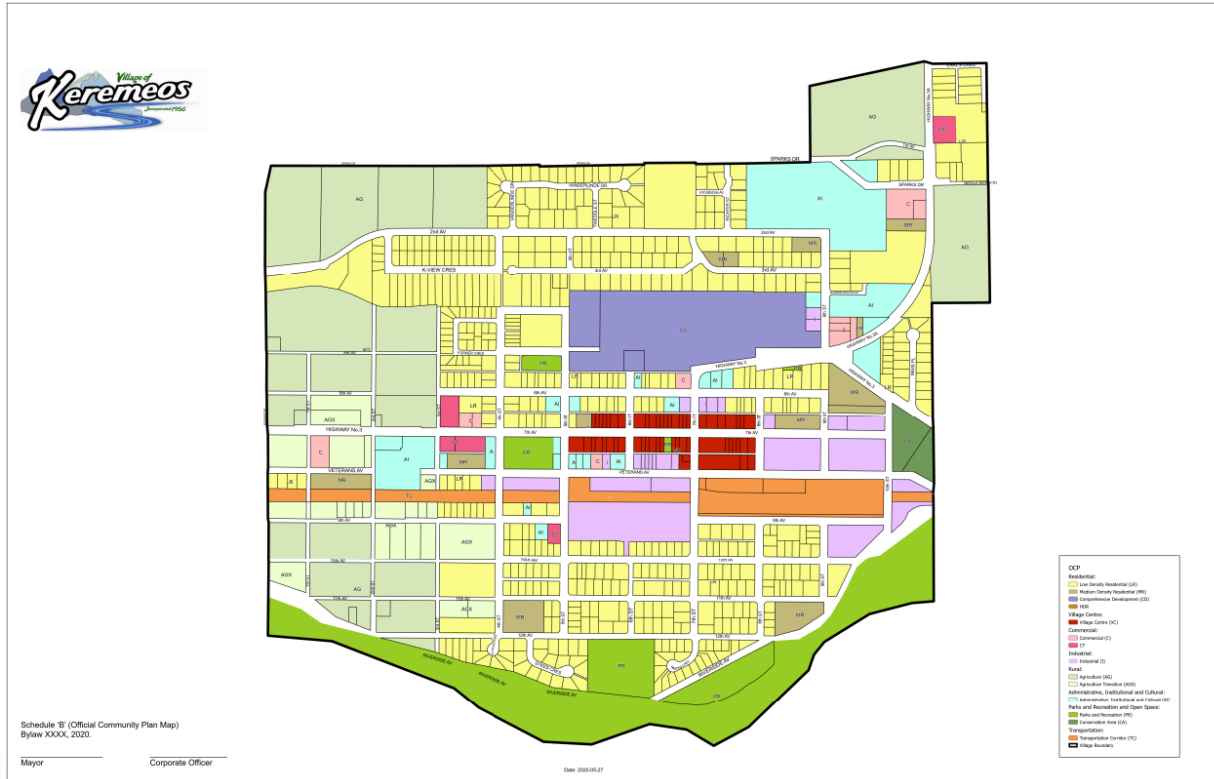
Draft Area “G” Land Use Map

Local Government Act

- Residential land supply (5 years), including affordable, rental and special needs housing;
- Commercial, industrial, agricultural, recreational and utility uses;
- Sand and gravel resources;
- Hazard and environmental lands;
- Infrastructure (water & sewer).



