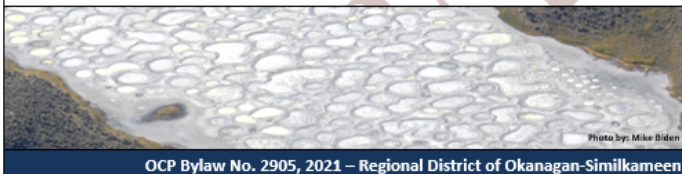


AREA "A" OSOYOOS
RURAL



OCP Bylaw No. 2905, 2021 – Regional District of Okanagan-Similkameen

OFFICIAL COMMUNITY PLAN

Draft Electoral Area "A" Official Community Plan Bylaw No. 2905

Public Information Meeting Wednesday February 24, 2021

Draft Electoral Area “A” OCP Bylaw

Meeting Agenda

1. Background / Statutory Requirements
2. History of Electoral Area “A” OCP Bylaws;
3. Overview of proposed OCP Bylaw No. 2905

Draft Electoral Area “A” OCP Bylaw

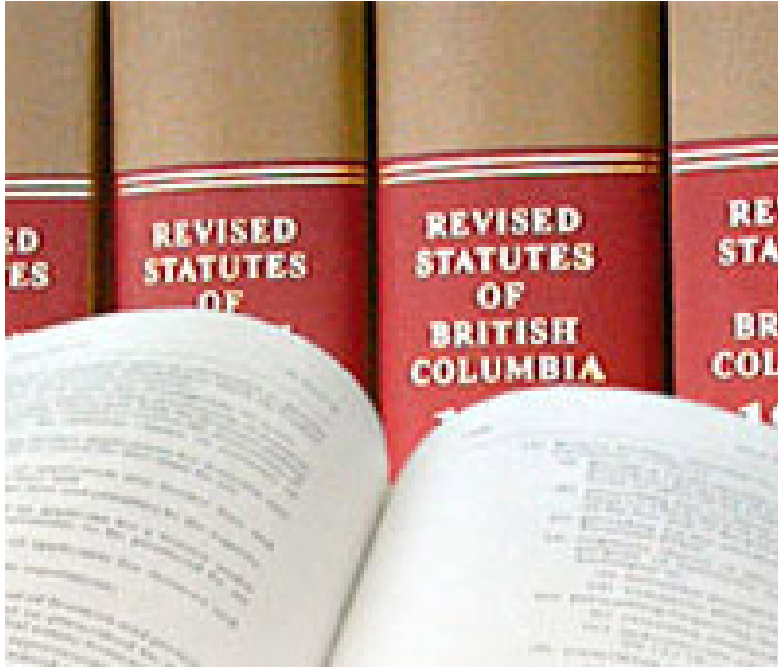
Background /
Statutory Requirements

Draft Electoral Area “A” OCP Bylaw

Statutory Requirements:

Local Government Act requires an OCP Bylaw to address a number of matters related to:

- residential and non-residential land uses;
- aggregate, hazardous and environmental areas;
- infrastructure requirements; and
- greenhouse gas reduction targets.

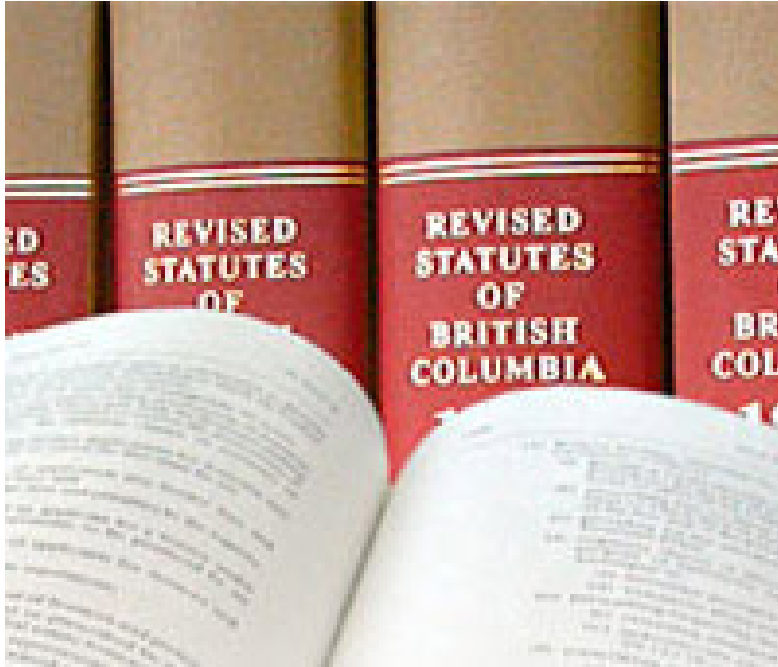


Draft Electoral Area “A” OCP Bylaw

Statutory Requirements:

More specifically, the Regional District *must* include “statements and map designations” for the following:

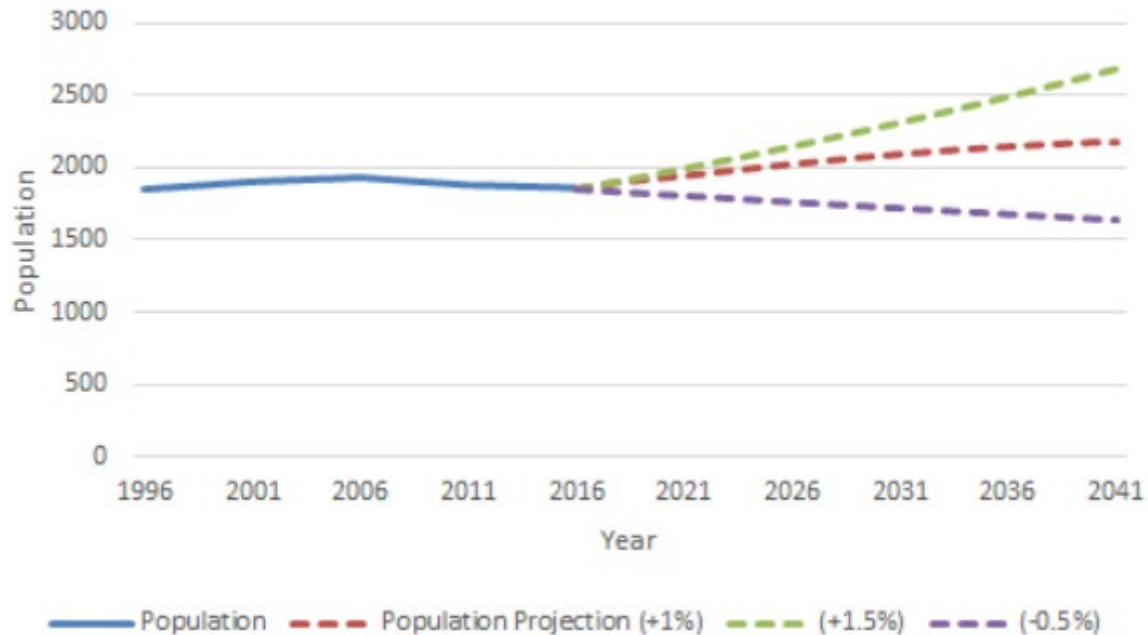
- *the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.*



Draft Electoral Area “A” OCP Bylaw

Establishing Residential Housing Needs:

- Residential growth has been modest for the 20 years between 1996 and 2016 (including periods of slight decline).

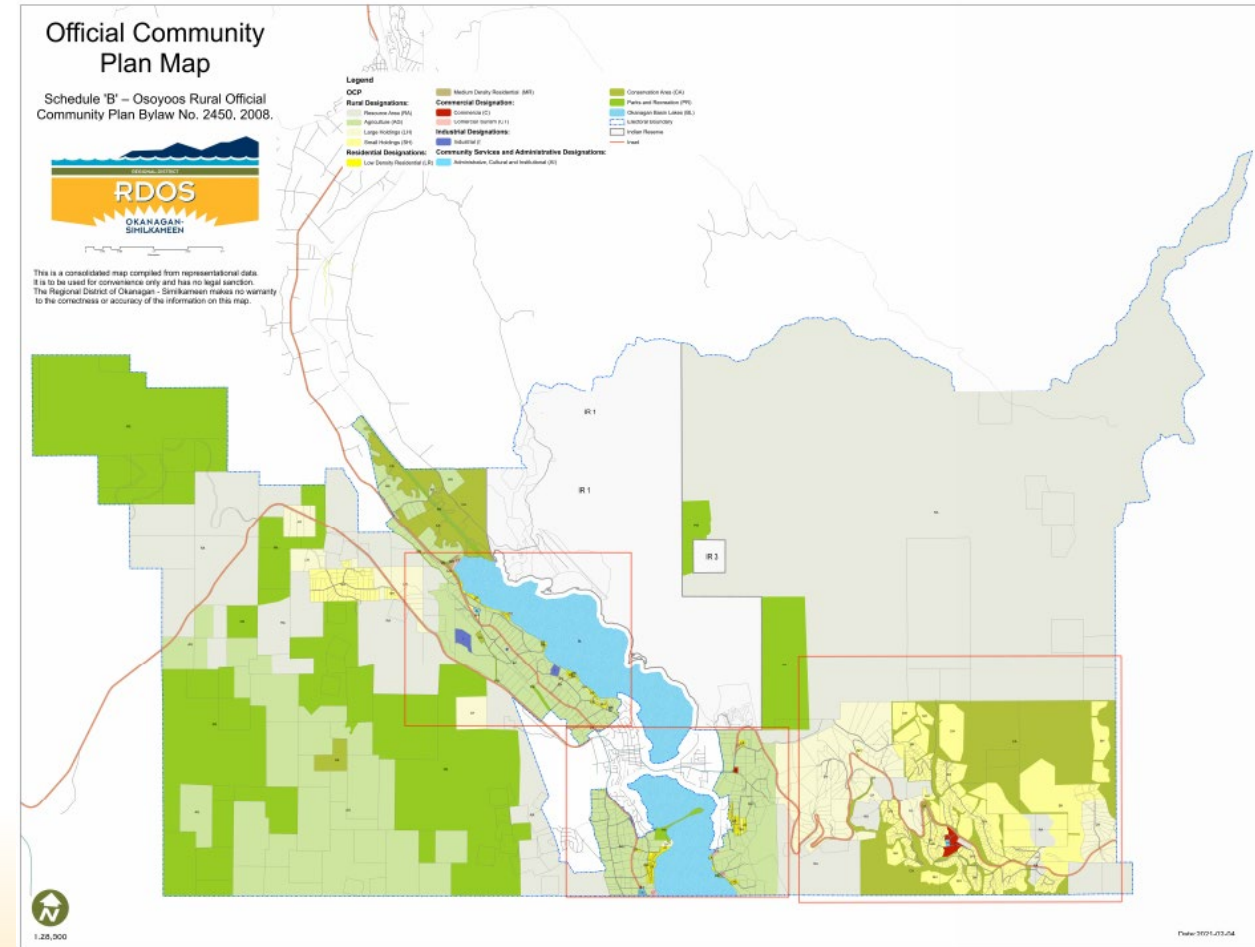


- At a 1% growth rate and avg. household size of 2.2 persons, existing zoning can accommodate anticipated growth for next 20-30 years (if not longer)

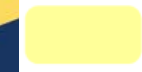
Draft Electoral Area “A” OCP Bylaw

Establishing Residential Housing Needs:

- The “location, amount and type” is generally addressed through a mapping schedule.
- OCP also contains objective and policies for each land use type ...



 Low Density Residential (LR)

 Small Holdings (SH)

Draft Electoral Area “A” OCP Bylaw

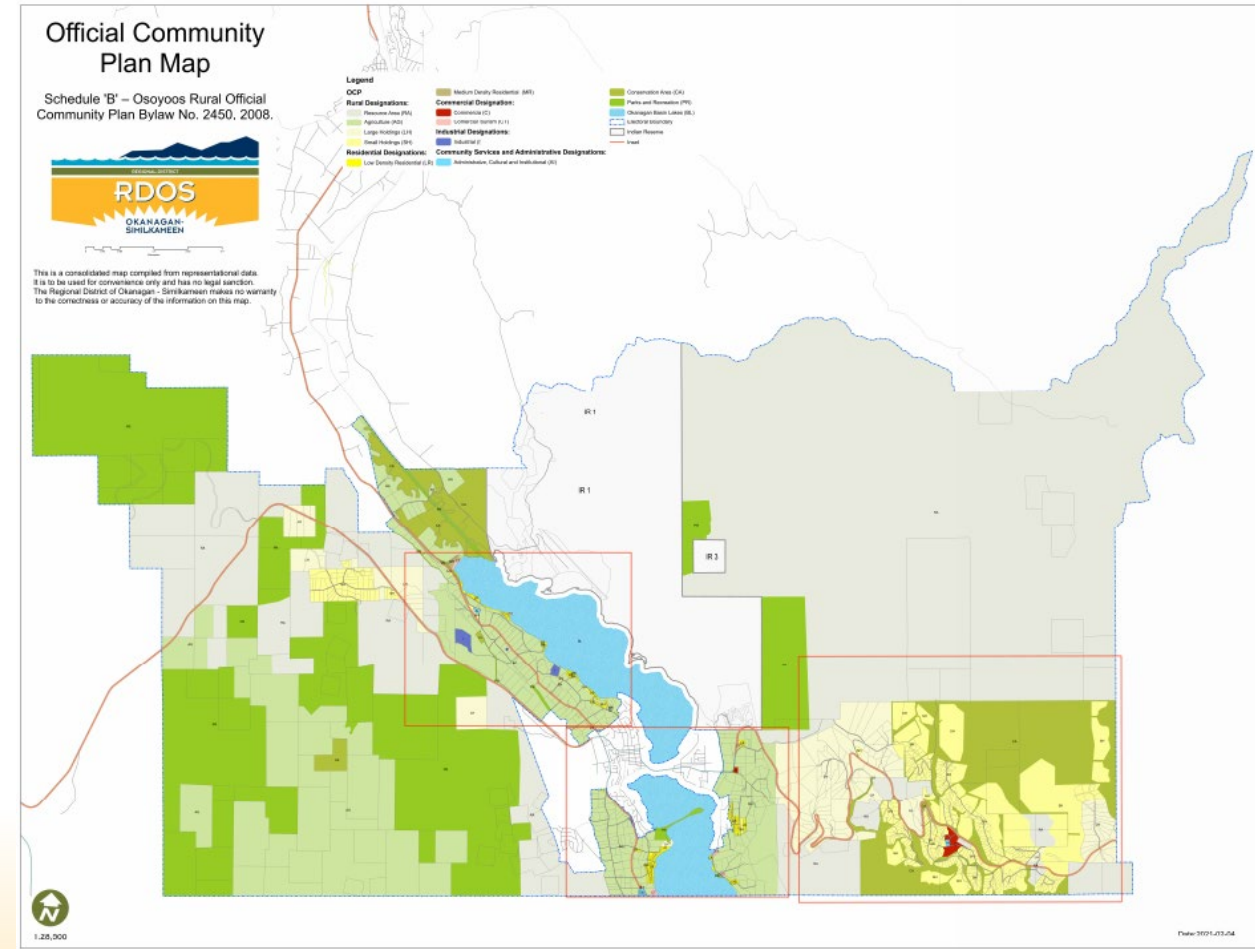
Establishing Residential Housing Needs :

- OCP Objective: “To encourage a continued, moderate population growth in order to recognize existing development rights and maintain a healthy economy while protecting the rural character of the Plan area.”
- OCP Policy: “Encourages the development of existing vacant lots and those lands with development approval prior to re-designating new areas to permit residential use.”

