

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2920

A bylaw to amend Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014 as amended.

WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014*" as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as "*Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 2920, 2021*".

AMENDMENTS

2. Schedule "A" of *Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014* is hereby amended by deleting the first paragraph of Section 6.1 (including the two bullet points) and replacing it with the following:

Housing affordability was identified as the most significant challenge within the North Okanagan during the development of the 2020 North Okanagan Regional Housing Needs Assessment. Addressing affordability is complex and will require action from various levels of government, non-profits and the development community. It was also noted that there needs to be a shared regional response to existing and emerging housing demands. Working towards a diverse and affordable housing stock is an important foundation for supporting growth and responding to changes in population and housing trends. With these objectives in mind, a Regional Housing Strategy was completed in 2021 to guide discussions regarding priorities for implementation aimed at supporting the provision of non-market, market, and rental housing stock.

3. Schedule "A" of *Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014* is hereby amended by adding the following as Section 6.3 after Cosens Bay Policies:

6.3 SWAN LAKE RESIDENTIAL INFILL DEVELOPMENT

CONTEXT

In 2019, Provincial and Federal government grant funding was approved to establish a wastewater collection and recovery system (also referred to as a community sewer system) to service lands within portions of Regional District of North Okanagan Electoral Areas "B" and "C", the south end of the Township of Spallumcheen, and Okanagan Indian Band lands at the north end of Swan Lake.

The potential for a community sewer system to service lands currently serviced by on-site septic systems or holding tanks inevitably leads to development interests, proposals and pressures for new development not previously possible utilizing on-site septic disposal systems.

The potential for new development and land use change within the initial phase of the community sewer system is addressed in the Swan Lake Commercial Area and Neighbourhood Plan, which was adopted as Schedule “K” to the Electoral Areas “B” and “C” Official Community Plan in 2018.

The scope of the Swan Lake Commercial Area and Neighbourhood Plan also included lands with the potential to be within later phases of the wastewater collection and recovery project, including established residential nodes located primarily to the east of Pleasant Valley Road. The potential for new development within these residential neighbourhoods was not fully explored within the Swan Lake Commercial Area and Neighbourhood Plan as a more focused effort to engage with residents and landowners within these neighbourhoods was deemed necessary to determine each neighbourhood’s vision for its future if sewer becomes available. In this regard, these established residential neighbourhoods were the focus of the Swan Lake Residential Infill Plan which was undertaken in 2021.

Results of a survey undertaken as part of the consultation process for the Swan Lake Residential Infill Plan varied by neighbourhood. With the exception of two neighbourhoods which are already included in the first phase of the wastewater recovery project service area, less than 50 percent of the survey responders in the other nodes supported connecting to and paying for community sewer. Throughout the Infill Plan area there were, however, residents who supported connecting to a community sewer system to allow for infill development and to protect the environment.

SWAN LAKE RESIDENTIAL INFILL OBJECTIVES

Residential infill encourages the development of underused or vacant land in existing areas to increase density and place new development near existing resources and infrastructure. This type of development enables density and accommodates environmentally sustainable growth by using existing utility and transportation infrastructure. Lands designated as Residential within the Swan Lake Residential Infill Plan area are intended to accommodate this type of growth while being sensitive to the rural characteristics of the region.

SWAN LAKE RESIDENTIAL INFILL DEVELOPMENT POLICIES

The following policies apply to properties within the Swan Lake Residential Infill Plan area as shown on Schedule “L”.

- 6.3.1 Lands designated Residential and proposed for Rural re-zonings will trigger an Official Community Plan amendment.
- 6.3.2 Should one of the neighbourhoods identified on Schedule “L” wish to connect to community sewer in the future, a Consent Process to include additional properties into the service area may be initiated by a formal petition request to the Regional District.
- 6.3.3 With the exception of boundary adjustment subdivisions and lots created pursuant to Section 514 of the Local Government Act, new lots created by subdivision shall be not less than 1.0 ha in size unless connected to a community sewer system and community water system and shall be consistent with the provisions of the Regional District of North Okanagan Zoning Bylaw and Subdivision Servicing Bylaw.

- 6.3.4 Lots less than 2 ha in size will not be supported for Residential re-zoning unless community sewer and water services are available.
- 6.3.5 To ensure the infill potential within the plan area is reached, lands that are designated Residential and being considered for re-zoning, the following will be required:
- Comprehensive site plan displaying lot layouts, roadways and full buildout potential.
 - The RDNO will require a restrictive covenant to be registered on title to ensure the proposed lots must be less than 1 ha when subdivided and conform with the approved site plan.
 - Subdivision approval will not be granted until water and sewer services are extended to the subject property.
- 6.3.6 To provide local affordable and rental housing options for neighbourhoods which connect to community sewer and community water systems, the following policies apply:
- Within the Residential land use designation, the Regional District supports a reduced minimum lot size standard for lots in the Residential zones.
 - Within the Residential land use designation, the Regional District supports the development of secondary suites, ancillary single family dwellings, two family dwellings, three family dwellings, four family dwellings, and row houses consistent with provisions of the Zoning Bylaw provided the residential dwelling unit(s) are connected to community sewer and community water systems.
4. Schedule "B" General Land Use map of *Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014* is hereby amended by changing the land use designation of all properties designated as **Future Residential** to **Residential** as shown on the map labelled as Schedule "A" attached to and forming part of this bylaw.
5. That the map labelled as Schedule "L" Swan Lake Residential Infill Plan Area attached to and forming part of this bylaw be added as Schedule "L" to *Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014*.

Read a First Time	this	15th	day of	December, 2021
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	15th	day of	December, 2021
Read a Second Time	this	16th	day of	March, 2022
Second Reading Rescinded	this	18th	day of	May, 2022
Read a Second Time as Amended	this	18th	day of	May, 2022
Advertised on	this	19th	day of	May, 2022
	this	26th	day of	May, 2022
Delegated Public Hearing held	this	2nd	day of	June, 2022
Read a Third Time	this		day of	, 2022