Draft Area "G" Land Use Map



Village of Keremeos OCP Map

Electoral Area "I" OCP Map

Draft Area "G" Land Use Map




Village of Keremeos Official Community Plan Bylaw No. 850

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Legend



Residential:

-  Low Density Residential (LR)
-  Medium Density Residential (MR)
-  Comprehensive Development (CD)


Village Centre:

-  Village Centre (VC)



Commercial:

-  Commercial (C)
-  Tourist Commercial (CT)

Industrial:

-  Industrial (I)



Rural:

-  Agriculture (AG)
-  Agriculture Transition (AGX)

Administrative, Institutional and Cultural:

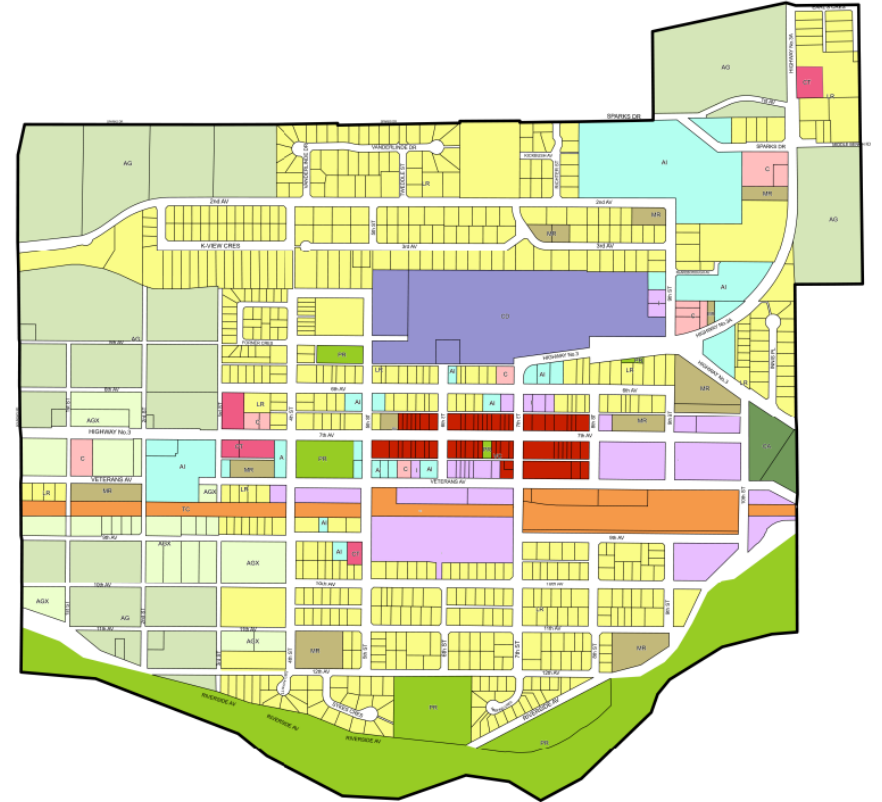
-  Administrative, Institutional and Cultural (AI)

Parks and Recreation and Open Space:

-  Parks and Recreation (PR)
-  Conservation Area (CA)

Transportation:

-  Transportation Corridor (TC)



Draft Area “G” Land Use Map

Local Government Act

- Once an OCP Bylaw is adopted, all other bylaws or works undertaken by a council or board must be consistent with the Plan.
- Known as “consistency rule”, and has implications for how an OCP map is structured (i.e. future vs. current land uses).



Draft Area “G” Land Use Map

Meeting Agenda:

Overview of how an OCP Land Use Map is used:

1. Subdivision Applications
2. ALC Referrals
3. Crown land referrals
4. Rezoning applications

Draft Area “G” Land Use Map

Subdividing Land Outside a Municipality

- Approving Officer is appointed by provincial government (not RDOS);
- Applications are submitted to MoTI;
- Ministry staff refer the application to external agencies for comments;
 - RDOS;
 - Irrigation District (e.g. KID);
 - Interior Health Authority.