Draft Electoral Area “A” OCP Bylaw

Agricultural Land Uses:

- AG land use designation on Schedule “B” of the bylaw, *generally* applies to ALR lands.
- OCP seeks “to preserve agricultural land ... from uses which are inconsistent with agricultural use ...”

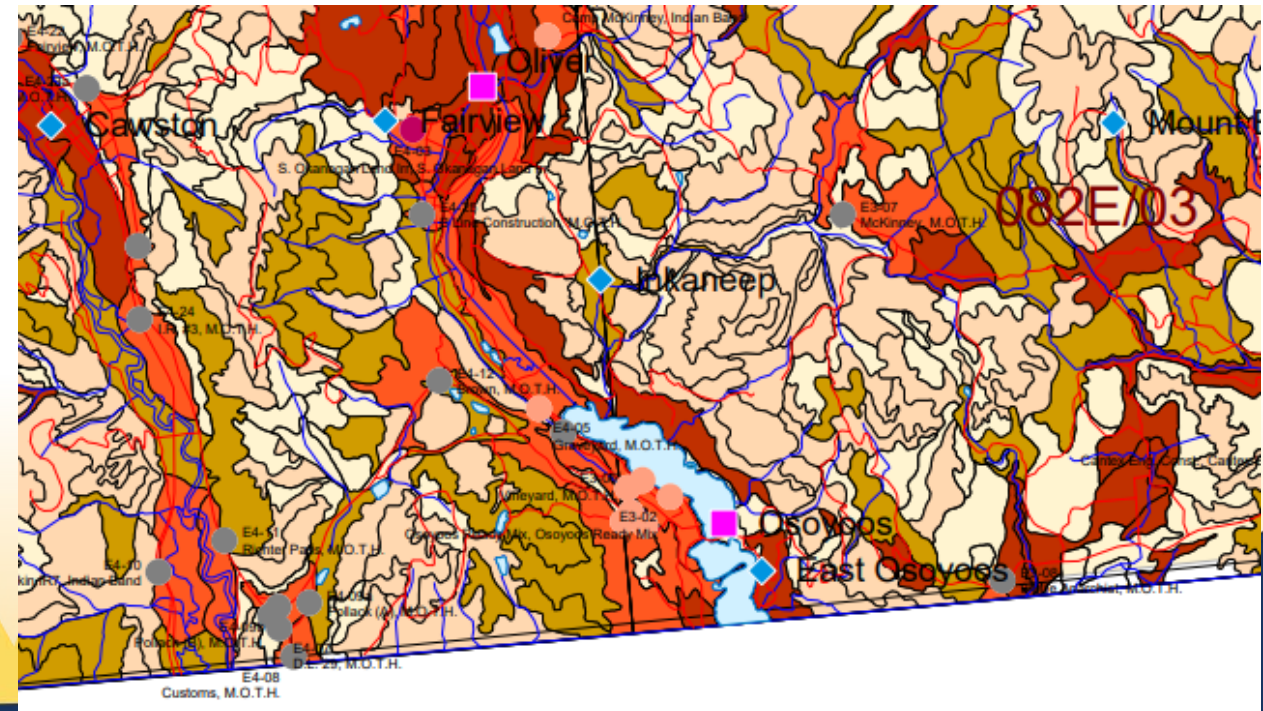


 Agriculture (AG)

Draft Electoral Area “A” OCP Bylaw

Aggregate Resources:

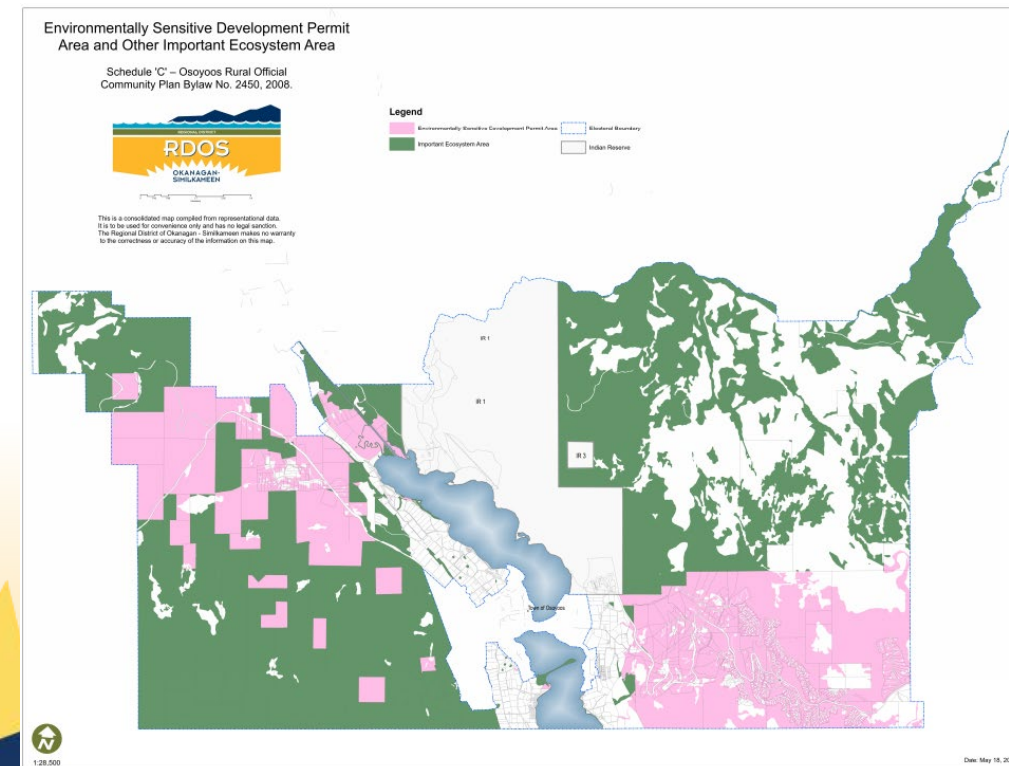
- The current OCP Bylaw contains objectives and policies related to aggregate and mineral resources;
- However, the bylaw has not provided a “map designation” for where these resources are located as required by the Act.



Draft Electoral Area “A” OCP Bylaw

Hazard and Environmental Lands:

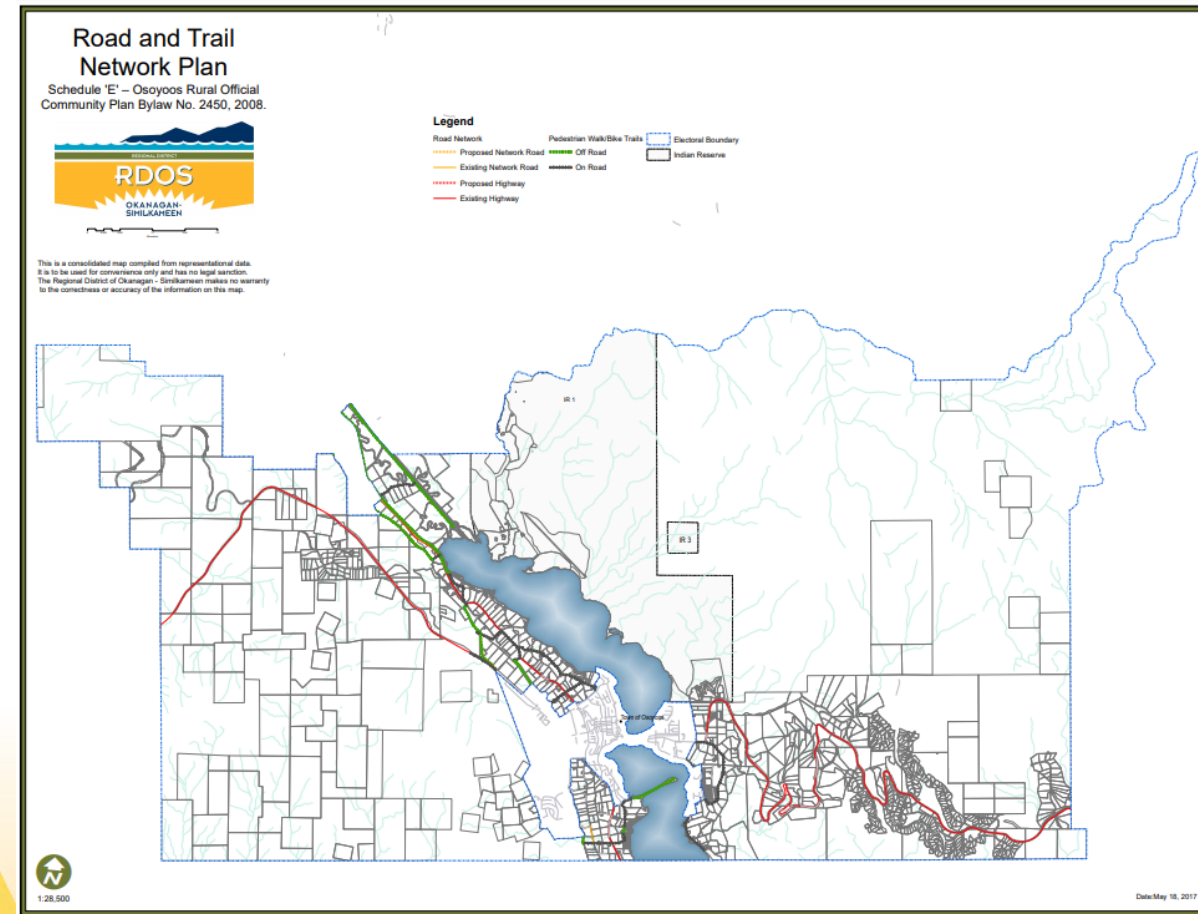
- The current OCP Bylaw contains objectives and policies related to hazard and environmental lands;
- While a map of environmentally sensitive areas is included in the bylaw, there is no current mapping for hazard lands.



Draft Electoral Area “A” OCP Bylaw

Road Network:

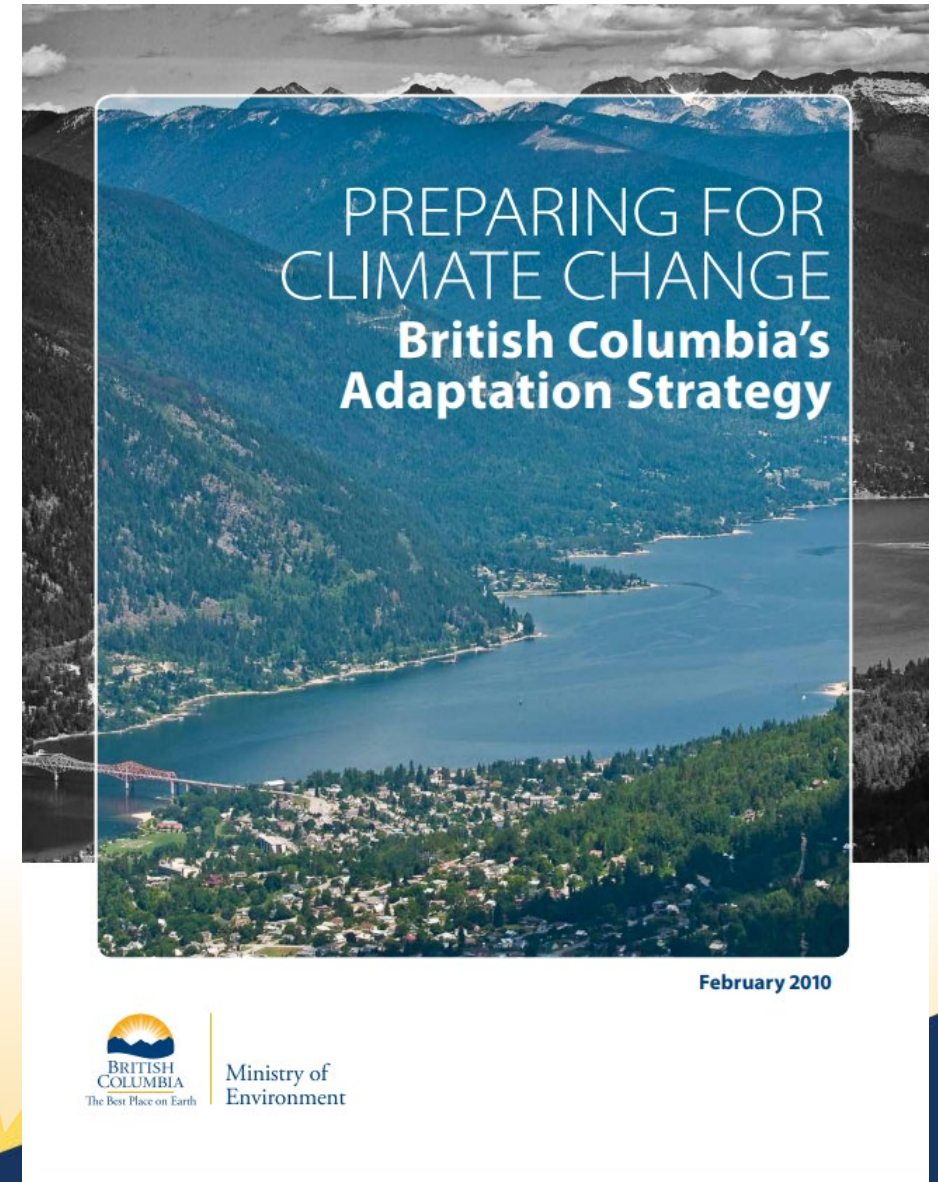
- The existing Road & Trail Network Plan indicates the location of the main provincial highways.
- OCP seeks to ensure provincial highways (97 & 3) continue to move goods and people.



