

## COMPARISON TABLE: “RESIDENTIAL DESIGNATION” SECTION

Current Electoral Area Official Community Plan (OCP) Bylaw No. 2450, 2008	Proposed Electoral Area Official Community Plan (OCP) Bylaw No. 2905, 2021
<p><b>8.0 RESIDENTIAL</b></p> <p><b>8.1 Background</b></p> <p>There are two residential land use designations recognized within this Plan. Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.</p> <ul style="list-style-type: none"> <li>• <b>Low Density Residential (LR):</b> generally includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and parks which are integral to a low density residential neighbourhood.</li> <li>• <b>Medium Density Residential (MR):</b> generally includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and parks, which are integral to a medium density area.</li> </ul> <p>Low Density Residential (LR) development in the Plan Area has typically occurred adjacent to or near Osoyoos Lake and low-density single detached dwellings are the predominant housing form throughout the Plan Area. Other forms of low-density residential housing include semi-detached, and manufactured homes.</p> <p>Medium Density Residential (MR) designated lands in the Plan Area are limited and exist at the north end of Osoyoos Lake and also near the Town of Osoyoos.</p> <p>Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Willow Beach and Osoyoos Mountain Estates have been designated as Rural Growth Areas in the Plan area, while the Town of Osoyoos is a designated Primary Growth Area.</p> <p>The Plan supports these designations by directing new LR and MR designations to Rural Growth Areas, subject to servicing, as well as to Primary Growth Areas (i.e. Town of Osoyoos), and that proposed high density residential developments also be directed to Primary Growth Areas.</p>	<p><b>11.0 RESIDENTIAL</b></p> <p><b>11.1 Background</b></p> <p>There are two residential land use designations recognized within this Plan; Low Density Residential (LR) and Medium Density Residential (MR). Rural Holdings (i.e., Large Holdings and Small Holdings) are not included as residential designations.</p> <ul style="list-style-type: none"> <li>• <b>Low Density Residential (LR):</b> includes single detached dwellings, mobile homes, duplexes, and complementary secondary uses such as daycares, preschools, and small parks which are integral to a low-density residential neighbourhood.</li> <li>• <b>Medium Density Residential (MR):</b> includes townhouses, triplexes, fourplexes, and those complementary secondary uses such as daycares, preschools, and small parks, which are integral to a medium density area.</li> </ul> <p>Low Density Residential (LR) development in the Plan Area has typically occurred adjacent to or near Osoyoos Lake and low-density single detached dwellings are the predominant housing form throughout the Plan Area. Other forms of low-density residential housing include semi-detached, and manufactured homes.</p> <p>Medium Density Residential (MR) designated lands in the Plan Area are limited to areas at the north end of Osoyoos Lake (Willow Beach) near the Town of Osoyoos.</p> <p>Under the South Okanagan Regional Growth Strategy (RGS) Bylaw, Willow Beach and Anarchist Mountain have been designated as Rural Growth Areas in the Plan area, while the Town of Osoyoos is a designated Primary Growth Area.</p> <p>The Plan supports these designations by directing new LR and MR designations to Rural Growth Areas, subject to servicing, as well as to Primary Growth Areas (i.e. Town of Osoyoos), and that proposed high density residential developments also be directed to Primary Growth Areas.</p>
<p><b>8.2 Objectives</b></p> <ol style="list-style-type: none"> <li>.1 Direct new residential development to existing serviced areas, within designated Primary and Rural Growth Areas to protect the predominately rural character of the Plan Area.</li> <li>.2 Minimize impacts from new residential development on the natural environment.</li> <li>.3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.</li> <li>.4 Direct new residential development away from hazard lands, critical habitat areas, and watercourses.</li> </ol>	<p><b>11.2 Objectives</b></p> <ol style="list-style-type: none"> <li>.1 Direct new residential development to existing serviced areas to protect the predominately rural character of the Plan Area.</li> <li>.2 Minimize impacts from new residential development on the natural environment and the ALR.</li> <li>.3 Accommodate a range of housing types and tenures to meet the socio-economic needs of the community.</li> <li>.4 Direct new residential development away from hazard lands, critical habitat areas, and watercourses.</li> </ol>
<p><b>8.3 Policies - General Residential</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations in identified Primary and Rural Growth Areas.</li> </ol>	<p><b>11.3 Policies – General Residential</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Directs the development of new housing to existing vacant lots (with servicing), or previously approved residential subdivisions, prior to considering more residential development on non-residential designations in identified Rural Growth Areas.</li> </ol>