ADOPTED

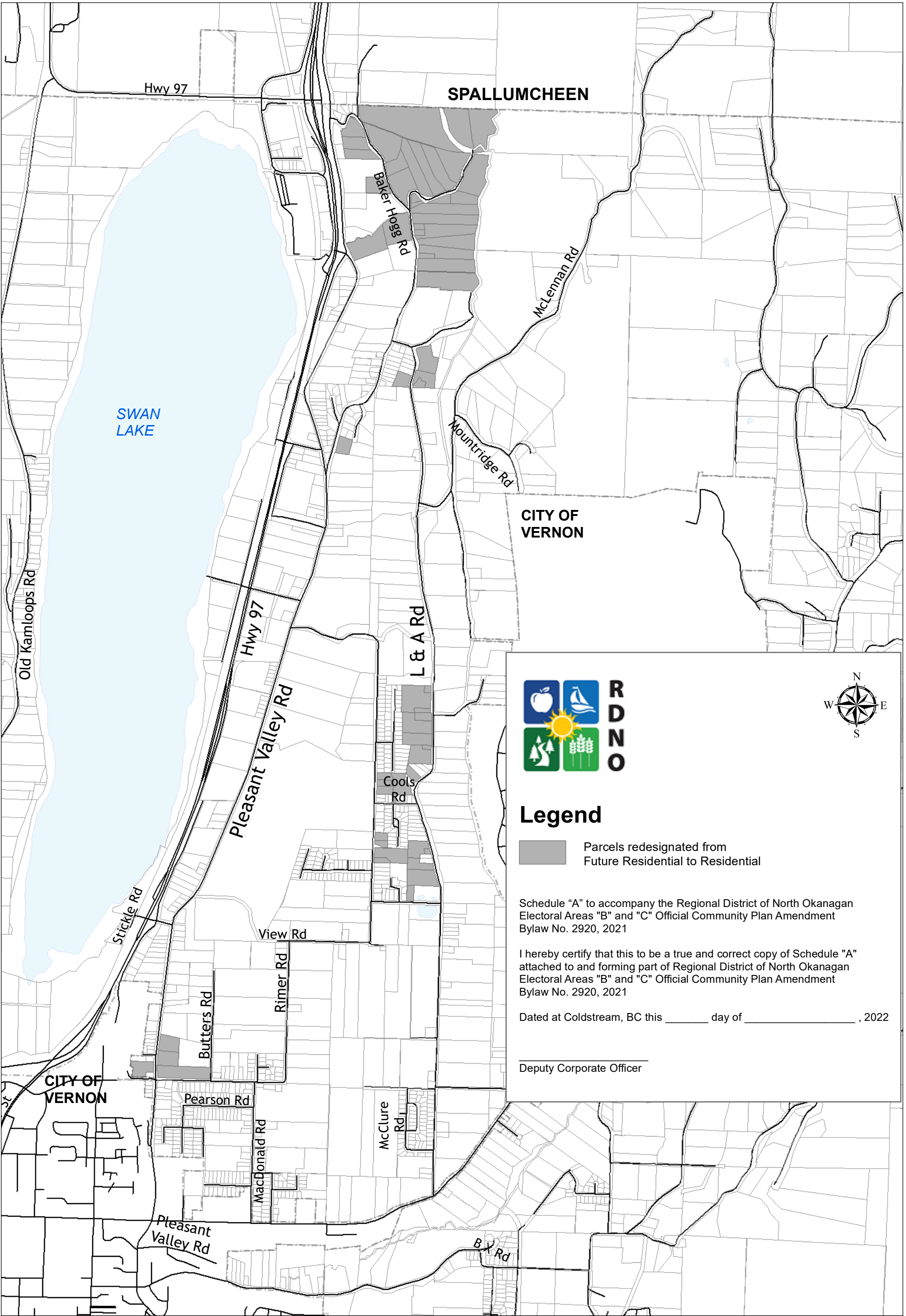
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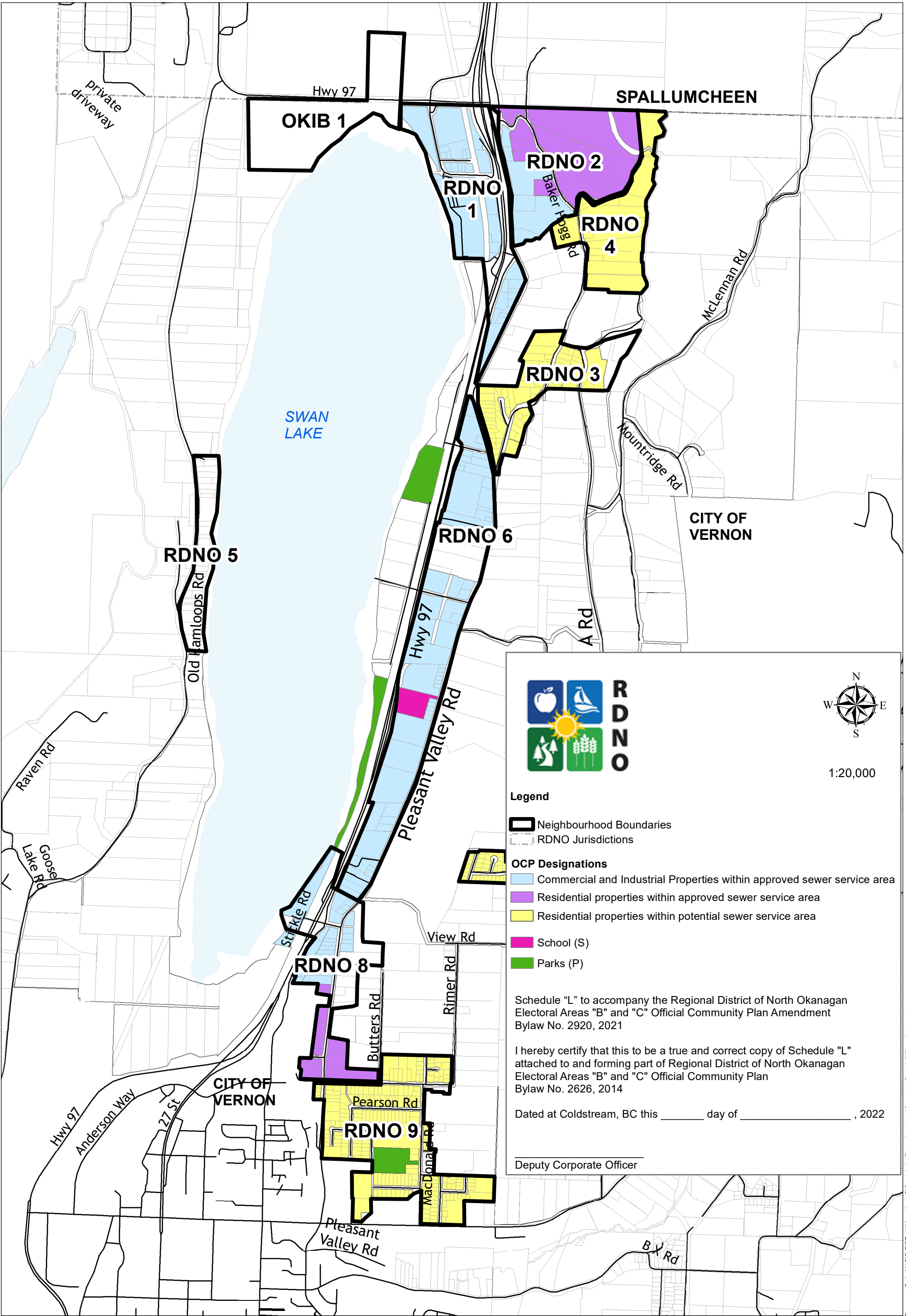
, 2022

Chair

Deputy Corporate Officer



Schedule A attached to and forming part of Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021



Schedule L Swan Lake Residential Infill Plan Area
To Accompany Official Community Plan Bylaw No. 2626, 2014

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, May 18, 2022

Bylaw 2920 - Electoral Areas "B" and "C" Official Community Plan Amendment Swan Lake Infill Plan

Moved and seconded

That Bylaw No. 2920, 2021 Electoral Areas "B" and "C" Official Community Plan Amendment be amended by adding an infill objectives and policies for efficient infill development.

CARRIED

Moved and seconded

That Second Reading of 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 rescinded; and further,

That Bylaw No. 2920, 2021 Electoral Areas "B" and "C" Official Community Plan Amendment be given Second Reading, as amended, and forwarded to a Public Hearing.