Draft Electoral Area “A” OCP Bylaw

Greenhouse Gas Reduction:

- Introduced provincially in 2008;
- RDOS committed to reduce GHG emission by 30% below 2007 levels by 2030;
- Also committed to achieve carbon neutral local government operations by 2012.



Draft Electoral Area “A” OCP Bylaw

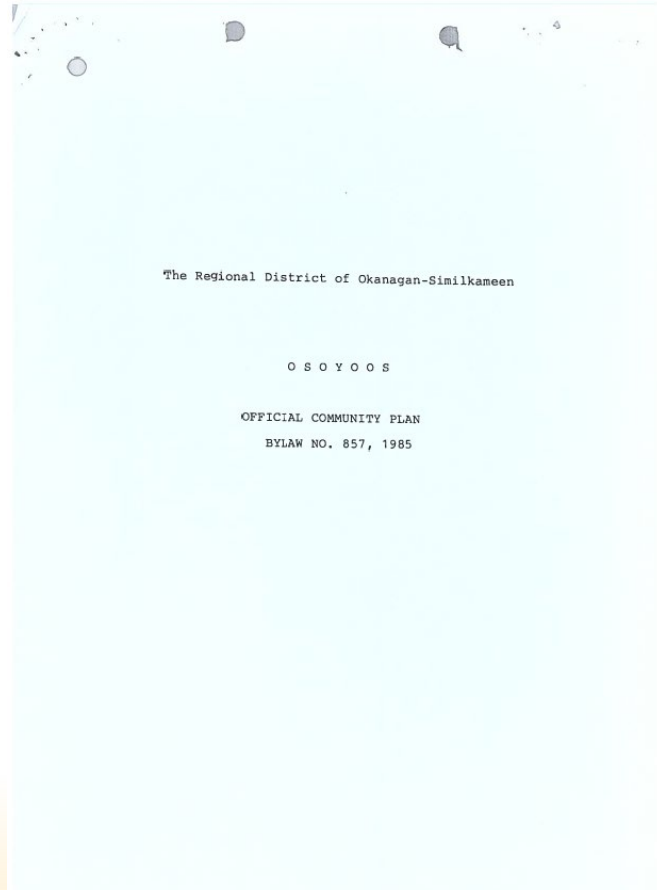
History of Electoral Area “A” OCP Bylaws

Draft Electoral Area “A” OCP Bylaw

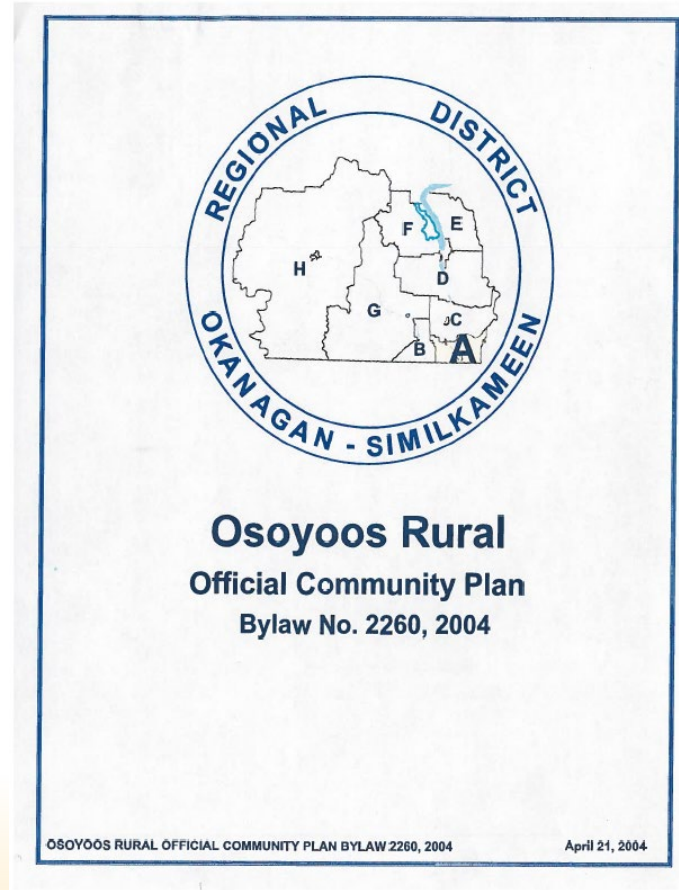
1974 Regional Plan; to “provide guidance and information ... so that development decisions are made with regard to land capability and to the inter-relationship of land uses.”



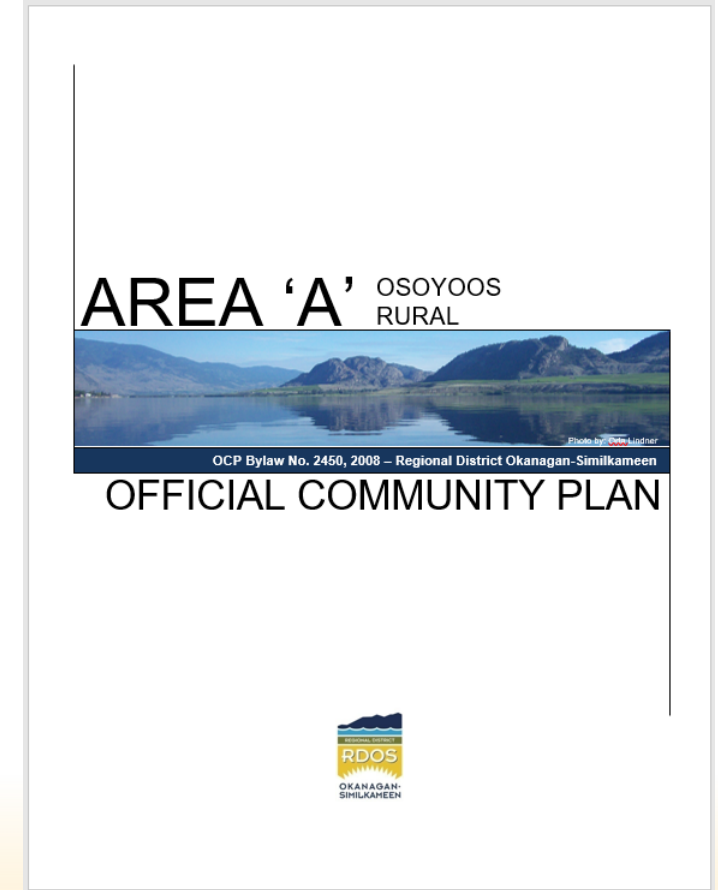
Draft Electoral Area “A” OCP Bylaw



OCP Bylaw No. 857, 1985

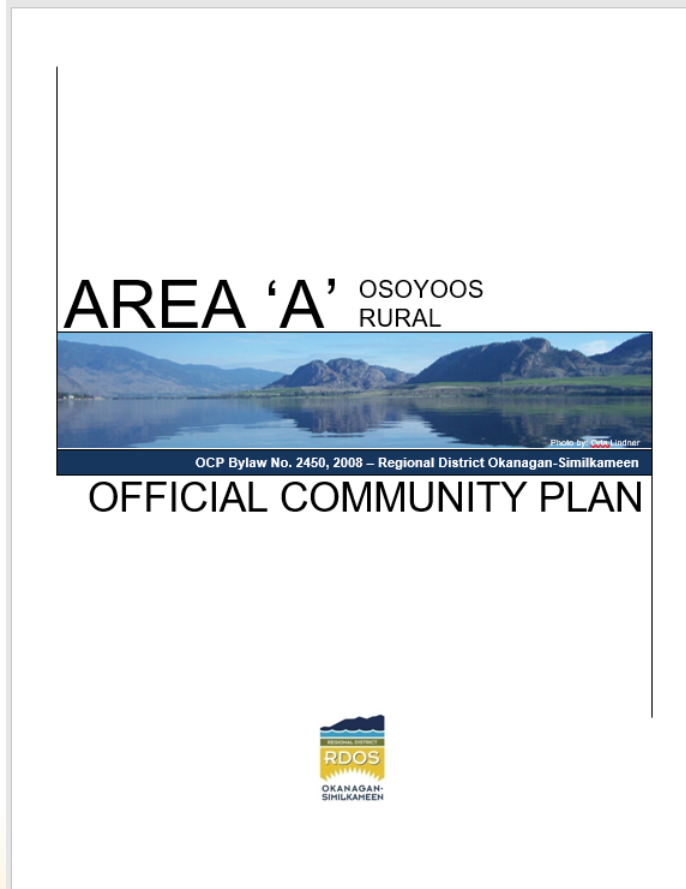


OCP Bylaw No. 2260, 2004



OCP Bylaw No. 2450, 2008

Draft Electoral Area “A” OCP Bylaw



OCP Bylaw No. 2450, 2008

- Introduced in 2008, however, was almost entirely based on 2004 OCP Bylaw;
- The Regional District “Repealed and Re-enacted” all of its OCP & Zoning Bylaws in 2008;
- Broad Goals, objectives and policies were carried forward virtually unchanged.

Draft Electoral Area “A” OCP Bylaw

2004/08 OCP Bylaws:

- Growth Management Highlights:
 - Existing zoning can meet anticipated growth needs;
 - Protect agricultural and environmental lands;
 - Direct larger developments to the Town of Osoyoos; and
 - Encourage “cluster” forms of development.

Draft Electoral Area “A” OCP Bylaw

2004/08 OCP Bylaws:

- Land Use Designations:
 - Resource Area (RA): large, undeveloped lots (20+ ha)
 - Agriculture (AG): generally applied to ALR lands;
 - Large Holdings (LH): larger (4-8 ha) rural-residential parcels;
 - Small Holdings (SH): rural-residential parcels (<2.0 ha)

Draft Electoral Area “A” OCP Bylaw

2004/08 OCP Bylaws:



- Land Use Designations:
 - Low Residential (LR): smaller parcels around Osoyoos Lake
 - Medium Density (MR): apartment buildings, few occurrences;
 - Commercial (C): sporadic on highway or adjacent lake;
 - Industrial (I): limited to Landfill, Packinghouse, home industry;
 - Administrative (AI): cemetery, care facility, border crossing.