Draft Area “G” Land Use Map

MoTI Referrals (subdivision)

Subdivision Applications are assessed against applicable RDOS Bylaws:

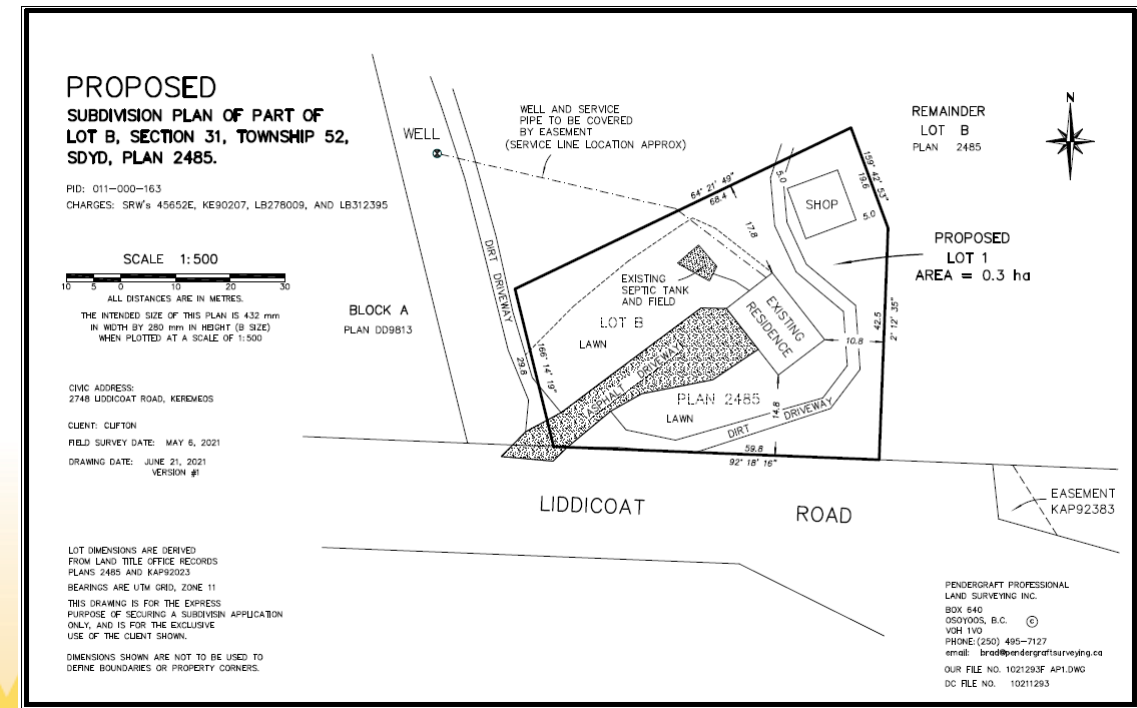
- Official Community Plan
 - development permits.
- Zoning Bylaw;
- Subdivision Servicing Bylaw;
- Development Cost Charges Bylaw; and
- Subdivision Parcel Frontage Exemption Bylaw.

Draft Area “G” Land Use Map

MoTI Referrals (subdivision)

“Homesite Severance” (ALR) at Liddicoat Road

- Official Community Plan: N/A
- Zoning Bylaw: N/A
- Subdivision Servicing Bylaw: N/A (Homesite Severances are exempt from servicing req.'s).
- Development Cost Charges Bylaw: N/A



Draft Area “G” Land Use Map

Development in the ALR

- Applications for subdivision or “non-farm” uses in the ALR must be forwarded to the ALC, *unless*:
 - the land is zoned to permit farming; or
 - an amendment to an OCP or zoning bylaw is required for the proposed development to proceed.
- This affords local governments a chance to review (i.e. “no surprises”!)