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<p>.2 Encourages residential infill development to maximize land use and servicing efficiencies.</p> <p>.3 Supports a range of residential densities and parcel sizes for the existing residential areas in the Plan Area.</p> <p>.4 Supports housing for a range of income levels, lifestyles and ages including rental housing and secondary suites where appropriate and feasible.</p> <p>.5 Will assess proposed residential developments on the following development criteria:</p> <ul style="list-style-type: none"> <li>a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;</li> <li>b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;</li> <li>c) proximity to Environmentally Sensitive Development Permit Areas;</li> <li>d) proximity to Watercourse Development Permit Areas;</li> <li>e) impact on adjacent land uses and character of the existing area;</li> <li>f) proximity to existing roads and other community and essential services;</li> <li>g) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;</li> <li>h) parkland dedication; and</li> <li>i) demonstration of housing need, and provision for a variety of housing types.</li> </ul> <p>.6 Will evaluate any new residential development on its implications and impacts on adjacent lands designated as Agriculture (AG).</p> <p>.7 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.</p> <p>.8 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.</p> <p>.9 Requires that new parcels to be created by subdivision that are less than 1.0 hectare in area be connected to a community sanitary sewer system.</p> <p>.10 Requires that accessory dwellings on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system.</p> <p>.11 Requires that secondary suites on parcels less than 1.0 hectare in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.</p> <p>.12 Encourages new residential development to locations away from Osoyoos Lake to protect this important resource, reducing human impact on the lake and maintaining and improving water quality and habitat, and encourages a strong component of redesign for redevelopment of areas adjacent to the lake.</p> <p>.13 Does not support the development of “micro cannabis production facilities” on land designated Low Density Residential (LR) or Medium Density Residential (MR).</p>	<p>.2 Encourages residential infill development to maximize land use and servicing efficiencies.</p> <p>.3 Supports a range of residential densities and parcel sizes for the existing residential areas in the Plan Area.</p> <p>.4 Supports housing for a range of income levels, lifestyles and ages including rental housing AND secondary suites where appropriate and feasible.</p> <p>.5 Will assess proposed residential developments on the following development criteria:</p> <ul style="list-style-type: none"> <li>a) capability of accommodating on-site domestic water and sewage disposal, or the availability of community water or sewer;</li> <li>b) ability of community water or sewer systems to be extended to existing neighbouring subdivisions which are presently un-serviced;</li> <li>c) proximity to Environmentally Sensitive Development Permit Areas;</li> <li>d) proximity to Watercourse Development Permit Areas;</li> <li>e) impact on adjacent land uses and character of the existing area;</li> <li>f) impact on adjacent lands designated as Agriculture (AG);</li> <li>g) proximity to and impact on Osoyoos Lake;</li> <li>h) proximity to existing roads and other community and essential services;</li> <li>i) susceptibility to natural hazards including, but not limited to, flooding, soil instability, land slide, rockfall, moderate or higher forest fire;</li> <li>j) parkland dedication; and</li> <li>k) demonstration of housing need, and provision for a variety of housing types.</li> </ul> <p>.6 Encourages new developments that abut agricultural land or livestock grazing land to provide perimeter fencing.</p> <p>.7 Encourages residential development that abuts land designated Agriculture (AG) to provide buffers pursuant to Ministry of Agriculture guidelines.</p> <p>.8 Requires that new parcels to be created by subdivision that are less than 1.0 ha in area be connected to a community sanitary sewer system.</p> <p>.9 Requires that secondary suites on parcels less than 1.0 ha in area be connected to a community sanitary sewer system or the same septic system that serves the principal dwelling unit.</p> <p>.10 Does not support the development of “micro cannabis production facilities” on land designated Low Density Residential (LR) or Medium Density Residential (MR).</p>