Draft Electoral Area “A” OCP Bylaw

Rural Designations:

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


Residential Designations:

-  Low Density Residential (LR)
-  Medium Density Residential (MR)





Commercial Designation:

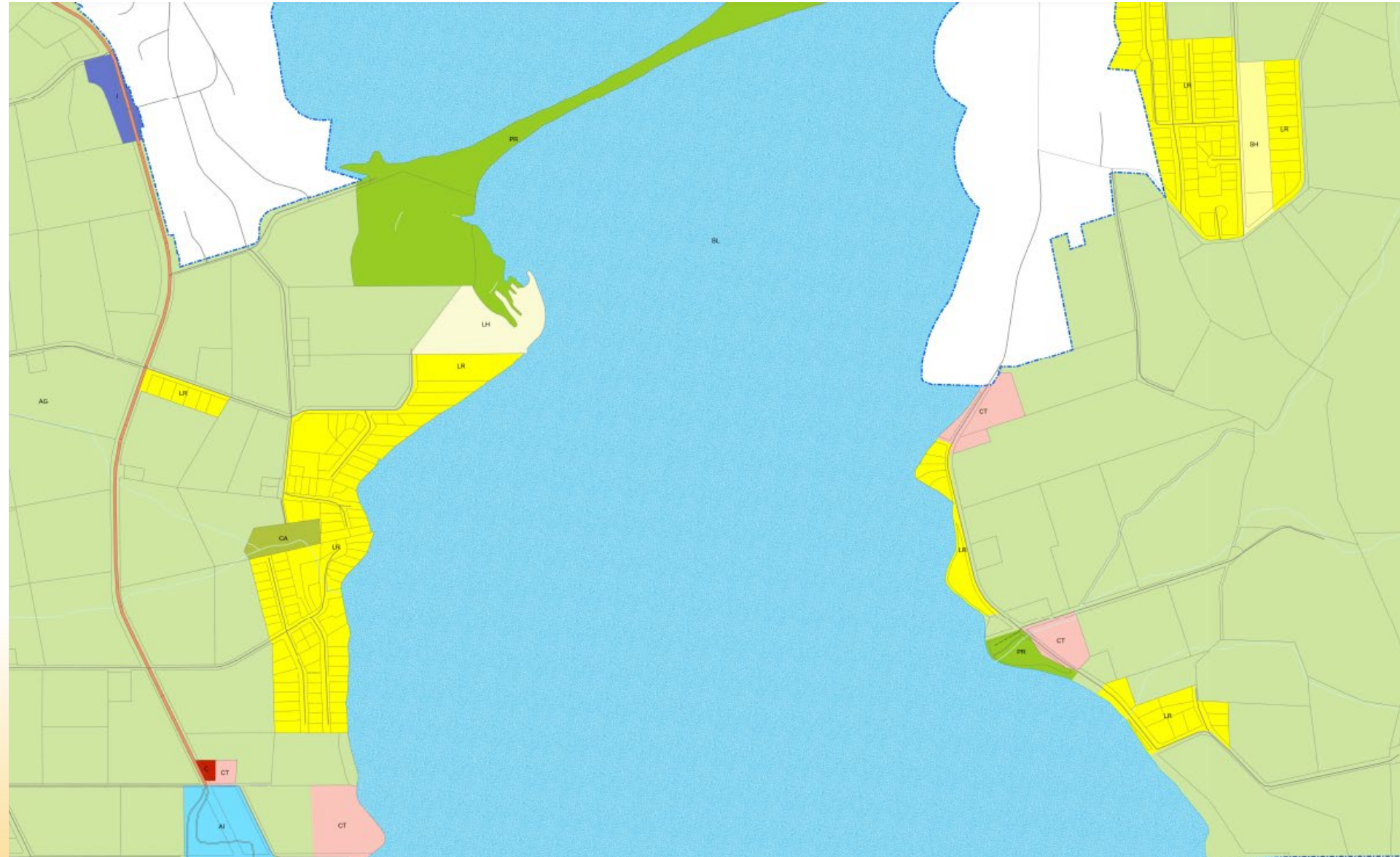
-  Commercial (C)
-  Commercial Tourism (CT)

Industrial Designations:

-  Industrial (I)

Community Services and Administ

-  Administrative, Cultural and Instituti
-  Conservation Area (CA)
-  Parks and Recreation (PR)
-  Okanagan Basin Lakes (BL)



Draft Electoral Area “A” OCP Bylaw

2004/08 OCP Bylaws:

- Other Policy Areas:
 - Parks, Recreation and Trails: park land dedication policies;
 - Natural Environment and Conservation: protection;
 - Hazard Lands; limited policy direction on fire, flooding, etc;
 - Transportation: road network is responsibility of Ministry;
 - Servicing: RDOS role limited to water and sewer
 - Greenhouse Gases: to reduce emissions

Draft Electoral Area “A” OCP Bylaw

Noteworthy Amendments (2004-2020):

- Green House Gas Reduction (2010)
- Update of Temporary Use Permits (2013)
- Incorporation of Agriculture Area Plan (2014)
- Vacation Rental Policies (2014)
- Accessory Dwelling Review (2020)
- Okanagan Basin Lakes policies (2020)

Draft Electoral Area “A” OCP Bylaw

Noteworthy Amendments (2004-2020):

Development Permits:

- Environmentally Sensitive (ESDP) introduced in 2004 and updated in 2017.
- ESDPs are currently being reviewed as a separate project involving multiple electoral areas.
- Watercourse (WDP) introduced in 2006 in response to provincial directive mandating riparian protection by RDOS.

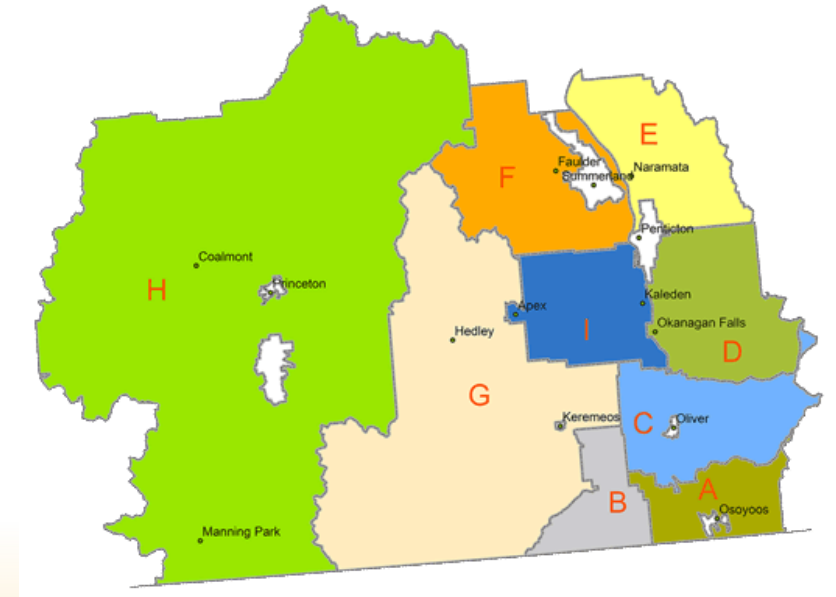
Draft Electoral Area “A” OCP Bylaw

Overview of proposed
OCP Bylaw No. 2905

Draft Electoral Area “A” OCP Bylaw

Why now? RDOS’s OCP Bylaw Review Schedule:

| | Last Review | Next Review* |
|--------------------|-------------|--------------|
| Electoral Area “C” | 2000-02 | 2023-25 |
| Electoral Area “A” | 2002-04 | 2019-21 |
| Electoral Area “E” | 2004-06 | 2021-22 |
| Electoral Area “H” | 2009-12 | 2025-27 |
| Electoral Area “D” | 2012-13 | 2028-29 |
| Electoral Area “I” | 2014-16 | 2030-31 |
| Electoral Area “F” | 2016-18 | 2032-33 |
| Electoral Area “G” | n/a | 2021-22 |



Draft Electoral Area “A” OCP Bylaw



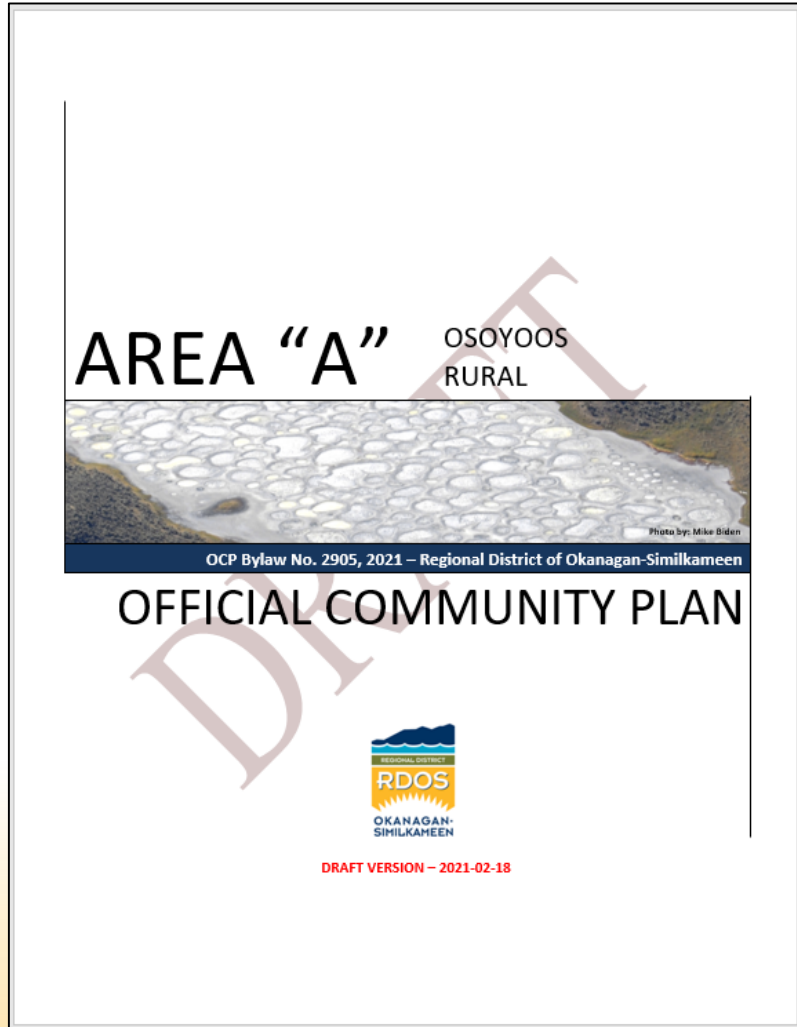
REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

REQUEST FOR PROPOSALS
for the
Electoral Area “A”
Official Community Plan (OCP) Bylaw
Review and Update

September 6, 2019

- Contract awarded to EcoPlan International on October 17, 2019;
- Term of the Project was to run from November of 2019 to March of 2021;
- Project comprised the following:
 - Background research
 - Community Engagement
 - Drafting of new OCP Bylaw

Draft Electoral Area “A” OCP Bylaw



Outcomes of OCP bylaw review:

- New Vision Statement & Broad Goals;
- Updated Growth Management (i.e. new Census data & RGS consistency);
- New “Local Area Policies” section;
- Land Use Designations maintained;
- Expanded Hazard Lands policies;
- Updated Climate Mitigation policies.

Draft Electoral Area “A” OCP Bylaw

Vision Statement:

Electoral Area “A” is a predominantly rural region made up of smaller settlement areas and neighbourhoods. Residents value its rural character and preserving and stewarding its important agricultural areas, natural habitats, and recreation areas. Residents are also committed to ensuring water resources are well-managed and protected and that community wildfire risks are reduced.

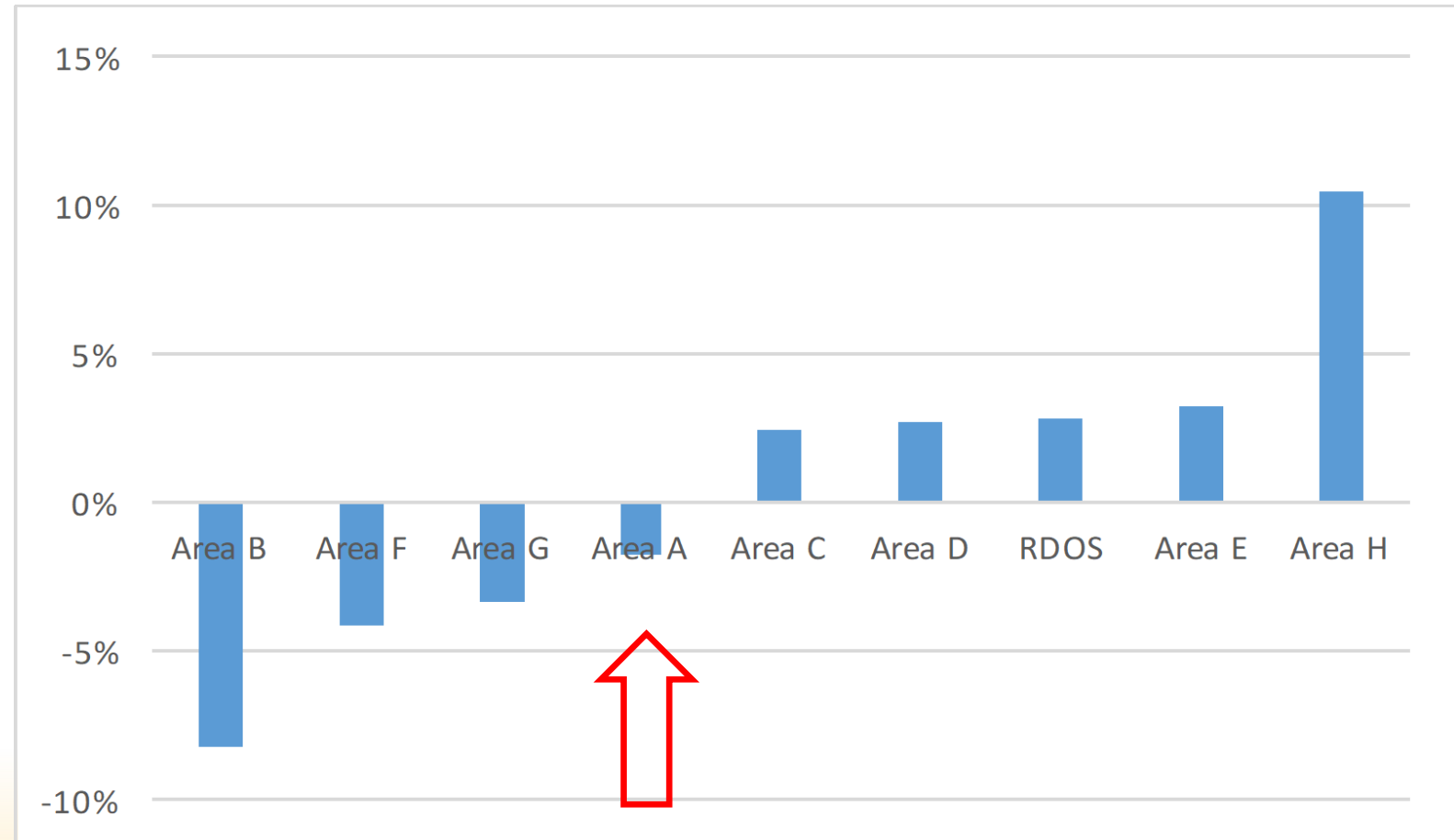
Draft Electoral Area “A” OCP Bylaw

Broad Goals of the OCP:

1. *Community safety and health.*
2. *Water resources.*
3. *Agriculture.*
4. *Residential development and housing.*
5. *Natural environment.*
6. *Infrastructure and services.*
7. *Transportation.*
8. *Osoyoos Indian Band engagement and collaboration.*

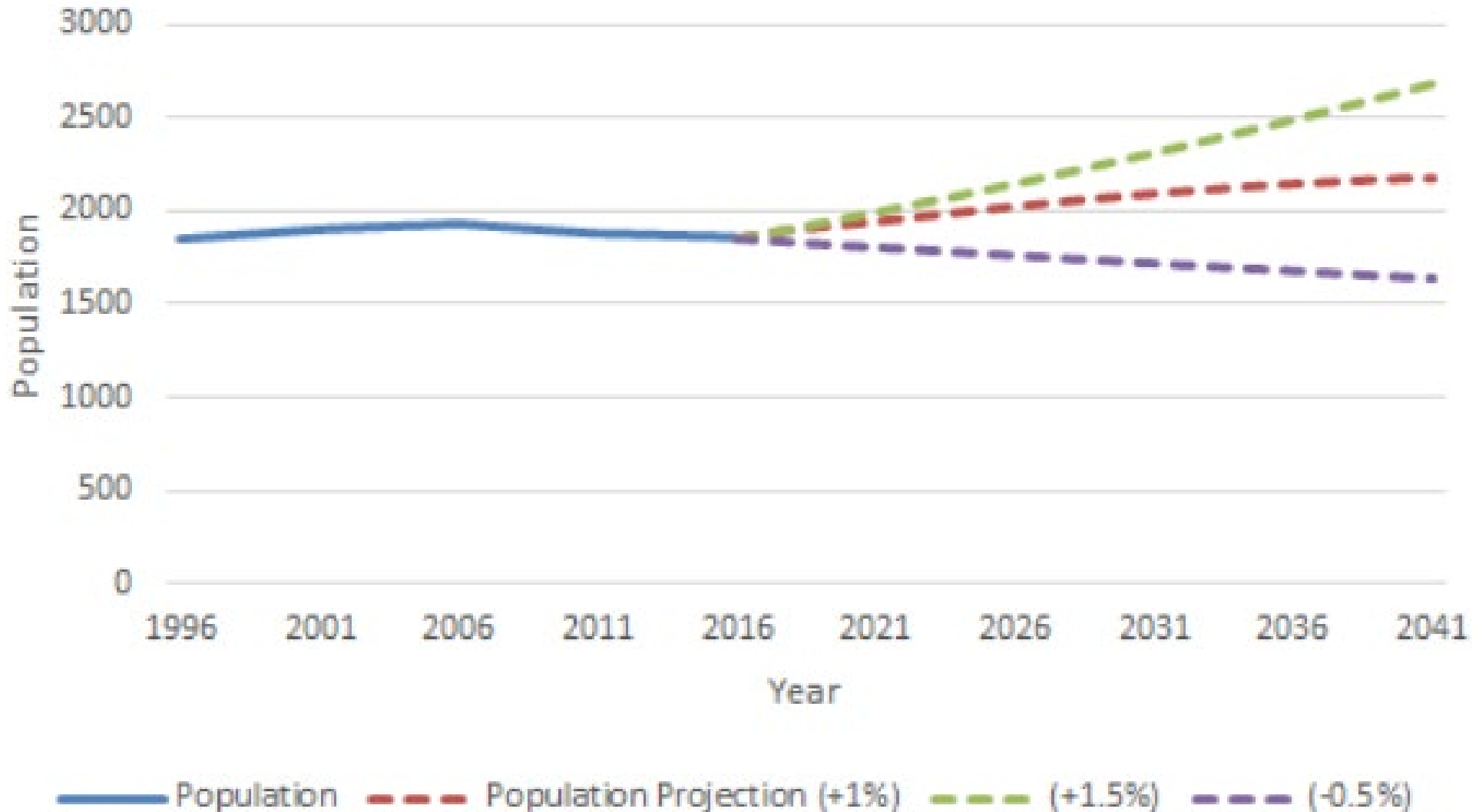
Draft Electoral Area “A” OCP Bylaw

**Community
profile:**



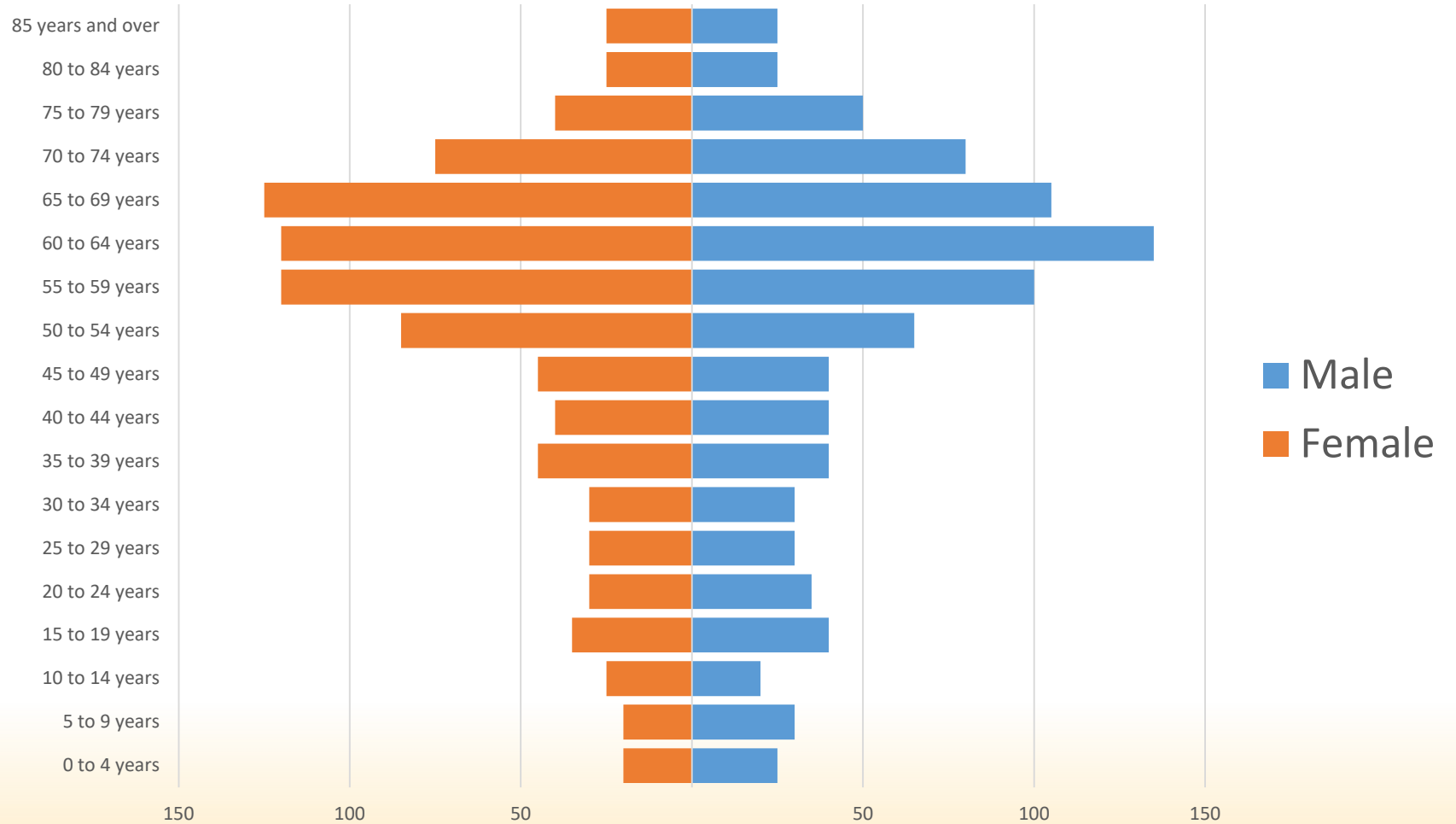
Regional Growth Rate Comparisons 2011-2016

Draft Electoral Area “A” OCP Bylaw



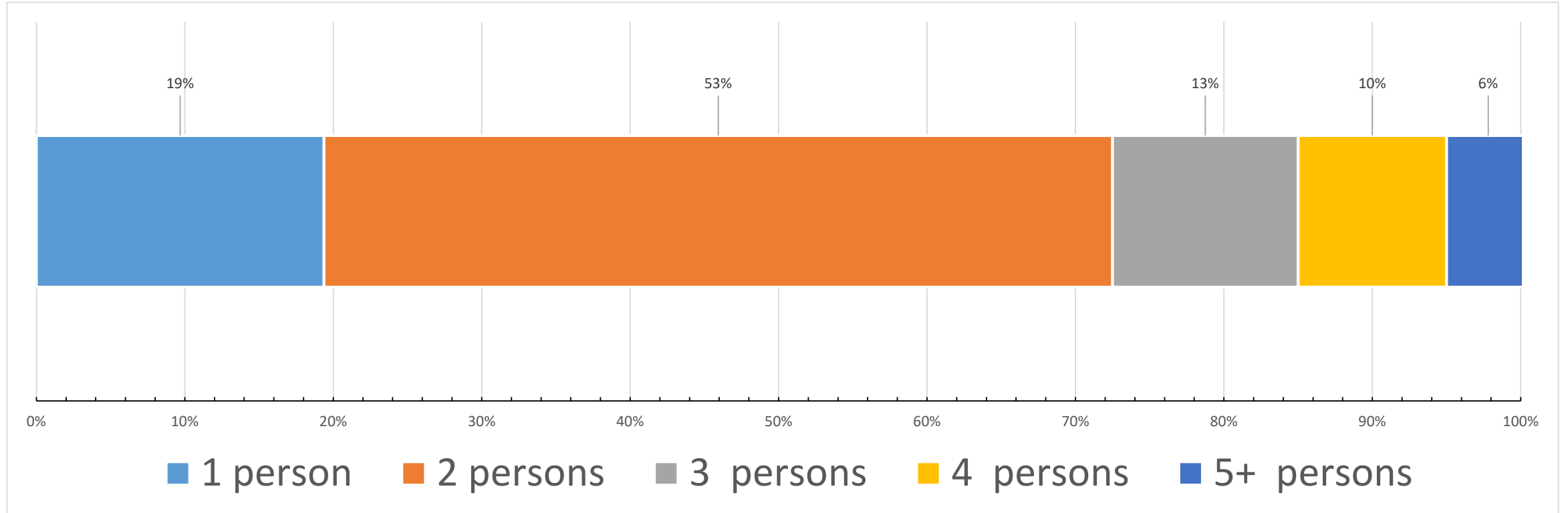
Draft Electoral Area “A” OCP Bylaw

Community profile:



Electoral Area “A” 2016 Population by Gender and Age Cohort

Draft Electoral Area “A” OCP Bylaw



Electoral Area “A” Household Size, 2016

Draft Electoral Area “A” OCP Bylaw

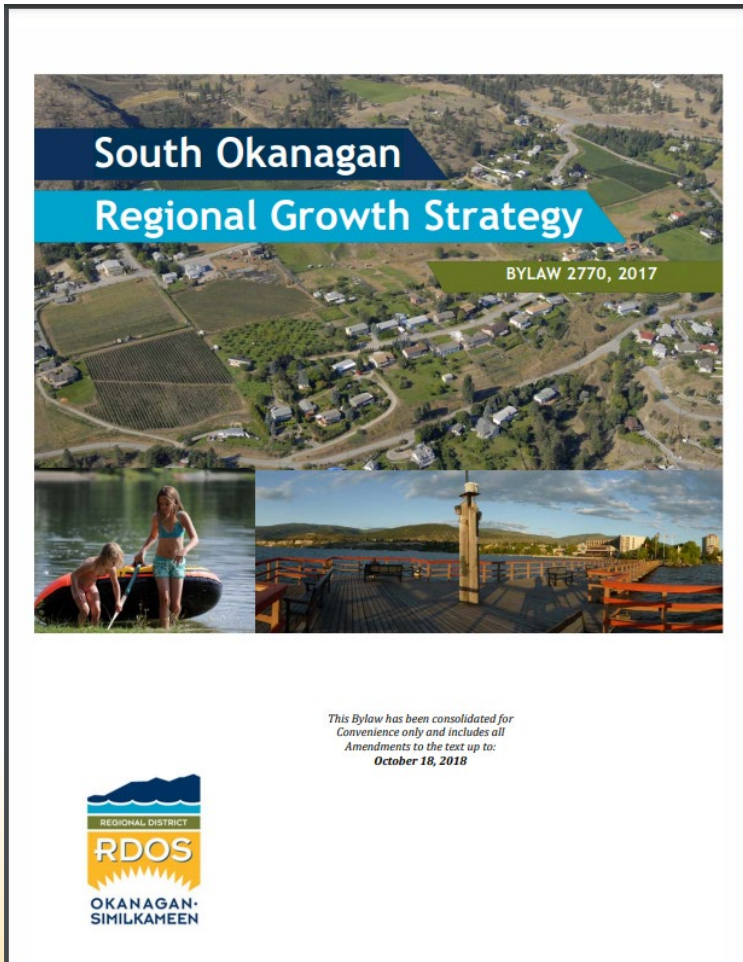
Summary Observations:

- A declining population (2% decline between 2011-16);
- An aging population (15 years older than provincial mean);
- Gender Balance (51% female vs. 49% male);
- 94% of all housing is single detached; and
- 1 and 2 person households account for 72% of total.