Draft Area “G” Land Use Map

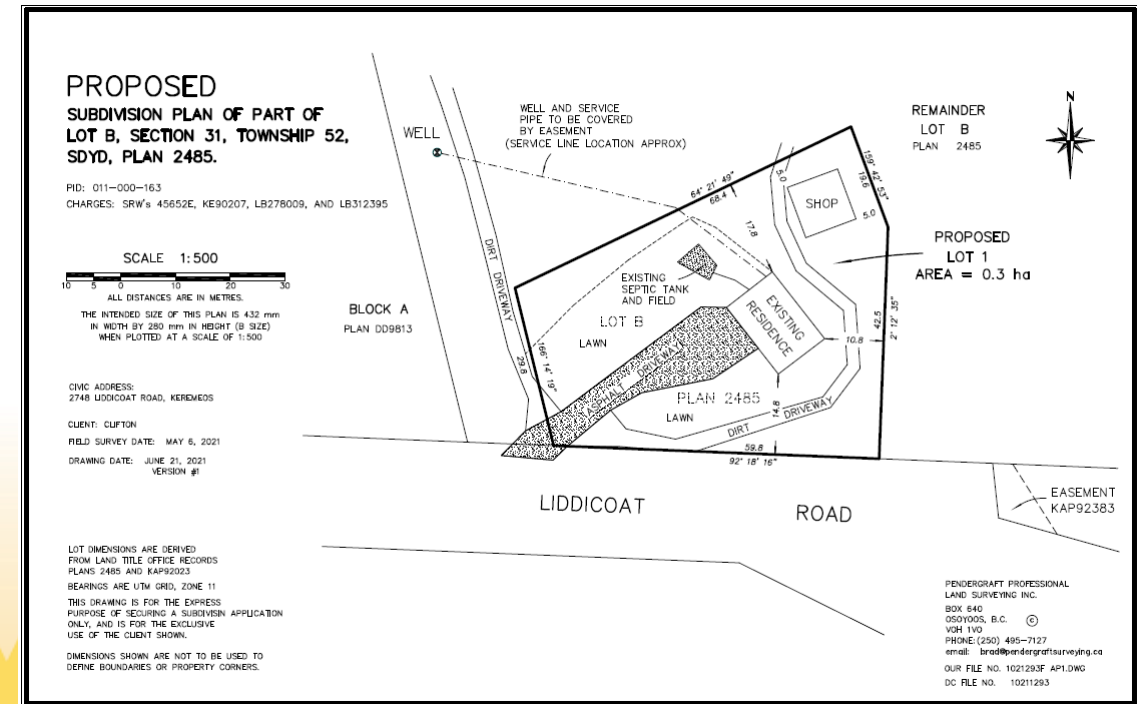
Development in the ALR

- In Electoral Area “G”, all ALC applications are automatically forwarded to the Commission due to absence of land use bylaws.

Liddicoat Road Subdivision

- Official Community Plan: N/A
- Zoning Bylaw: N/A
- Subdivision Servicing Bylaw: Exempt*

* RDOS Board Policy



Draft Area “G” Land Use Map

Development in the ALR



Draft Area “G” Land Use Map

Applications to use Crown land

- Applications are submitted to FrontCounterBC;
- Province will refer the proposal to external agencies:
 - Regional District;
 - First Nations;
 - Irrigation/Improvement Districts.

Draft Area “G” Land Use Map

Applications to use Crown land

- In 2013, a referral was received to use Crown land for the purposes of wind power generation (5 turbines).
- The sites were located within Electoral Areas “F”, “G” & “H”.
- In Areas “F” & “H”, the Board had adopted a position of wanting to review new tower applications (DVP). This did not apply in Area “G”.



Draft Area “G” Land Use Map

Applications to use Crown land

The province will refer the proposal to external agencies:

- *Does this application impact your agency’s legislated responsibilities?*
- *If the proposal proceeds, will the proponent require approval or a permit from your agency?*
- *Will on-going compliance monitoring be required by your agency as a result of your legislated responsibilities?*
- *Will this application affect public use of this area?*
- *Is the application area zoned for the proposed purpose?*

Draft Area “G” Land Use Map

Applications to use Crown land

- Staff assessment of the wind turbine proposal was based on policy statements contained within the RGS Bylaw and applicable OPC Bylaws.
- This included support for projects that use water, wind, sunlight, biomass or geothermal energy to generate electricity for sale into the electrical transmission and distribution infrastructure.