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<p><b>8.4 Policies - Low Density Residential</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.</li> <li>.2 Support a maximum net density for single detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings and secondary suites.</li> <li>.3 Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.</li> <li>.4 Supports the re-designation of lands to Low Density Residential (LR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.</li> <li>.5 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.</li> </ol>	<p><b>11.4 Policies –Low Density Residential</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Generally supports the use of lands designated Low Density Residential (LR) identified in Schedule ‘B’ (Official Community Plan Map) for single detached dwellings, duplexes, secondary suites, accessory dwellings, manufactured home parks, parks, religious buildings and facilities, institutional buildings, local convenience stores and other uses that fit with the low density residential character of the designation.</li> <li>.2 Establishes a maximum density for principal detached dwelling units on lands designated Low Density Residential (LR) to be 30 units per hectare for areas served by a community water system and a community sewage treatment system. The calculation of net density does not include accessory dwellings or secondary suites.</li> <li>.3 Supports a maximum net density for duplexes on lands designated Low Density Residential (LR) to be 45 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.</li> <li>.4 Supports the re-designation of lands to Low Density Residential (LR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.</li> <li>.5 Supports home occupations and bed and breakfasts within a single detached dwelling provided the operation does not have an unacceptable negative impact on the surrounding homes and the quality of life of existing residents.</li> </ol>
<p><b>8.5 Policies - Medium Density Residential</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule ‘B’ (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses and apartment buildings that fit with the residential intent of the designation.</li> <li>.2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.</li> <li>.3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Primary and Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.</li> <li>.4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.</li> <li>.5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a Multi-Family Development Permit Area.</li> </ol>	<p><b>11.5 Policies –Medium Density Residential</b></p> <p>The Regional Board:</p> <ol style="list-style-type: none"> <li>.1 Generally supports the use of lands designated Medium Density Residential (MR) identified in Schedule ‘B’ (Official Community Plan Map) for multi-family developments, including triplexes, fourplexes, townhouses, apartment buildings and community care facilities that fit with the residential intent of the designation.</li> <li>.2 Supports a maximum net density on lands designated Medium Density Residential (MR) of 60 dwelling units per hectare for areas served by a community water system and a community sewage treatment system.</li> <li>.3 Supports the re-designation of lands to Medium Density Residential (MR) only within designated Rural Growth Areas in order to achieve lower servicing costs and to minimize environmental impacts.</li> <li>.4 Encourages affordable, community care housing, seniors housing, and special needs housing in Medium Density Residential (MR) areas.</li> <li>.5 Requires a high standard of architectural building design and landscaping for medium density residential development by supporting the inclusion of lands designated as Medium Density Residential (MR) in a new Multi-Family Development Permit Area.</li> </ol>

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<p>.6 Will avoid locating Medium Density Residential (MR) development next to land designated as Agriculture (AG). If multiple family development is to be located near land designated as Agriculture (AG), then the following steps must be taken:</p> <ul style="list-style-type: none"> <li>a) buffering should be constructed in accordance with Ministry of Agriculture guidelines;</li> <li>b) the ground floor of the building should be set back far enough from the agricultural use to minimize conflicts; and</li> <li>c) the building should be designed to step back away from the Agriculture land as the building increases in height.</li> </ul>	
<p><b>8.6 Policies - Vacation Rental</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.</li> <li>.2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications: <ul style="list-style-type: none"> <li>a) capability of accommodating on-site domestic water and sewage disposal;</li> <li>b) mitigating measures such as screening and fencing;</li> <li>c) provision of adequate off-street parking;</li> <li>d) confirmation that the structure proposed complies with the BC Building Code; and</li> <li>e) benefits that such accommodation may provide to the community.</li> </ul> </li> </ul>	<p><b>11.6 Policies - Vacation Rentals</b></p> <p>The Regional Board:</p> <ul style="list-style-type: none"> <li>.1 Supports the provision of paid accommodation for visitors through the short-term rental of residences provided that community and neighbourhood residential needs and other land use needs can be addressed.</li> <li>.2 Supports the use of a residence for short-term vacation rental where permitted by a Temporary Use Permit. The Regional Board may use the following criteria to assess applications: <ul style="list-style-type: none"> <li>a) capability of providing domestic water and accommodating on-site sewage disposal;</li> <li>b) mitigating measures such as screening and fencing;</li> <li>c) provision of adequate off-street parking;</li> <li>d) confirmation that the structure proposed complies with the BC Building Code; and</li> <li>e) benefits that such accommodation may provide to the community.</li> </ul> </li> </ul>