Draft Electoral Area “A” OCP Bylaw

Growth Management:

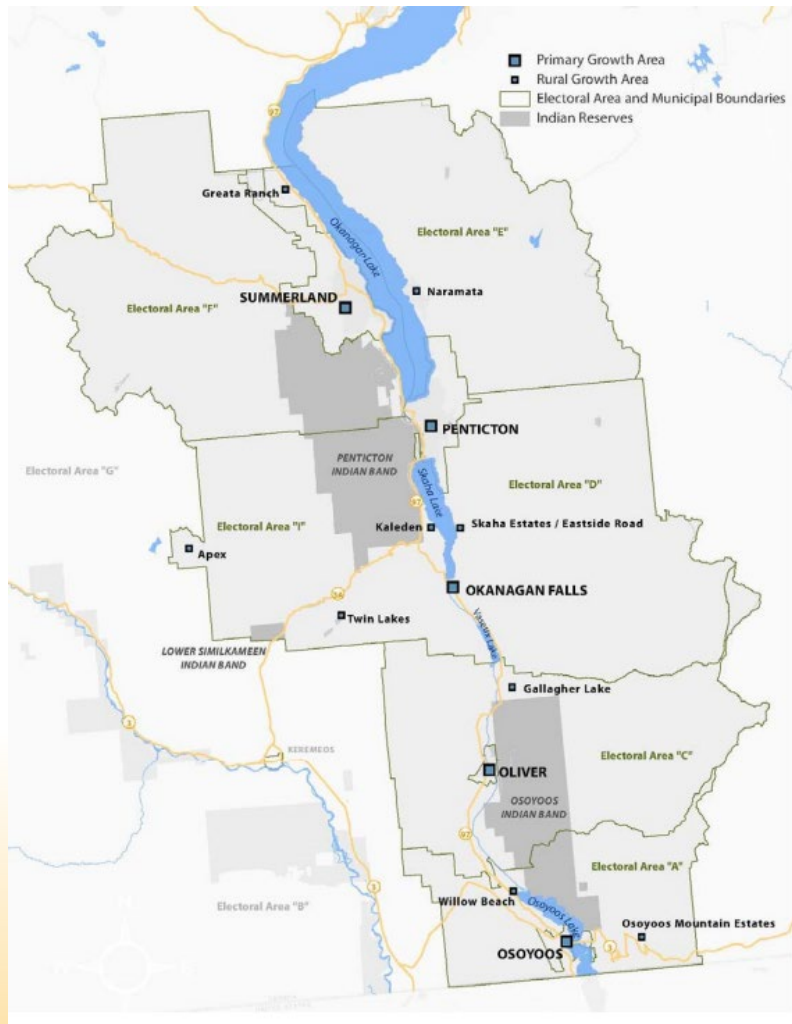
- Adopted in 2010, applies to the Okanagan Electoral Areas and municipalities (i.e. Penticton, Oliver, Summerland & Osoyoos).
- Establishes “Primary” and “Rural” Growth Areas:
 - Primary: Town of Osoyoos
 - Rural: Anarchist Mountain & Willow Beach



Draft Electoral Area “A” OCP Bylaw



Draft Electoral Area “A” OCP Bylaw



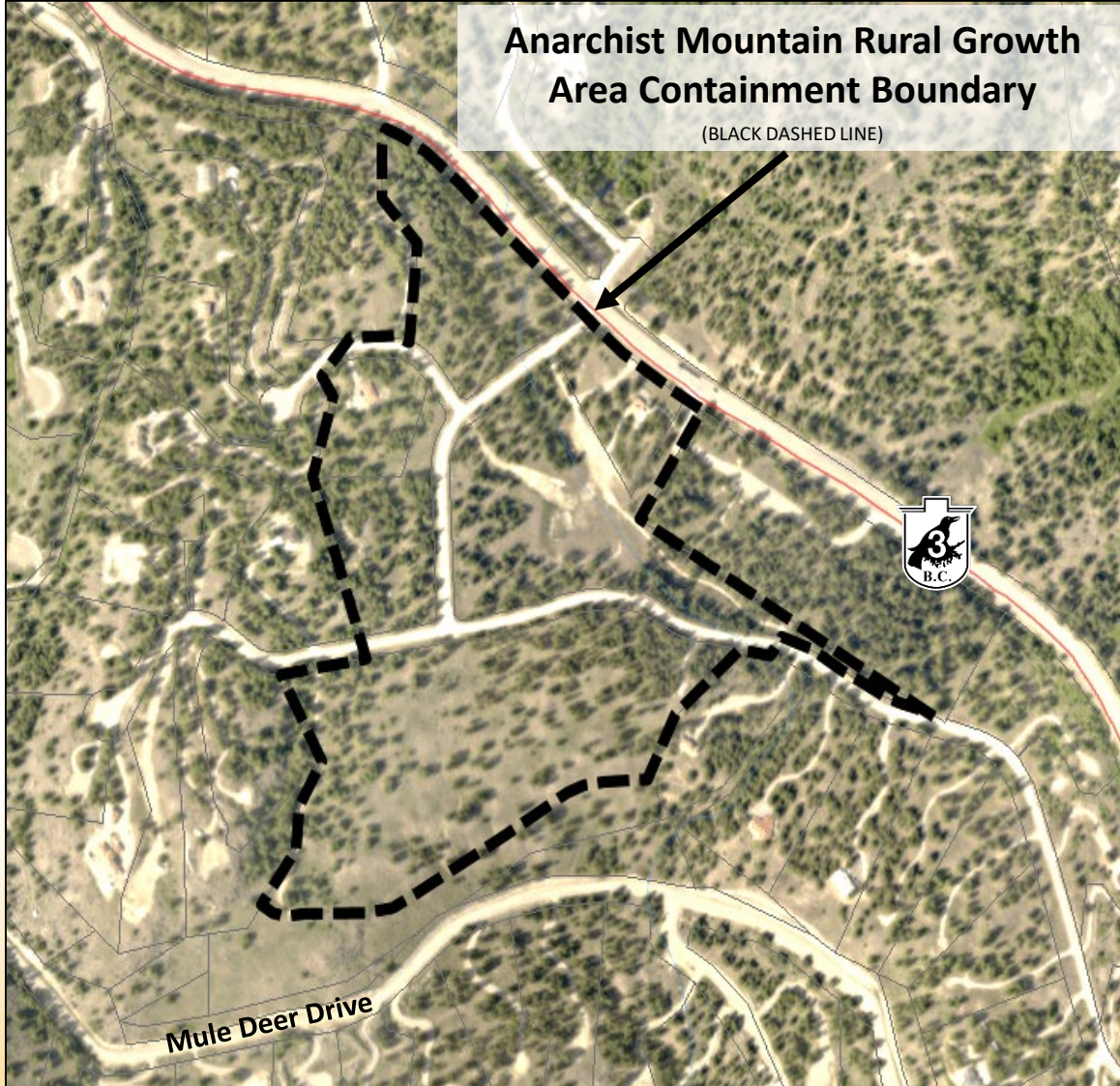
Growth Management:

- South Okanagan RGS Bylaw designates “Willow Beach” and “Anarchist Mountain” as Rural Growth Areas;
- Draft OCP is proposing to establish “Growth Area Boundaries” around each of these communities;
- OCP supports growth area designations being reviewed as part of RGS Review (2021).

Draft Electoral Area "A" OCP Bylaw

**Anarchist Mountain Rural Growth
Area Containment Boundary**

(BLACK DASHED LINE)



**Willow Beach Rural
Growth Area
Containment
Boundary**

(BLACK DASHED LINE)

Draft Electoral Area “A” OCP Bylaw

North West
Osoyoos Lake



Osoyoos Lake South



Kilpoola



Local Area Policies:

- Four proposed Local Areas:
 - North West Osoyoos Lake
 - Osoyoos Lake South
 - Anarchist Mountain
 - Kilpoola
- Based on approach applied in other Electoral Areas;
- No “significant” new policies ...

Draft Electoral Area “A” OCP Bylaw

North West Osoyoos Lake Local Area Policies:

- Supports provision of sewer services to existing parcels, but not to increase densities due to being a farming area;
- Does not support exclusion of lands from the ALR;
- Highway signage be in accordance with Ministry standards and be related to site (i.e. no 3rd party signs);
- Re-consider Willow Beach as a Growth Area;
- Retain packinghouse site for agricultural uses.

Draft Electoral Area “A” OCP Bylaw

Osoyoos Lake South Local Area Policies:

- Highway signage be in accordance with Ministry standards and be related to site (i.e. no 3rd party signs);
- Supports Town of Osoyoos boundary extension to incorporate existing service areas (i.e. water & sewer);
- Does not support exclusion of lands from the ALR;
- Supports retaining existing commercial tourist zones near Osoyoos Lake as important component of seasonal tourism industry.

Draft Electoral Area “A” OCP Bylaw

Anarchist Mountain Local Area Policies:

- Support for a Community Wildfire Protection Plan;
- Encourages *FireSmart* best practices;
- Encourages the use of solar and wind power;
- Supports the development of a community hall;
- Re-consider Anarchist Mountain as a Growth Area;
- Supports use of the *Regal Ridge Park and Open Space Plan* (2011) when considering park land dedication proposals.

Draft Electoral Area “A” OCP Bylaw

Kilpoola Local Area Policies:

- To support existing water resources by discouraging further rezoning and subdivision;
- Encourages *FireSmart* best practices;
- Recognize the cultural significance of Spotted Lake to the Syilx/Okanagan Nation.

Draft Electoral Area “A” OCP Bylaw



**Standard
Subdivision**



**“Cluster”
Subdivision**

Cluster Development Policies:

- *Encourages cluster forms of development to reduce the amount of land impacted by residential growth, where the permitted number of units is clustered on part of the site, protecting the remaining area in its natural state, or protecting adjacent important habitat ...*

Draft Electoral Area “A” OCP Bylaw



**Standard
Subdivision**

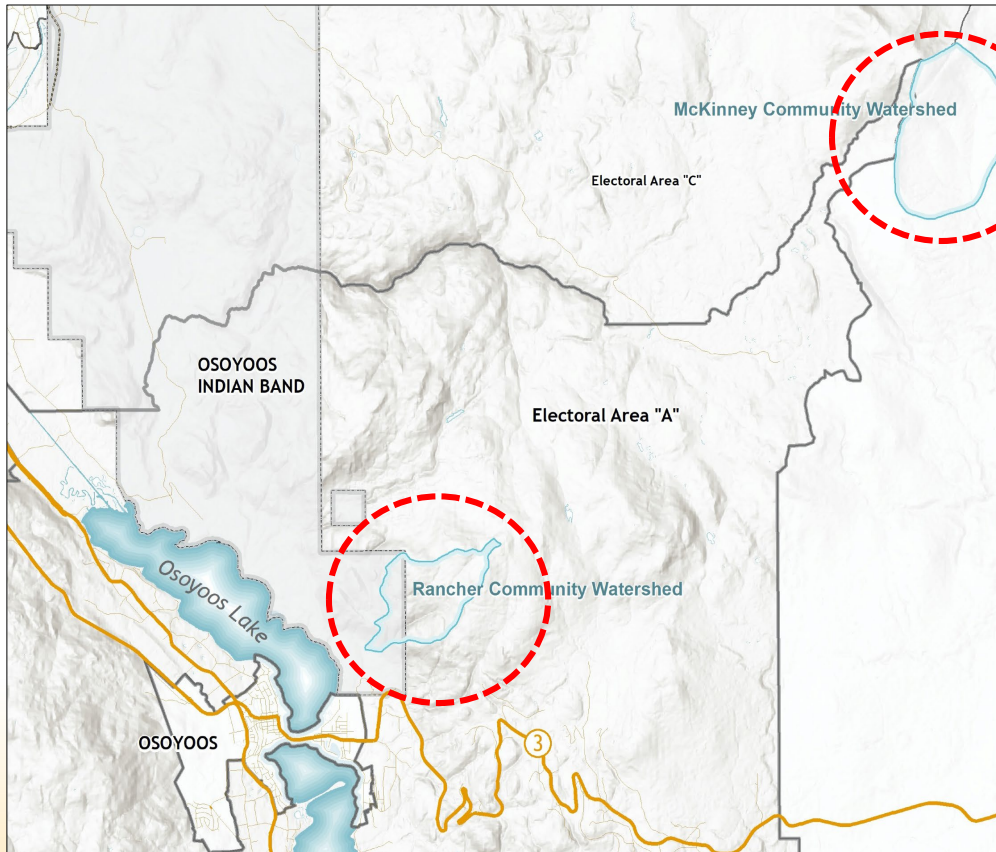


**“Cluster”
Subdivision**

Cluster Development Policies:

- Policy predates adoption of RGS;
- RGS seeks to discourage development outside of designated “Growth Areas” (i.e. no new “clusters”);
- Strong disincentives to pursuing a “cluster” (i.e. rezoning requirement);
- Misconception of “cluster” (bonus density not contemplated).