Draft Area “G” Land Use Map

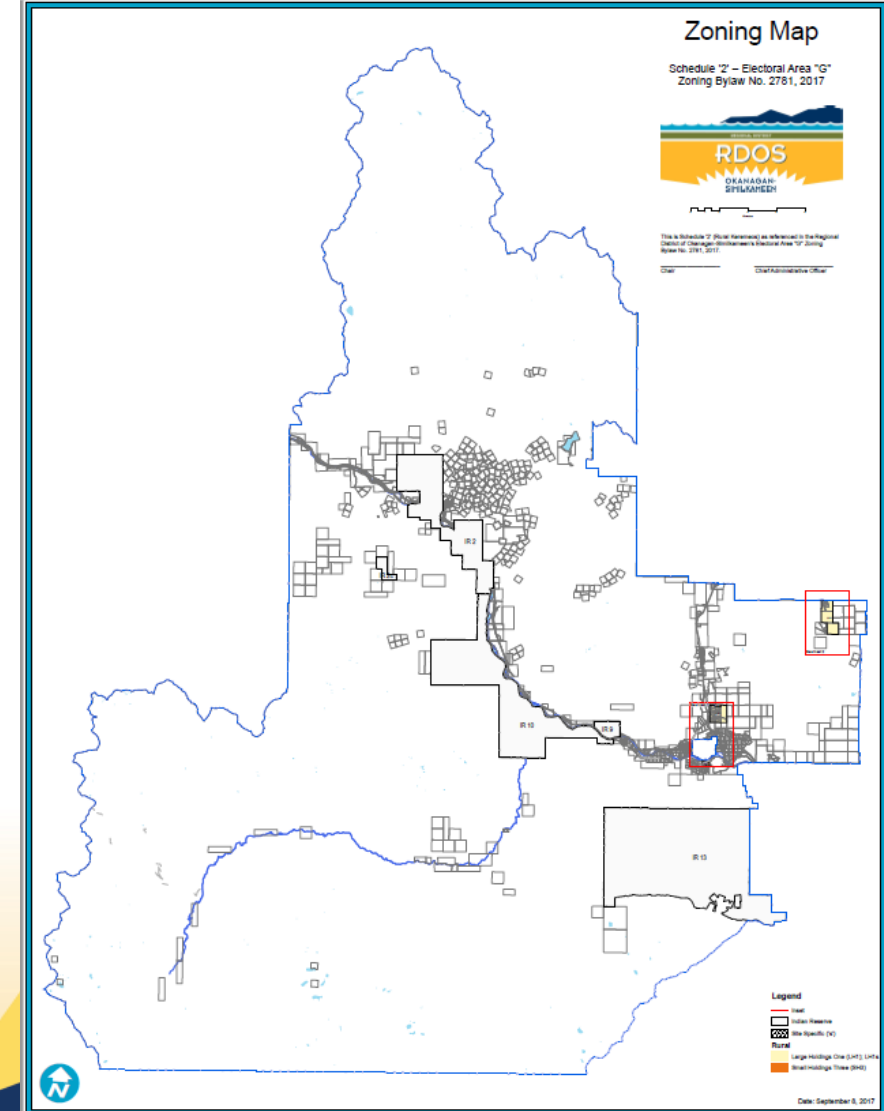
Applications to use Crown land

- Other previous Crown referrals have included:
 - Reopening of Hedley cemetery;
 - Fortis right-of-ways (power lines on Crown land);
 - Road access to “land-locked” parcels;
 - Water monitoring wells (Barrick Gold);
 - Renewing mineral leases;
 - Telecommunication towers;
 - Crown grants (i.e. sale of Crown land).