CARRIED

Moved and seconded

That the Public Hearing for Bylaw No. 2920, 2021 be delegated to the Electoral Area Advisory Committee under section 231 of the *Local Government Act*.

CARRIED



REGIONAL
DISTRICT
NORTH
OKANAGAN

STAFF REPORT

TO: Board of Directors
FROM: Planning Department

File No: 3061.21.04
Date: May 11, 2022

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

RECOMMENDATION:

That Second Reading of 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 rescinded; and further,

That Bylaw No. 2920, 2021 Electoral Areas "B" and "C" Official Community Plan Amendment be given Second Reading as amended and forwarded to a Public Hearing; and further,

That the Public Hearing for Bylaw No. 2920, 2021 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 March 16, 2022. At that time, the Board of Directors gave Second 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 existing 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 delegate the Public Hearing for Bylaw No. 2920 to the Electoral Area Advisory Committee under section 231 of the *Local Government Act*.

In accordance with Sections 475, 476 and 477 of the Local Government Act the subject bylaw was forwarded for consideration and comments to adjacent local governments, First Nations, and relevant agencies whose interests may be affected by Bylaw No. 2920. The Bylaw was also referred to and considered by the Electoral Area "B" and "C" Advisory Planning Commissions on March 30, 2022, where a number of comments regarding infill potential were discussed. The responses to this referral are provided below.

In light of the comments and concerns raised by the Electoral Area "B" Advisory Planning Commission, the Electoral Area Advisory Committee passed the following resolution at the May 5, 2022 meeting:

That it be recommended to the Board of Directors, Bylaw No. 2920, 2021 Electoral Areas "B" and "C" Official Community Plan Amendment be amended by adding infill objectives and policies for efficient infill development.

DISCUSSION:

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.

The Electoral Area "B" Advisory Planning Commission expressed concerns regarding the re-designation of properties before a connection to the future community sewer system could result in having properties subdivided into additional residential lots utilizing septic systems as long as they are larger than 1 ha. In order to address these concerns, staff have included Swan Lake Residential Infill Objectives along with a number of new policies to ensure the full buildout potential of these lots is considered before rezoning is granted.

As there were no additional 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 as amended 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 January 5, 2022 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."*

3. Ministry of Transportation and Infrastructure- The Ministry of Transportation and Infrastructure has no legislated authority in the OCP amendment process. Therefore, we have no comment on this referral.

4. Electoral Area "B" Advisory Planning Commission

The Commission provided the following comments regarding Bylaw 2920 and the Swan Lake Residential Infill Plan:

- Concerns regarding redesignating properties before a connection to the potential future community sewer system could result having properties be subdivided into additional residential lots utilizing a septic system as long as they are larger than 1 ha.
- Allowing larger lot subdivision before connection to sewer is a concern for the future infill in the area.
- Survey respondents requested no change and the bylaw is proposing quite a bit of change.
- Discussion regarding the potential community sewer system and capacity.

5. Splatwin

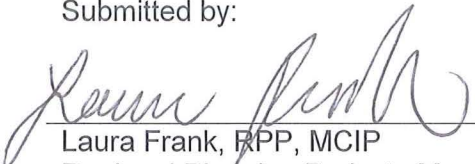
6. Okanagan Indian Band

7. School Districts No. 22 and No. 83

8. RDNO Finance Department

9. RDNO Solid Waste Department

Submitted by:


Laura Frank, RPP, MCIP
Regional Planning Projects Manager

Endorsed by:


Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:


David Sewell
Chief Administrative Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, March 16, 2022

Bylaw 2920 – Electoral Areas “B” and “C” Official Community Plan Amendment Swan Lake Residential Infill Plan

Moved and seconded

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.

CARRIED

Moved and seconded

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

CARRIED

TO: Board of Directors

FROM: Planning Department

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

File No: 3061.21.04

Date: March 7, 2022

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. Splatshin
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.”*

- *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."*

3. Splatstin
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:



Marnie Skobalski, RPP, MCIP
Planner II

Reviewed by:



Laura Frank, RPP, MCIP
Regional Planning Projects Manager

Endorsed by:



Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer



REGIONAL
DISTRICT
NORTH
OKANAGAN

STAFF REPORT

TO: Board of Directors
FROM: Planning Department

File No: 3061.21.04
Date: November 23, 2021

SUBJECT: *Swan Lake Residential Infill Plan – Final Report*

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, as outlined in the Planning Department Staff Report dated November 23, 2021, be given First Reading; and further,

That the referral process outlined in the Planning Department report dated November 23, 2021 be considered appropriate consultation for the purposes of Sections 475 and 476 of the *Local Government Act*; and further,

That in accordance with Section 477 of the *Local Government Act*, Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021 be considered in conjunction with the Regional District of North Okanagan’s Financial Plan and the Regional Solid Waste Management Plan; and further,

That in accordance with Section 473 of the *Local Government Act*, Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021 be considered in conjunction with the Regional District of North Okanagan’s Regional Housing Needs Assessment (2020) and the North Okanagan Regional Housing Strategy (2021).

SUMMARY:

In follow-up to the November 17, 2021 resolution of the Board of Directors, cited below, staff have prepared Electoral Areas “B” and “C” Official Community Plan Amendment Bylaw No. 2920, 2021 (attached) 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 connected to community sewer and community water.

Proposed amendments to the Zoning Bylaw will be brought forward for consideration of the Board of Directors in the first quarter of 2022 as part of a comprehensive review of the Zoning Bylaw, which is currently underway.

BACKGROUND:

This report relates to the completion of the *Swan Lake Residential Infill Plan* which was most recently considered by the Board of Directors at their Regular Meeting of November 17, 2021. At that time, the Board of Directors passed the following resolution:

That the Planning Department Staff Report dated October 26, 2021, regarding the status of the Swan Lake Residential Infill Plan be received; and further,

That staff be directed to prepare an Official Community Plan Amendment Bylaw for consideration of First Reading as outlined in the Planning Department Staff Report dated October 26, 2021; and further,

That amendments to the Zoning Bylaw be brought forward during the comprehensive review of Zoning Bylaw No. 1888, 2003.

DISCUSSION:

In follow-up to the direction provided by the Board of Directors, staff have prepared Electoral Areas “B” and “C” Official Community Plan (OCP) Amendment Bylaw No. 2920, 2021, which proposes to:

- amend the Electoral Areas “B” and “C” OCP by revising both the Objectives and Policies of Section 6.0 Residential Lands;
- add map Schedule ‘L’ to the OCP to illustrate which properties would be subject to the new policies proposed in Section 6.3; and
- revise OCP map Schedule ‘B’ by changing the Future Residential land use designation to Residential for all 65 properties currently designated Future Residential.

Proposed changes to the Objectives in Section 6.1 of the OCP reflect the Regional District’s priority to support the provision of more affordable housing, in an environmentally responsible manner, by allowing for a broader range of housing types and a moderate increase in residential densities within neighbourhoods in Electoral Areas “B” and “C” which are connected to a community sanitary sewer system.

OCP Amendment Bylaw No. 2920 also proposes to add a new sub-section to Section 6.0. The proposed new Section 6.3 Swan Lake Residential Infill Development includes a Context statement outlining the background to the preparation of the Swan Lake Residential Infill Plan and the survey process undertaken as part of the planning process.