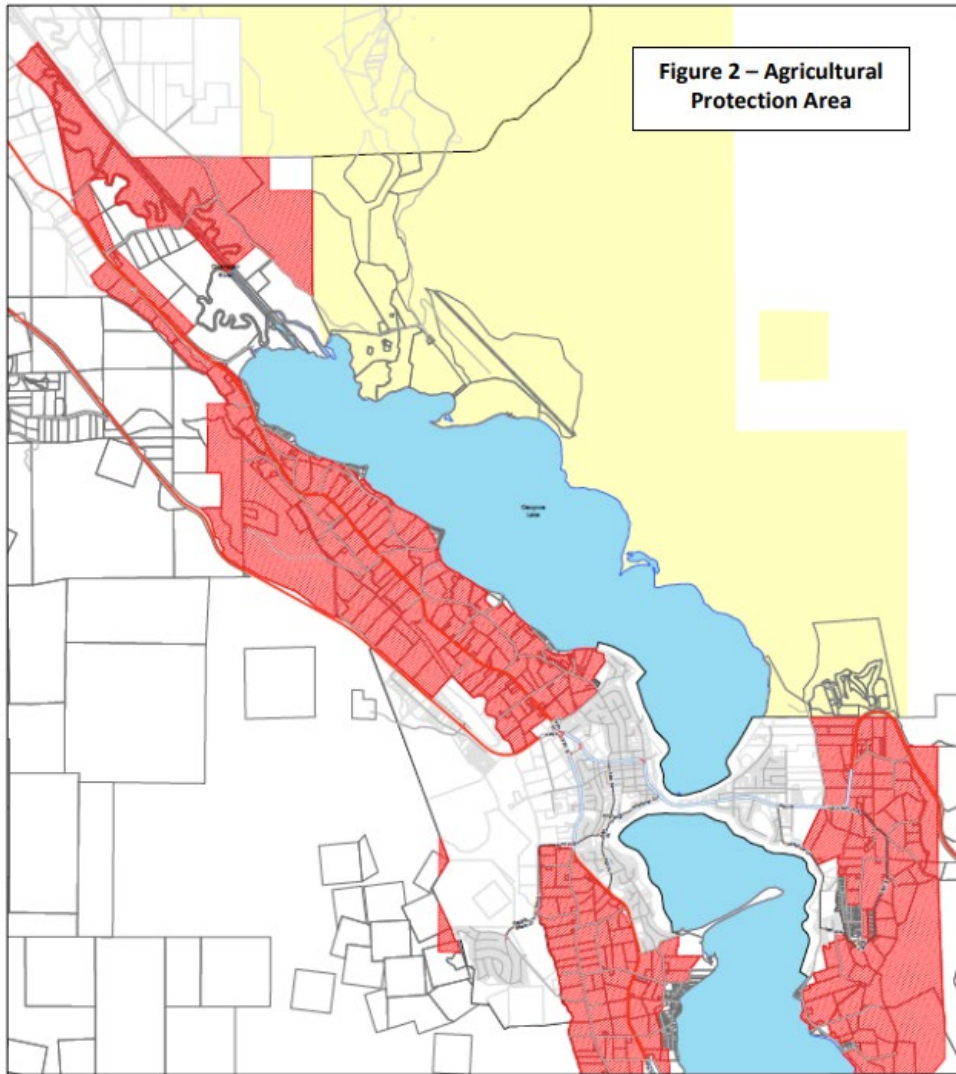
Draft Electoral Area “A” OCP Bylaw



Resource Area Policies:

- Supports zoning protection of Community Watersheds within the Electoral Area;
 - McKinney Community Watershed
 - Rancher Community Watershed
- Separate amendment to zoning bylaw would be required to implement.

Draft Electoral Area “A” OCP Bylaw



Agriculture Policies:

- “Agricultural Protection Area Policies” being carried-forward under “Local Area Policies”.
- Policy to not support exclusions captured by other AG policies.
- Mapping proposed to be removed from OCP Bylaw.

Draft Electoral Area “A” OCP Bylaw

Large & Small Holdings Policies:

- Largely unchanged:
 - continue to support parcel sizes between 0.2 ha and 2.0 ha for SH and 4-8 ha for LH;
 - home industry uses on parcels greater than 2.0 ha;
 - protecting agricultural uses; and
 - support for secondary suites and accessory dwellings.

Draft Electoral Area “A” OCP Bylaw

Residential Policies:

- Largely unchanged:
 - support Growth Areas designated in RGS Bylaw;
 - support a range of housing types (affordability);
 - encourage infill development;
 - require community sewer connections for subdivision less than 1.0 ha or accessory dwellings on parcels less than 1.0 ha.

Draft Electoral Area “A” OCP Bylaw

Commercial Policies:

- Largely unchanged:
 - maintain existing commercial sites;
 - direct large-scale proposals to the Town of Osoyoos;
 - support new recreation & resort uses in Electoral Area;
 - establishes assessment criteria for new commercial uses (similar to existing criteria for tourist commercial uses).

Draft Electoral Area “A” OCP Bylaw

Industrial Policies:

- Largely unchanged:
 - support small-scale industrial uses;
 - support for a wide range of industrial uses;
 - direct large-scale industrial uses to Town or OIB lands;
 - will consider new industrial uses on a case-by-case basis (i.e. through a rezoning).

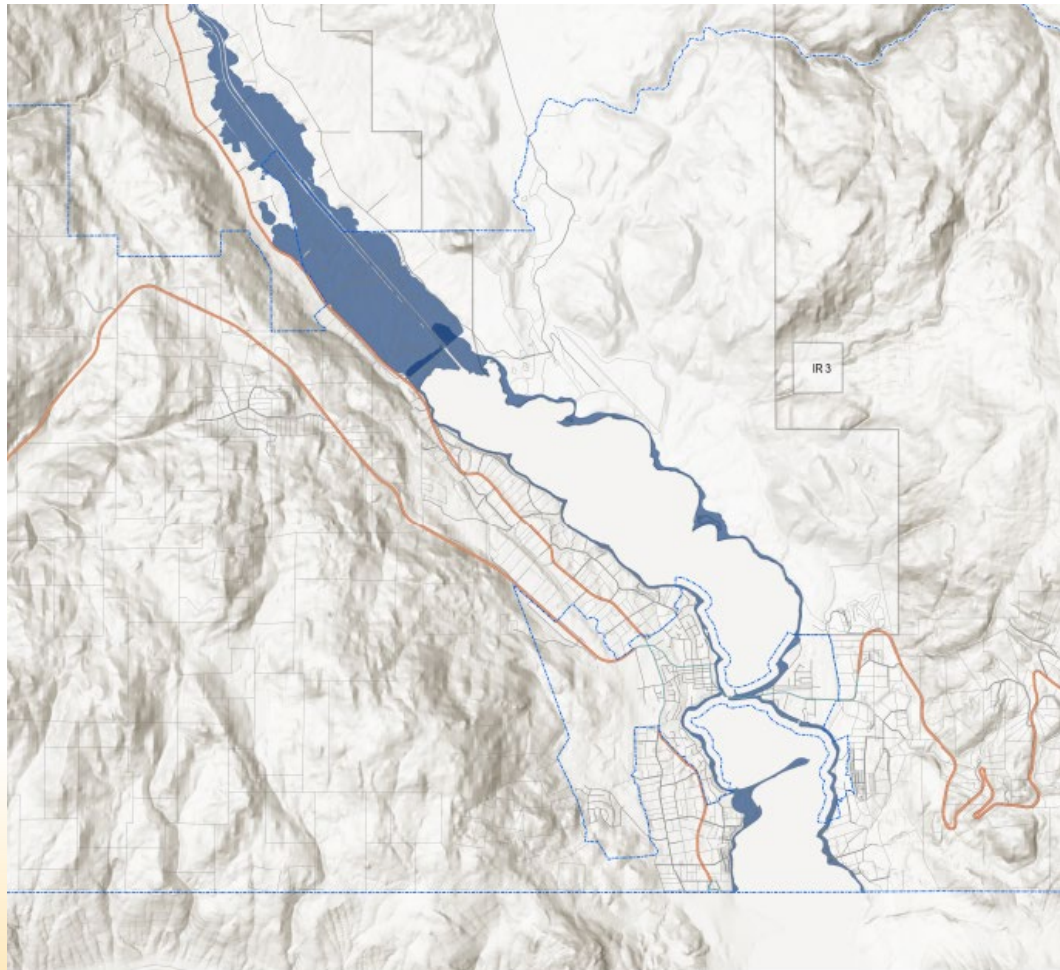
Draft Electoral Area “A” OCP Bylaw



Hazard Lands:

- Polices have been expanded to provide additional direction on:
 - Steep Slopes;
 - Flood Hazard Management; and
 - Wildfire Mitigation.

Draft Electoral Area “A” OCP Bylaw

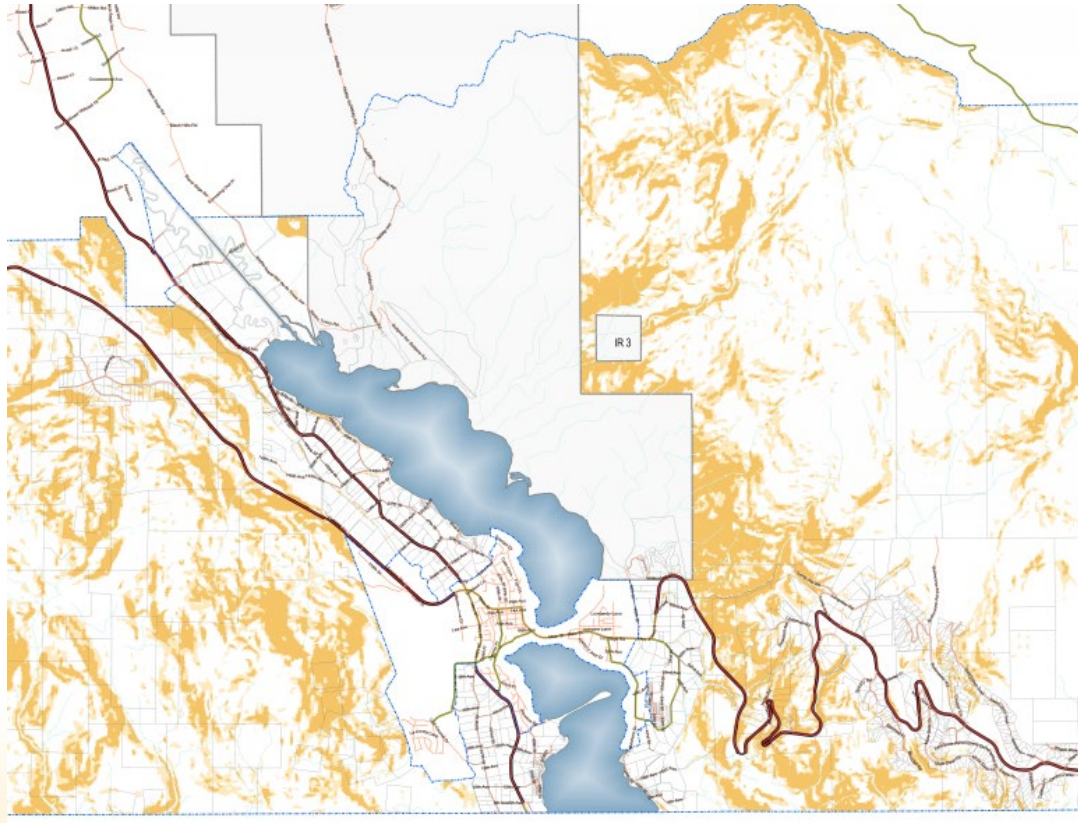


Flood Hazard Area*

New Hazard Map Schedule (Flood):

- New mapping based on flood hazard assessments completed by OBWB in 2019;
- Replaces previous flood hazard mapping prepared by province in 1993;
- Is different from floodplain mapping currently used in Zoning Bylaw.

Draft Electoral Area “A” OCP Bylaw



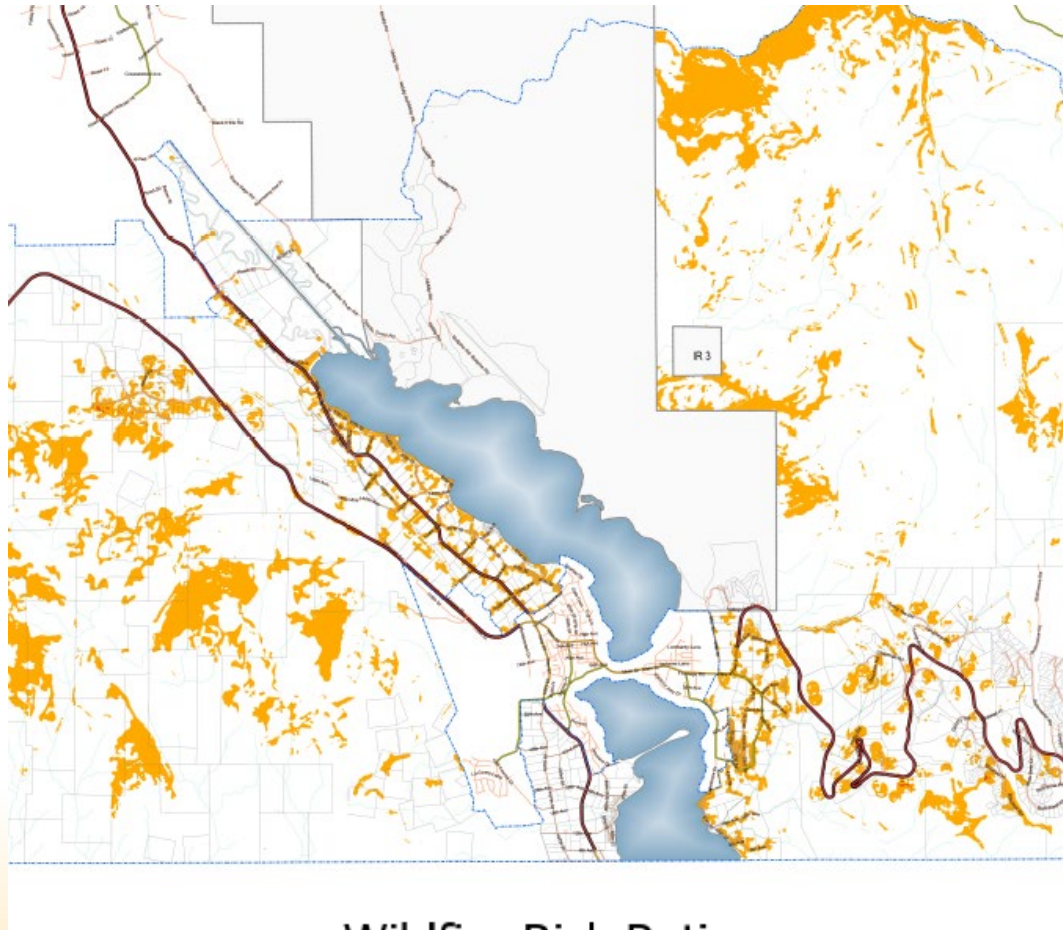
Slope



New Hazard Map Schedule (Slope):

- New mapping based on local topographical analysis;
- Addresses absence of such map in current OCP Bylaw;
- Relates to policy discouraging development on slopes with grades in excess of 30% to avoid geotechnical hazards.