Draft Area “G” Land Use Map

Rezoning Applications

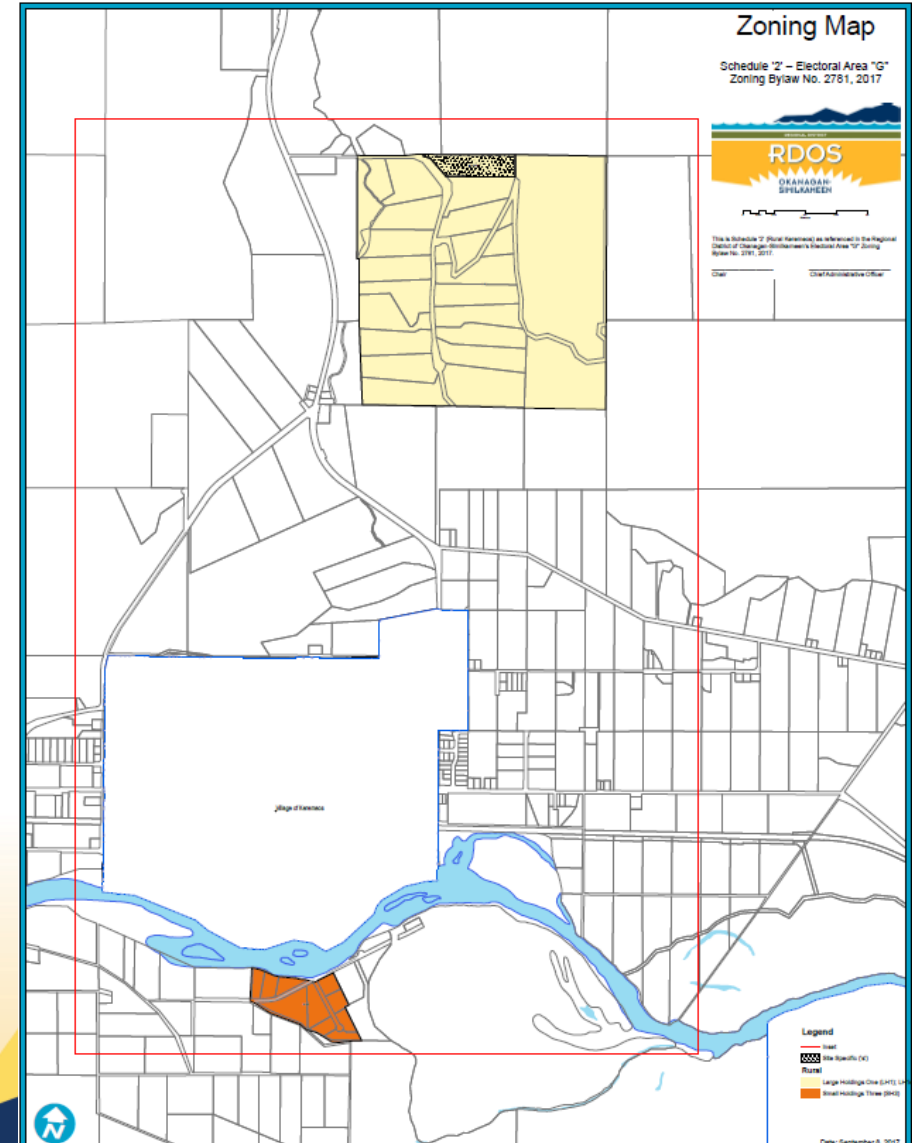
- Current Electoral Area “G” Zoning Bylaw applies to approx. 0.13% of electoral area.
- Rezoning applications are rare, but have occurred in the recent past.
- Decisions on rezonings are made by the Board (9 of 19 voting members).
- OCPs are an important tool when assessing rezoning applications.



Draft Area “G” Land Use Map

Rezoning Applications

- In 2017, a rezoning application was received to allow for an accessory dwelling unit to be constructed on an approximately 4.1 ha parcel of land on Liddicoat Road.
- The zoning that applied to the property at that time required that a parcel be 8.0 ha in area to have an accessory dwelling.



Draft Area “G” Land Use Map

Rezoning Applications

- Local resident concerns included water quality, road access and density.
- Absence of OCP meant there were no local policies that spoke to whether accessory dwellings were supported by the community (or not).
- Staff relied on Board policies applied in other Electoral Areas to inform recommendation on the rezoning.