In addition, proposed Section 6.3 includes Swan Lake Residential Infill Development Policies, which would support the development of affordable and rental housing options for neighbourhoods within the Swan Lake Residential Infill Plan area when connected to community sewer and community water systems.

Within the Residential land use designation, shown on proposed OCP map Schedule ‘L’ (forming part of OCP Amendment Bylaw No. 2920, attached) additional housing options supported by the proposed new policies would include:

- secondary suites;
- ancillary single family dwellings;
- row houses; and,
- two, three, and four-family dwellings.

Additional policies are proposed to:

- support a reduced minimum lot size standard in Residential zones where the property is connected to community sewer and community water;
- require a minimum lot size of 1 ha for new lots created by subdivision unless connected to a community sewer and water system; and
- outline the process to request connection of a neighbourhood to the community sewer system.

Schedule “B,” the OCP General Land Use Map, is proposed to be amended by changing the Future Residential designation to Residential. Currently, the OCP does not have policies specific to the Future Residential designation; therefore, no policy guidance will be lost. The Residential designation is appropriate to both existing and future development within the range of Residential zones.

Changes to Regional District of North Okanagan Zoning Bylaw No. 1888, 2003 to facilitate development within fully serviced residential neighbourhoods east of Swan Lake are proposed to be brought forward to the Board of Directors for consideration in Spring 2022 as part of a comprehensive review and update of the Zoning Bylaw which is currently underway. Preparing an interim amendment to Zoning Bylaw No. 1888 is problematic given the large number of changes that would be necessary. Additionally, any future infill development depends on connection to community sewer; Phase 1 of the community sewer system is targeted for 2024, and therefore it is not essential to amend the Zoning Bylaw within the short term.

REFERRALS:

Legislation References

The following references to the *Local Government Act* are cited in the Recommendation section of this report:

Section 473 states that a local government must consider their most recent housing needs report when developing or amending an OCP particularly with regard to map designations related to residential development and policies related to housing. The Regional District has addressed this requirement through the completion of a Housing Needs Assessment in 2020 and a Regional Housing Strategy in 2021. The purpose of the Housing Strategy is to guide discussion regarding implementation priorities aimed at supporting the provision of market, non-market and rental housing stock.

Section 475 states that during the development, repeal, or amendment of an Official Community Plan, the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected. The local government must also consider whether such opportunities for consultation should be early and ongoing.

Section 476 states, in part, that if a local government has adopted, or proposes to adopt or amend, an OCP for an area that includes the whole or any part of one or more school districts, the local government must consult with the boards of education for those school districts at the time of preparing or amending the OCP.

Section 477 outlines the adoption procedures for an Official Community Plan bylaw including considering the proposed OCP amendment in conjunction with its financial plan and any applicable waste management plan after first reading.

The public consultation process undertaken in preparing the *Swan Lake Residential Infill Plan* was outlined in the Planning Department status report dated October 26, 2021. Should the Board of Directors give First Reading to OCP Amendment Bylaw No. 2920 as recommended, staff propose the amending bylaw be referred to the following:

- City of Vernon,
- Township of Spallumcheen,
- First Nations,
- School Districts No. 22 and No. 83,
- RDNO Finance Department, and
- RDNO Solid Waste Department.

Given that the proposed OCP amendments are unlikely to impact the Central Okanagan Regional District, Thompson-Nicola Regional District or the Columbia-Shuswap Regional District, staff have not recommended that OCP Amendment Bylaw No. 2920 be referred to these adjacent jurisdictions.

Submitted by:



Marnie Skobalski, RPP, MCIP
Planner II

Reviewed by:



Laura Frank, RPP, MCIP
Regional Planning Projects Manager

Endorsed by:



Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer

TO: Electoral Area Advisory Committee

FROM: Planning Department

File No: 3061.21.04

Date: October 26, 2021

SUBJECT: *Swan Lake Residential Infill Plan – Status Report*

RECOMMENDATION:

That the Planning Department Staff Report dated October 26, 2021, regarding the status of the *Swan Lake Residential Infill Plan* be received for information; and further,

That staff be directed to prepare an Official Community Plan Amendment Bylaw and Zoning Amendment Bylaw for consideration of First Reading as outlined in the Planning Department Staff Report dated October 26, 2021.

BACKGROUND:

In 2019, Provincial and Federal government grants were secured to establish a wastewater collection and recovery system to service lands within the Regional District of North Okanagan. Phase 1 of the treatment plant includes portions of Electoral Areas "B" and "C", the south end of the Township of Spallumcheen, and Okanagan Indian Band lands at the north end of Swan Lake.

The *Swan Lake Residential Infill Plan* ("the Infill Plan") was initiated in 2021 to address the potential for the community sewer system to be extended beyond Phase 1 to service established residential neighbourhoods to the east of Swan Lake. In this regard, over the Spring and Summer of 2021, staff carried out a focused effort to engage with area residents and landowners to determine if they would be interested in connecting to the community sewer system and what type of new residential development, if any, they would want to see in their neighbourhood. As indicated on the attached map, the following neighbourhoods were involved in this consultation process:

- RDNO 2 - Greenhow Frontage Road Mixed Use Area
- RDNO 3 - North Pleasant Valley Road / L & A Road Residential Neighbourhood
- RDNO 4 - North Grey Canal Trail Rural Residential Neighbourhood
- RDNO 7 - Herry Road Residential Neighbourhood
- RDNO 8 - South portion of the South Swan Lake Mixed Use Area
- RDNO 9 - N'Kwala Park Residential Neighbourhood
- RDNO 10 - McClure Road Residential Neighbourhood

The RDNO 2 and RDNO 8 neighbourhoods are already part of Phase 1 of the wastewater recovery project. Therefore, input from residential property owners in these areas was invited to help guide future land use policy preparation for these neighbourhoods.

Due to the restrictions on non-farm use and subdivision of land in the Agricultural Land Reserve (ALR), aside from secondary suites, lands within the ALR are not eligible for more intensive residential development and are not part of this planning process.¹

Planning and Consultation Process to Date

- February 2021: Board of Directors endorse Terms of Reference for the *Swan Lake Residential Infill Plan*.
- March – April 2021: Information gathering, preparation of Consultation Plan and Background Report, photos taken of each neighbourhood, and infill/development examples in Kelowna and Vernon.
- May 2021: Background Report reviewed by the Electoral Area Advisory Committee and Board of Directors
- May – June 2021:
 - Letter, survey, and postage-paid return envelope were sent to 610 owners and 56 occupants² of the 610 properties within the Infill Plan area (a total of 666 surveys were mailed). The survey response period closed on June 15, 2021.
 - A project website was launched in May, including an online version of the survey.
 - Notification regarding the Infill Plan was included in the Regional District's weekly ad in the Morning Star newspaper.
 - A media release was issued.
 - 19 posters were placed on mailboxes and notice boards within the Infill Plan area.
 - Four public meetings were held using Zoom on June 1 and June 9 (two sessions each day).
 - Zoom meeting presentation was posted on the project website.
- June 2021: Letter and Background Report was referred for comments to the Okanagan Indian Band, Splatshin, Township of Spallumcheen, City of Vernon, Ministry of Transportation and Infrastructure, Ministry of Environment, and Interior Health Authority. No referral responses have been received to date.
- July 2021: The Electoral Area Advisory Committee and Board of Directors received a report on survey results. At their Regular Meeting of July 21, 2021, the Board of Directors passed the following resolution:
 - *That discussions be concluded with residents and residential property owners within the neighbourhood identified as RDNO 10 as a result of Phase One consultation for the Swan Lake Residential Infill Plan.*
 - *That staff be directed to undertake additional consultation with residents and residential property owners within the neighbourhoods identified as RDNO 2, 3, 4, 7, 8 and 9, and subject to Provincial Health Orders a Public Information Meeting be held to further inform residents.*
 - *That staff be directed to send a letter to residential property owners and occupants within the Swan Lake Residential Infill Plan area in addition to online and media updates to inform people of the results of the survey process and Phase One consultation.*
 - *That the Swan Lake Residential Infill Plan project deliverables consist of a final report to the Board of Directors outlining proposed amendments to the Electoral Areas "B" and "C" Official Community Plan and Zoning Bylaw following the completion of Phase Two consultation.*

¹ Unless exempt from the restrictions of the *Agricultural Land Commission (ALC) Act* under the provisions of Section 23 of the ALC Act.

