



REGIONAL
DISTRICT
NORTH
OKANAGAN

STAFF REPORT

TO: Board of Directors
FROM: Planning Department

File No: 3061.21.04
Date: March 7, 2022

SUBJECT: *Swan Lake Residential Infill Plan – Bylaw 2920, 2021*

RECOMMENDATION:

That Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021, which proposes to amend the Electoral Areas “B” and “C” Official Community Plan Bylaw No. 2626, 2014, be given Second Reading and be forwarded to a Public Hearing; and further

That the Public Hearing for Bylaw No. 2920 be delegated to the Electoral Area Advisory Committee under section 231 of the *Local Government Act*.

BACKGROUND:

This report relates to the *Swan Lake Residential Infill Plan*, which the Board of Directors most recently considered at their Regular Meeting of December 15, 2021. At that time, the Board of Directors gave First Reading to Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021, which proposes changes to the Electoral Areas “B” and “C” Official Community Plan to support a broader range of housing types and a moderate increase in density in neighbourhoods which are proposed to be connected to community sewer and community water in the Swan Lake area.

The Board of Directors further resolved to forward the subject bylaw, for consideration and comments, to adjacent local governments, First Nations, and relevant agencies whose interests may be affected by Bylaw No. 2920, in accordance with Sections 475, 476, and 477 of the *Local Government Act*.

DISCUSSION:

In follow-up to the direction provided by the Board of Directors at their Regular Meeting of December 15, 2021, Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920 was referred to the following:

1. City of Vernon
2. Township of Spallumcheen
3. Splat-sin
4. Okanagan Indian Band
5. School Districts No. 22 and No. 83
6. Ministry of Transportation and Infrastructure
7. RDNO Finance Department
8. RDNO Solid Waste Department

Referral responses were received from the City of Vernon and the Township of Spallumcheen. The City of Vernon noted no objections to the *Swan Lake Residential Infill Plan* and expressed support of the Regional District’s efforts to increase housing options and affordability. The Township of Spallumcheen expressed a desire to discuss and coordinate plans for roads, trails, and sewer infrastructure within areas

adjacent to the Township to avoid duplication. Based on the feedback from Area B and C residents and a desire for low to moderate infill levels in the areas near and adjacent to the Township boundary, staff are of the opinion that these topics are adequately addressed in the Official Community Plan. However, the “Electoral Areas B & C Parks Plan” and “Greater Vernon Trails & Natural Spaces Master Plan” will be incorporated into the Official Community Plan in 2022. It is anticipated the “Greater Vernon Trails & Natural Spaces Master Plan” will be complete in the fall of 2022 at which time staff will initiate an amendment to the Electoral Areas B & C Official Community Plan. This would be an appropriate time to engage with the Township of Spallumcheen on future trail connections. Staff have reached out to the Township to discuss these matters and ensure there is an appropriate opportunity to discuss all topics of interest, including roads, trails and sewer infrastructure.

As there were no concerns or objections identified through the Bylaw referral process, it is recommended that Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021 be given Second Reading and be forwarded to a Public Hearing.

The public consultation process undertaken in preparing the *Swan Lake Residential Infill Plan* was outlined in detail in the Planning Department report dated October 26, 2021. In general, the main opportunities to provide feedback included:

- May-June 2021: Direct mailout with a copy of the survey;
- Project website launched in May (included an online version of the survey);
- E-mail and phone numbers for the project team were provided, and residents were encouraged to reach out to a planner at any time during the planning process;
- Four public meetings were held via Zoom (June 1 and June 9, 2021- two sessions each day);
- Referral process for comments from adjacent communities, First Nations and relevant agencies;
- August 9, 2021: Direct mailout to area residents providing a summary of the survey results;
- September 2021: Two outdoor Open House sessions were held at N’Kwala Park on September 13 (5:00-7:00 pm) and September 15 (10:00 am to Noon).

REFERRALS:

Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920 was referred for comments to the following:

1. City of Vernon

Our main interest is the maintenance of the commercial and industrial lands in this area. The plan appears to have no impact on this. In addition, we are supportive of efforts to increase housing options and affordability as this aligns with our priorities.

2. Township of Spallumcheen

At the Monday January 31, 2022 Special Council Meeting, the Township of Spallumcheen Council passed the following resolution (# 039/2022):

“...THAT the Township of Spallumcheen provide the following referral comments regarding the Referral Request from Regional District of North Okanagan (RDNO) dated January 5, 2022 – Swan Lake Residential Infill Plan – Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021:

- *THAT the RDNO discuss and coordinate all trail connectivity options between the electoral areas and the Township when developing the area, especially where there is increased density;*
- *THAT the RDNO ensure that their sewer main and property connections between jurisdictions are coordinated with the Township to avoid any duplications, especially in the Glen Hayes, Ridgeview, Greenhow and McLennan Road areas;*
- *AND FINALLY THAT the RDNO discuss and coordinate all road connectivity for all existing and proposed roads, including all servicing requirements of Fortis BC, BC Hydro, Telus and other infrastructure service providers, required within areas that are adjacent to the Township.”*

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3. **Splatsin**
4. **Okanagan Indian Band**
5. **School Districts No. 22 and No. 83**
6. **Ministry of Transportation and Infrastructure**
7. **RDNO Finance Department**
8. **RDNO Solid Waste Department**

Submitted by:



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