Draft Electoral Area “A” OCP Bylaw



Wildfire Risk Rating



New Hazard Map Schedule (Fire):

- Based on 2011 Community Wildfire Protection Plan (CWPP);
- Addresses absence of such a map in current OCP Bylaw;
- Supports wildfire policies (i.e. *FireSmart* practices).
- New mapping may soon be available.*

Draft Electoral Area “A” OCP Bylaw

cleanBC

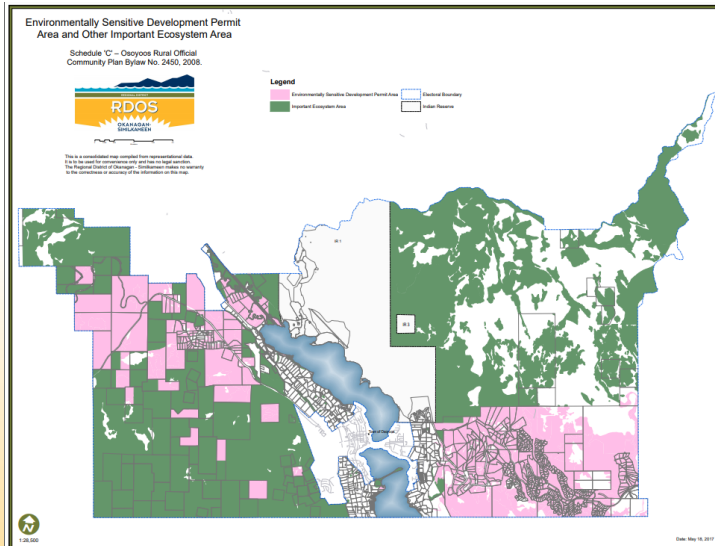
2020 Climate Change Accountability Report



Climate Change Mitigation & Adaptation:

- Updated to reflect requirements of the *Climate Change Accountability Act*:
 - 40% below 2007 levels by 2030;
 - 60% by 2040; and
 - 80% by 2050.

Draft Electoral Area “A” OCP Bylaw



Other Projects :

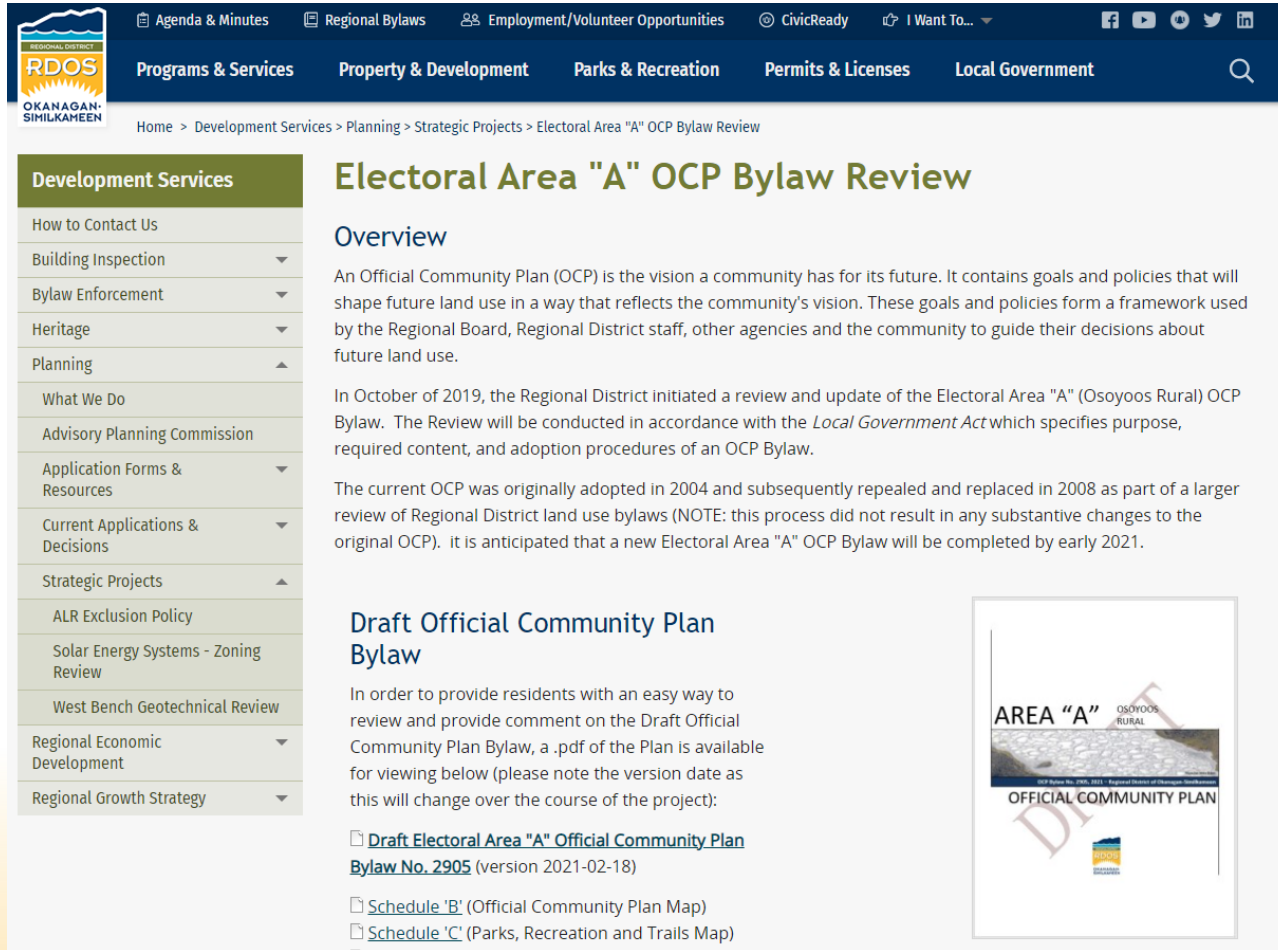
- [Investigation of a Wildfire Development Permit Area](#) (Q1-Q2); and
- [Environmentally Sensitive Development Permit Area Review](#) (Q1-Q2).
- Metal Storage Containers (Q1-Q2)

Draft Electoral Area “A” OCP Bylaw

Next Steps:

- Feedback on Draft OCP to be provided by **March 3, 2021**, in order to be considered prior to 1st reading;
- Advisory Planning Commission (APC) meeting on March 8, 2021;
- Board consideration of 1st reading tentatively being scheduled for March 18th (other meetings would be April 1st or April 15th).

Draft Electoral Area "A" OCP Bylaw



Agenda & Minutes | Regional Bylaws | Employment/Volunteer Opportunities | CivicReady | I Want To... | f | y | o | t | w | i | n

Programs & Services | Property & Development | Parks & Recreation | Permits & Licenses | Local Government

Home > Development Services > Planning > Strategic Projects > Electoral Area "A" OCP Bylaw Review

Development Services

- How to Contact Us
- Building Inspection
- Bylaw Enforcement
- Heritage
- Planning
- What We Do
- Advisory Planning Commission
- Application Forms & Resources
- Current Applications & Decisions
- Strategic Projects
- ALR Exclusion Policy
- Solar Energy Systems - Zoning Review
- West Bench Geotechnical Review
- Regional Economic Development
- Regional Growth Strategy

Electoral Area "A" OCP Bylaw Review

Overview

An Official Community Plan (OCP) is the vision a community has for its future. It contains goals and policies that will shape future land use in a way that reflects the community's vision. These goals and policies form a framework used by the Regional Board, Regional District staff, other agencies and the community to guide their decisions about future land use.

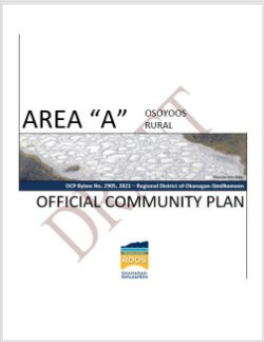
In October of 2019, the Regional District initiated a review and update of the Electoral Area "A" (Osoyoos Rural) OCP Bylaw. The Review will be conducted in accordance with the *Local Government Act* which specifies purpose, required content, and adoption procedures of an OCP Bylaw.

The current OCP was originally adopted in 2004 and subsequently repealed and replaced in 2008 as part of a larger review of Regional District land use bylaws (NOTE: this process did not result in any substantive changes to the original OCP). It is anticipated that a new Electoral Area "A" OCP Bylaw will be completed by early 2021.

Draft Official Community Plan Bylaw

In order to provide residents with an easy way to review and provide comment on the Draft Official Community Plan Bylaw, a .pdf of the Plan is available for viewing below (please note the version date as this will change over the course of the project):

- [Draft Electoral Area "A" Official Community Plan Bylaw No. 2905](#) (version 2021-02-18)
- [Schedule 'B'](#) (Official Community Plan Map)
- [Schedule 'C'](#) (Parks, Recreation and Trails Map)



Status Updates:

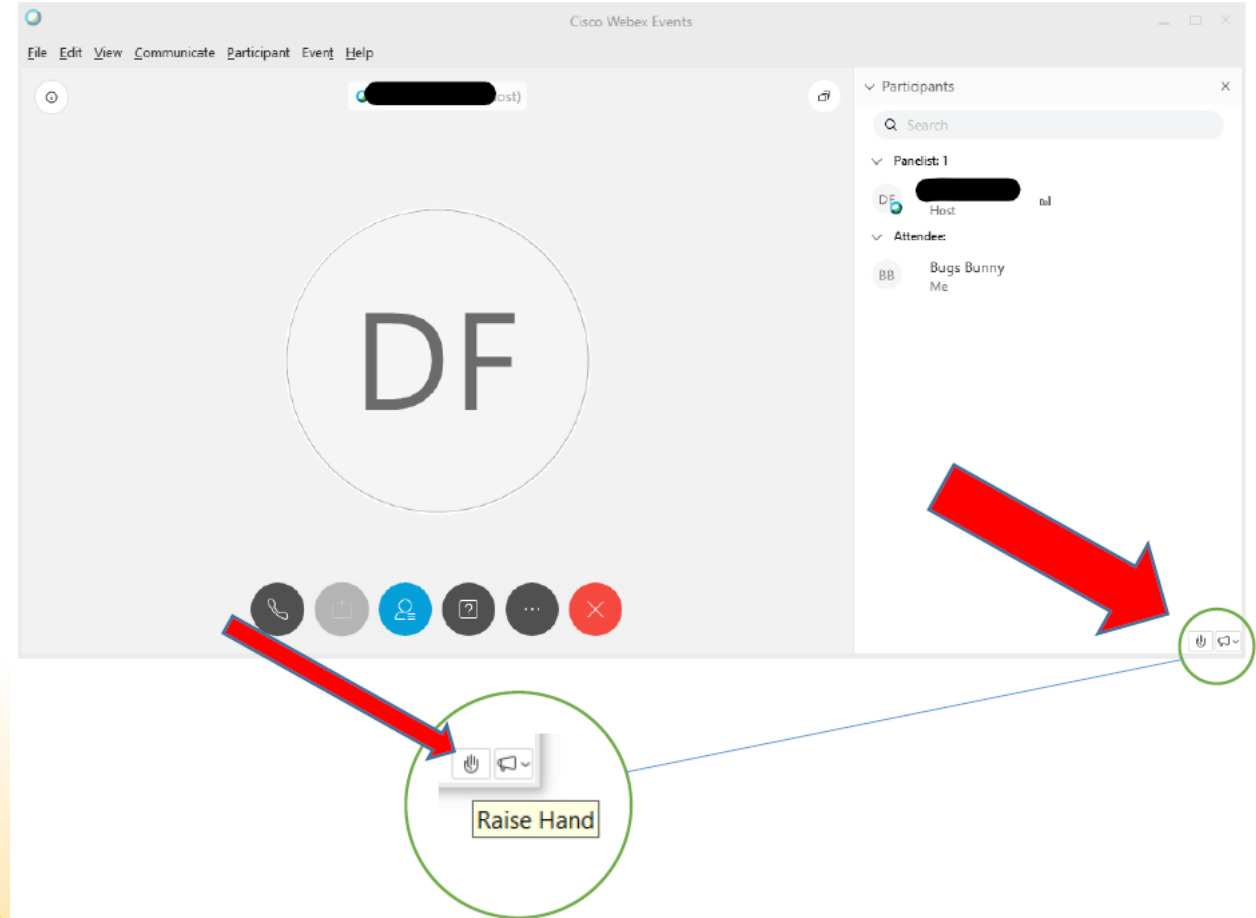
www.rdos.bc.ca:

- Property & Development →
- Planning, Zoning & Subdivision →
- Strategic Planning →
- Electoral Area "A" OCP Bylaw Review.

Draft Electoral Area “A” OCP Bylaw

- Will take questions in turn;
- To indicate you want to speak, raise your hand;
- If you called in, press *3 to “raise hand”;
- If using a computer, press the “raise hand” button on the right hand side of your screen in Webex;
- You will be unmuted when it is your turn to speak; and
- After you are done, press *3 or the raise hand button to take your hand down.

In order to speak, click the “Hand” button in the Participants panel on the right hand side of your computer screen.



Draft Electoral Area “A” OCP Bylaw

Questions?