² Where Property Owner's primary address did not align with the civic address within the plan area, an additional survey was sent to the dwelling within the plan area.

- Week of August 9, 2021:
 - Letters sent to all 610 property owners within the *Swan Lake Residential Infill Plan* providing survey results and an invitation to attend outdoor public Open House sessions to be held at N'Kwala Park in mid-September.
 - Property owners in neighbourhoods RDNO 2 and RDNO 8 were also provided with a brief questionnaire aimed at determining what type and density of new housing they would support in their neighbourhood once community sewer is available.
 - Project website updated to include notice of the N'Kwala Park Open Houses.
- September 9, 2021: Notification regarding the N'Kwala Park Open Houses was included in Regional District's weekly ad in the Morning Star newspaper.
- September 2021: Two outdoor Open House sessions were held at N'Kwala Park on September 13 from 5:00 PM to 7:00 PM and September 15 from 10:00 AM to Noon.

N'Kwala Park Open House Consultation

Due to COVID-19 restrictions, initial stages of the public consultation process relied on electronic and written forms of communication. With the easing of restrictions in July regarding outdoor events, two outdoor open house sessions were held at N'Kwala Park on September 13 and September 15.

Approximately 40 people attended the two open house sessions. The following five written submissions were received at the open house sessions:

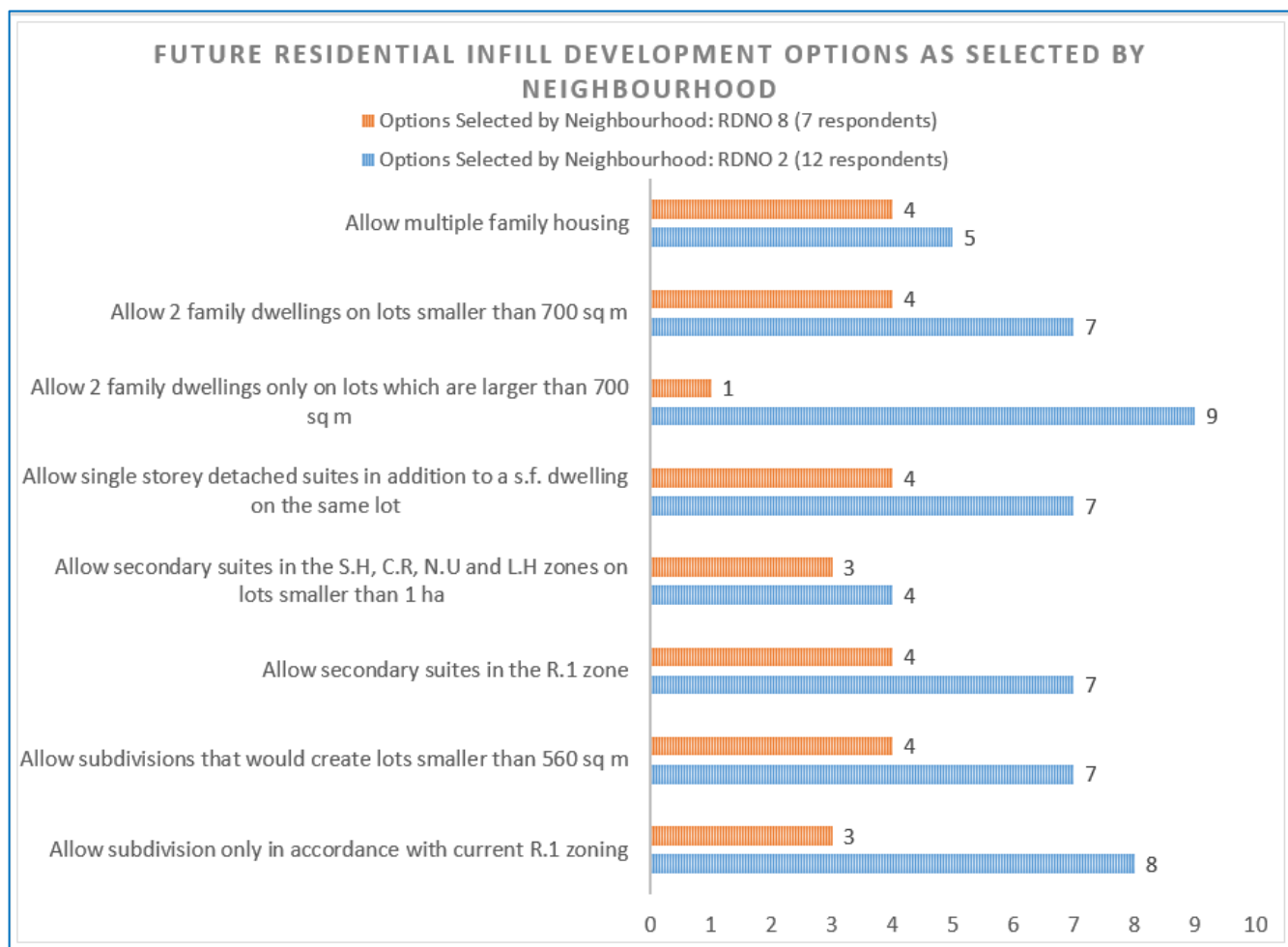
- 1) *"We support density to help ease housing affordability crisis."* (From resident of RDNO 7)
- 2) *"We are ALR & just want to tap into sewer. It is better environmentally to be on sewer & will be better for Swan Lake."* (From resident of RDNO 7)
- 3) *"Please look at Wood Lake algae outbreak. Swan Lake is a pond. Phosphate and Nitrogen need to be removed."* (From resident of RDNO 9)
- 4) *"I would fully support this prop. I have 3 ½ acres to develop."* (From resident of RDNO 9)
- 5) *"Thank you for involving me in this process. I am not in favour of rezoning N'Kwala Neighbourhood and the idea of connecting to sewer never crossed my mind. I believe there is sufficient land to develop in the North Okanagan. I see that the cost of land and houses is an issue across Canada, not just here."* (From resident of RDNO 9)

Additional public input received between August 19th and October 1st, 2021 is summarized in an attachment to this report. Opinions were varied and largely related to the question of connecting to community sewer.

Results of Survey Two Distributed to the RDNO 2 & RDNO 8 Neighbourhoods

As noted previously, in early August, letters were sent to all residential property owners within the Infill Plan area to invite them to attend one of the N'Kwala Park outdoor open house sessions and to provide an overview of the results of the survey conducted in May/June. Since the majority of survey respondents from the RDNO 2 and RDNO 8 neighbourhoods indicated that they were supportive of infill development in their neighbourhoods, the second mail-out to these two neighbourhoods also included a second survey intended to help determine the type and density of future, fully serviced housing supported in their neighbourhood. The letter, map and survey #2 are attached to this report for reference.

Out of a total of 19 surveys mailed to property owners in RDNO 2, there were 12 completed surveys received for a response rate of 63%. Out of a total of 18 surveys mailed to property owners in RDNO 8, there were 7 completed surveys received for a response rate of 39%. Survey recipients were instructed to select as many development options as they liked. Results are presented below:



DISCUSSION:

Overall, the results of the surveys undertaken as part of the consultation process for the *Swan Lake Residential Infill Plan* varied by neighbourhood. With the exception of neighbourhoods RDNO 2 and RDNO 8, which are already included in the first phase of the wastewater recovery project area, there was no community consensus for connecting to a sewer system. Some residents indicated they wanted to retain the existing rural character of the area while others supported connecting to a community sewer system to allow for infill development and protection of the natural environment.

Based on the feedback received as a result of the surveys, Zoom meetings, and the N'Kwala Park Open House sessions, staff recommend the following changes to the Official Community Plan:

Proposed Amendments to Electoral Areas "B" & "C" Official Community Plan

Currently, Electoral Areas "B" & "C" Official Community Plan Section 6.1 Residential Lands Objectives expresses an intention to "*significantly reduce the potential development of residential (urban) lots.*" This section is proposed to be updated as the Official Community Plan was prepared at a time when it was not contemplated that a community sanitary sewer system may be available to service parts of Electoral Areas "B" and "C." Additionally, it is timely to revisit this section of the OCP given that housing affordability was identified as the most significant challenge in the recently completed *Regional Housing Needs Assessment*. Allowing for smaller residential lots and a broader range of dwelling types, enabled by connection to a community sanitary sewer system, is one way the Regional District can increase the supply of affordable housing in an environmentally responsible manner.

New policy statements about residential property within the *Swan Lake Residential Infill Plan* area are proposed to be included within a new sub-section in OCP Section 6.0 RESIDENTIAL LANDS. The proposed new sub-section would consist of a context statement describing the rationale behind the preparation of the *Swan Lake Residential Infill Plan* and policy statements to guide the consideration of development proposals. It is suggested that the new policies should:

- speak to how additional properties or neighbourhoods may petition the Regional District should they wish to join the community sewer service area in the future;
- confirm that a minimum lot size of 1 ha would be required for new lots created by subdivision unless the property is connected to a community sewer and community water system; and
- provide direction on the housing forms that would be supported within the Residential land use designation on properties connected to a community sewer and community water system.

Schedule "B," the Official Community Plan General Land Use Map, is proposed to be amended by changing the Future Residential designation to Residential. Currently, the OCP does not have any policy statements specific to the Future Residential designation; therefore, no policy guidance would be lost with this change. It is suggested that current Residential land use policies, together with new policies proposed as noted above, would provide direction for future residential development and the redevelopment of existing residential properties within Electoral Areas "B" and "C". The proposed change would simplify the mapping and help avoid confusion about the intent of the land use designations.

The Electoral Areas "B" and "C" Official Community Plan does not include designation of a Development Permit Area to address the form and character of multi-family residential development. At this time, staff are *not* considering an amendment to the OCP that would require an approved Multi-Family Residential Development Permit before constructing any multi-family residential building. It is anticipated that the scope and scale of Multi-Family Residential development would be limited and would not justify the need for a Development Permit designation. Features such as parking and screening are addressed in the Zoning Bylaw.

Proposed Amendments to Zoning Bylaw No. 1888, 2003

In order to facilitate infill development within the Swan Lake Corridor, several amendments to the Zoning Bylaw are being proposed. These amendments are intended to enable development but are contingent on properties being connected to a community sewer and water system. Attention has been paid to the size, location (setbacks), height, and density of dwellings within the area to reduce the impact on the surrounding rural landscapes and maintain the privacy of adjacent properties. The proposed amendments are summarized below:

- allowing secondary suites and ancillary single family dwellings in the Residential Single Family (R.1), and Residential Two Family (R.2) zones;
- allowing secondary suites on lots less than 1 ha and ancillary single family dwellings on lots less than 2 ha, on Rural zoned lots outside the Agricultural Land Reserve in Electoral Areas "B" and "C", if connected to community sewer and community water;
- removing the minimum floor area requirement for ancillary single family dwellings and detached suites;
- restricting the height and establishing setbacks for ancillary single family dwellings, on Rural zoned lots less than 2 ha and on Residential zoned lots located in Electoral Areas "B" or "C", to ensure that such dwellings do not exceed one (1) storey and would be situated to the rear of the principal residence;
- specifying minimum requirements for the provision of useable open space for ancillary single family dwellings located on properties which are less than 2 ha and located in Electoral Areas "B" or "C"; and

- reducing the minimum lot size and frontage requirements and allowing for greater lot coverage for single and two family residential use in the R.1, R.2, and R.3 zones if connected to community sewer and community water systems.

No changes to the landscaping and screening requirements of the Regional District's Zoning Bylaw are proposed by staff at this time. Landscaping is not a requirement for multi-family development under either the Regional District of North Okanagan Zoning Bylaw No. 1888, the Village of Lumby Zoning Bylaw No. 750, nor the City of Enderby Zoning Bylaw No. 1550. Screening, which may take the form of fencing or evergreen hedging, is required under both the Regional District and Village of Lumby Zoning Bylaws, where any multi-family parking area abuts a lot in a Residential zone.


The proposed changes to the Zoning Bylaw would allow for a moderate increase in density within Electoral Areas "B" and "C" neighbourhoods which connect to the future community sewer system. The proposed provisions to allow for fully serviced smaller lots and additional housing options enhance the economic viability of the wastewater collection and treatment system and will allow for the development of more affordable housing.

Should the Board of Directors resolve to direct staff to prepare an Official Community Plan Amendment Bylaw and Zoning Amendment Bylaw as recommended, staff will prepare the bylaws for further consideration and will prepare for a mandatory Public Hearing to be held following Second Reading of the bylaws. Endorsement of the Zoning Amendment Bylaw by the Ministry of Transportation and Infrastructure would be required following Third Reading as the proposed amendments would apply to properties within 800 m of the intersection of a Controlled Access Highway.

Attachments

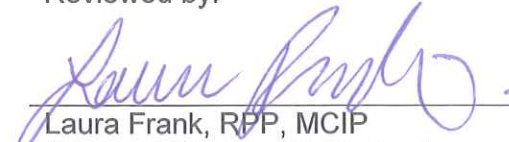
Attachment A – Map of Nodes within the Swan Lake Residential Infill Plan Area
Attachment B – Letter mailed to all neighbourhoods on August 9, 2021
Attachment C – Survey mailed to neighbourhoods RDNO 2 and RDNO 8
Attachment D – Summary of Public Input Received August 19 – October 1, 2021

Submitted by:



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Planner II

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Regional Planning Projects Manager

Endorsed by:

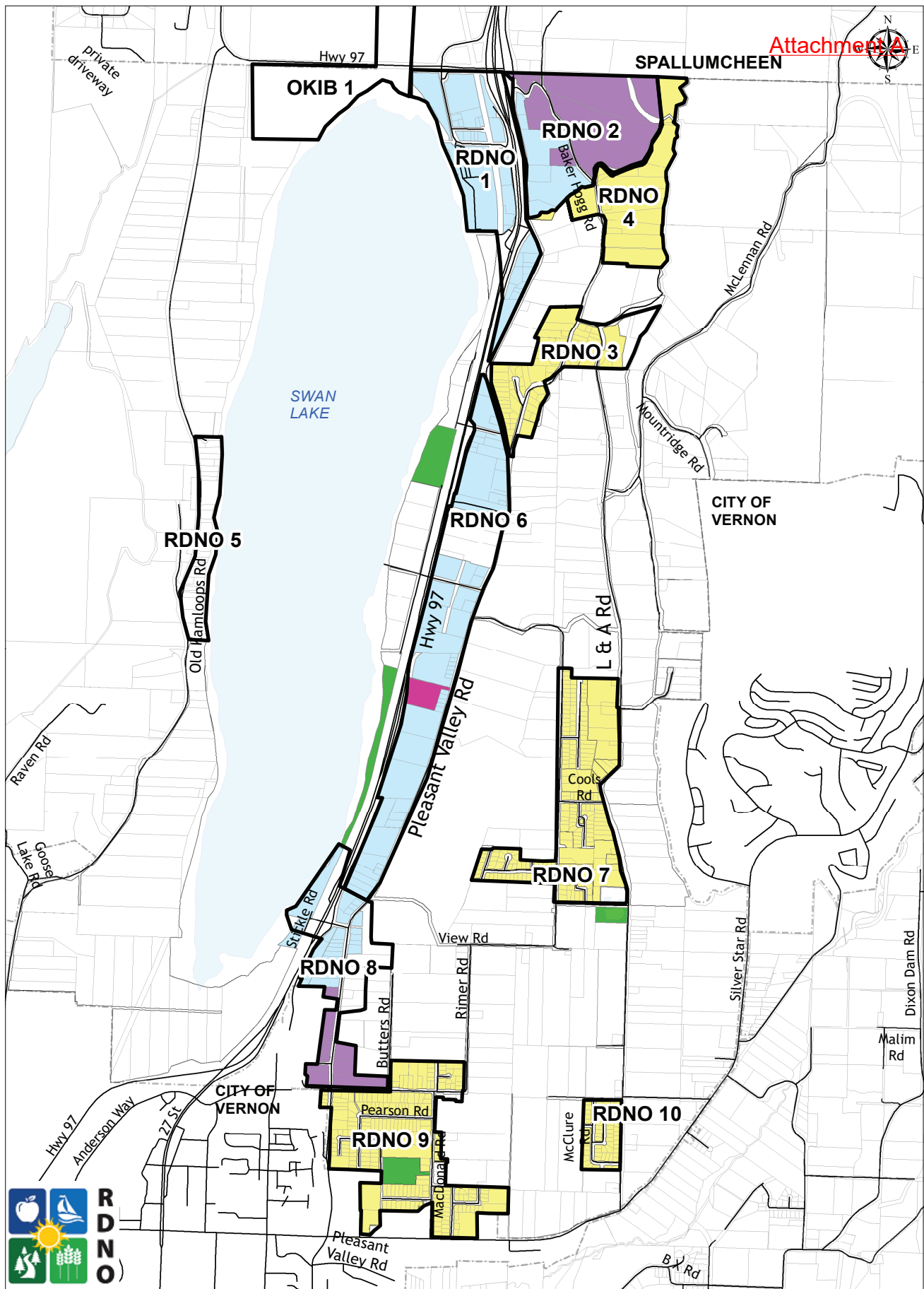


Rob Smailes, RPP, MCIP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer



1:20,000

0 0.25 0.5 1 Kilometers

Legend

- Neighbourhood Boundaries
- RDNO Jurisdictions

OCP Designations

- Commercial and Industrial Properties within approved service area
- Residential and Future Residential properties within approved service area
- Residential properties within potential service area

- School (S)
- Parks (P)



REGIONAL DISTRICT NORTH OKANAGAN

MEMBER MUNICIPALITIES:

CITY OF ARMSTRONG

VILLAGE OF LUMBY

CITY OF ENDERBY

CITY OF VERNON

DISTRICT OF COLDSTREAM

TOWNSHIP OF SPALLUMCHEEN

ELECTORAL AREAS:

"B" – SWAN LAKE

"E" – CHERRYVILLE

"C" – BX DISTRICT

"F" – ENDERBY (RURAL)

"D" – LUMBY (RURAL)

OFFICE OF : PLANNING DEPARTMENT

OUR FILE No.: 3061.21.04

August 9, 2021

Re: Swan Lake Residential Infill Plan

The Regional District wishes to thank everyone who completed the recent Swan Lake Residential Infill Plan survey. Surveys were mailed to 610 properties in the neighbourhoods identified as RDNO 2, 3, 4, 7, 8, 9, and 10, as shown on the attached map. We had an excellent response rate with 362, or 60%, of the surveys being returned.

This letter is being sent to provide you with an update on the survey results and to let you know about further public consultation opportunities planned for September.

Survey Results

Due to COVID-19 restrictions, to date, Regional District staff were unable to meet in person with property owners, and we've had to rely on electronic and written forms of communication.

The survey was developed to determine the willingness of property owners to connect to a future community sanitary sewer system and, if connected to community sewer, identify what types of residential infill development were supported in each neighbourhood.

Survey respondents were asked if they would be willing to connect to the future community sewer system and to indicate their preferred vision for their neighbourhood by selecting from the following options:

- (a) no change (no community sewer system, no change to zoning regulations);
- (b) modest change (connection to community sewer, allowing secondary suites and detached suites);
- (c) intermediate change (same as (b) and also allowing for smaller single-family lots); or
- (d) maximum change (same as (c) and allowing for townhouses, 3-plexes and 4-plexes in areas close to existing multiple-family housing).

The majority of survey respondents from neighbourhoods RDNO 2 and RDNO 8 indicated that they were supportive of connecting to the sewer system. These two areas are already within the sewer project's initial service area, and respondents in these neighbourhoods were generally in support of the more intensive change scenarios.

Responses received from RDNO 3, 4, 7, 9 and 10 were not supportive of connecting to the proposed sewer system. Depending on the neighbourhood, between 58% to 65% of respondents indicated that they were not interested in connecting to the proposed sewer system. Respondents in these neighbourhoods generally favoured the "no change" scenario.

The following table provides an overview of the survey response rate by neighbourhood:

Survey Responses Received			
Neighbourhood Node	Responses Received	# of Properties	Response Rate
RDNO 2	12	19	63 %
RDNO 3	46	68	68 %
RDNO 4	12	18	67 %
RDNO 7	112	200	56 %
RDNO 8	14	18	78 %
RDNO 9	123	226	54 %
RDNO 10	31	61	51 %
Other / Outside of Nodes / Prefer Not to Say	12	n/a	
All Nodes	362	610	60%

For more detailed information on the survey results, visit the project website at: www.rdno.ca/infill

Upcoming Public Consultation Opportunities

With the recent announcement that the Province of B.C. is now in Step 3 of the *COVID-19 Restart Plan*, we were pleased to learn that outdoor organized gatherings can now take place with up to 5,000 attendees or 50% capacity, whichever is greater. The Regional District Board of Directors has decided to provide additional opportunities for the area residents to learn more if they are interested.

If you would like more information regarding the potential for a community sewer system to service your neighbourhood and the types of new residential development that could be possible when connected to a community sewer system, you are encouraged to attend one of the open house sessions indicated below:

- **Monday, September 13, 2021, N'Kwala Park, 5:00 PM to 7:00 PM**
- **Wednesday, September 15, 2021, N'Kwala Park, 10:00 AM to 12:00 PM**

Regional District staff will be available at each session to answer your questions.

If you have any questions, concerns or feedback, you may email infillplan@rdno.ca or phone the Planning Department at 250-550-3700.

The Regional District is monitoring Covid-19 restrictions and if any changes are required to the scheduled open house sessions, it will be communicated through our website at www.rdno.ca/infill.



You are receiving this questionnaire because your property is located in either neighbourhood **RDNO 2** or **RDNO 8** as shown on the enclosed map.

A survey was mailed out and made available online in May of this year and a majority of respondents from neighbourhoods **RDNO 2** and **RDNO 8** indicated that they were supportive of connecting to the sewer system and also supportive of more intensive residential development in these neighbourhoods.

The Regional District is seeking additional feedback from residents of **RDNO 2** and **RDNO 8** as to the type of new housing that would be supported in these neighbourhoods once the community sewer system is available.

Please take a moment to complete the questionnaire below and return it to the Regional District by mail using the enclosed stamped envelope by **September 20, 2021**.

1. Which Neighbourhood is your property located within (see attached map)?

- ☐ RDNO 2 - Greenhow Frontage Road Mixed Use Area
- ☐ RDNO 8 - South portion of the South Swan Lake Mixed Use Area
- ☐ Prefer not to say
- ☐ If you are unsure, please provide the name of the street you live on or your civic address (*optional*)

2. Please select one or more of the options below to describe what level of development you support for your neighbourhood if connected to the proposed sewer system. Check as many as you like:

- ☐ Allow subdivision only in accordance with current Single Family Residential (R.1) zoning, i.e. minimum lot size of 560 square meters (6,028 sq ft) on community sewer system.
- ☐ Allow subdivisions that would create lots *smaller* than 560 square meters (6,028 sq ft).
- ☐ Allow secondary suites in the Single Family Residential (R.1) zone.
- ☐ Allow secondary suites in the Small Holding (S.H), Country Residential (C.R), Non-Urban (N.U) and Large Holding (L.H) zones on lots smaller than 1 hectare (2.47 acres).
- ☐ Allow single storey detached suites (i.e. garden suites) in addition to a single family dwelling on the same lot.
- ☐ Allow 2-family dwellings (i.e. duplexes) only on lots which are *larger* than 700 square metres (7,535 sq ft).
- ☐ Allow 2-family dwellings (i.e. duplexes) on lots *smaller* than 700 square metres (7,535 sq ft).
- ☐ Allow multiple family housing (i.e. townhouses, 3-plexes, 4-plexes).

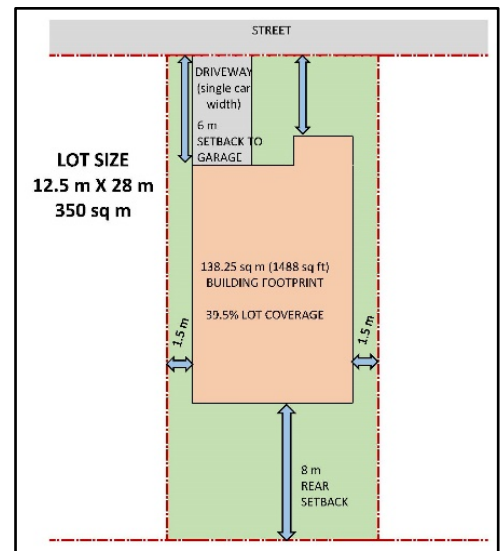
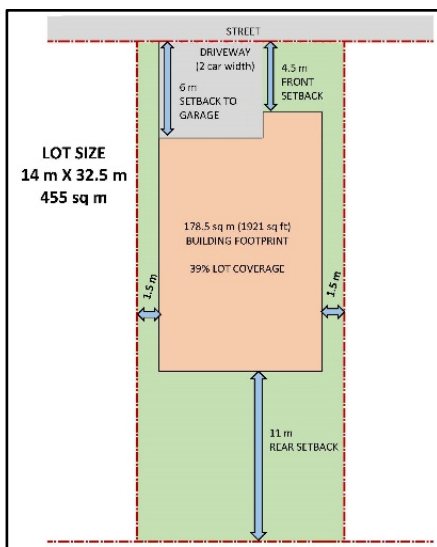
See page 2 for development examples.



The pictures below show what a single storey detached suite could look like:



The pictures below show what a lot that is smaller than 560 square meters could look like:



The pictures below show what 4-plexes or townhouses could look like:



Please enclose any additional comments on a separate sheet of paper or email: infillplan@rdno.ca

Thank-you!



Summary of Public Input Received August 19 – October 1, 2021

- 1) *"Please be advised (and also forward to the Board of Directors) that the following persons that own property within Node #3 are with objection to any proposed infill proposals and/or installation of a sanitary sewer system/service to their/our properties. **The first sessions and survey for this area indicated a 68% rejection of a sanitary sewer system/service. ***The following neighbours have indicated they would have their rejection noted and also included in this letter. (Note: 9 persons were listed.) ***QUESTION: since Respondents of your first survey in this neighbourhood generally favoured the "no change" scenario, why was this exercise promoted again by the BOARD OF DIRECTORS??? Thank you for your attention to this submission."* (From resident of RDNO 3)
- 2) *"My address is [REDACTED] Richards Cres or RDNO zone 10 I am definitely in favour of being connected to sewer (sorry been away most of the summer and wasn't able to respond to the survey)." (From resident of RDNO 10)*
- 3) *"I support the idea of a sewer system rather than septic for myself. But I do not wish to see any other zoning changes in my neighborhood."* (From resident of RDNO 7)
- 4) *"I never received a survey for [REDACTED] Redrock Road. I own [REDACTED] Pleasant Valley Road as well. I want both of these votes to SUPPORT the connection to sewer as well as the maximum change D."* (From resident of RDNO 3) Note: Regional District records indicate a survey was mailed to both addresses.
- 5) *I just received the result of the survey that was sent out and I am appalled to see that in RDNO 7 they have not voted for the hook up and of the 200 homes only 112 surveys were sent back. I have no idea what people are thinking but the only comment I have is that if that they have turned the opportunity down then everyone's septic in the whole area should be tested and make sure it follows the right building code as I can tell you for a fact that peoples septic are falling in the area and it is a health issue. You can smell septic and see it coming out of the bottom of their yard. Most of these septic have to be at lease 35 years old. If they think they are saving costs by not hooking up...what do they it is going to cost to have a new septic system put it. Very frustrated resident. (From resident of RDNO 7)*