

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	20th	day of	June, 2022

ADOPTED

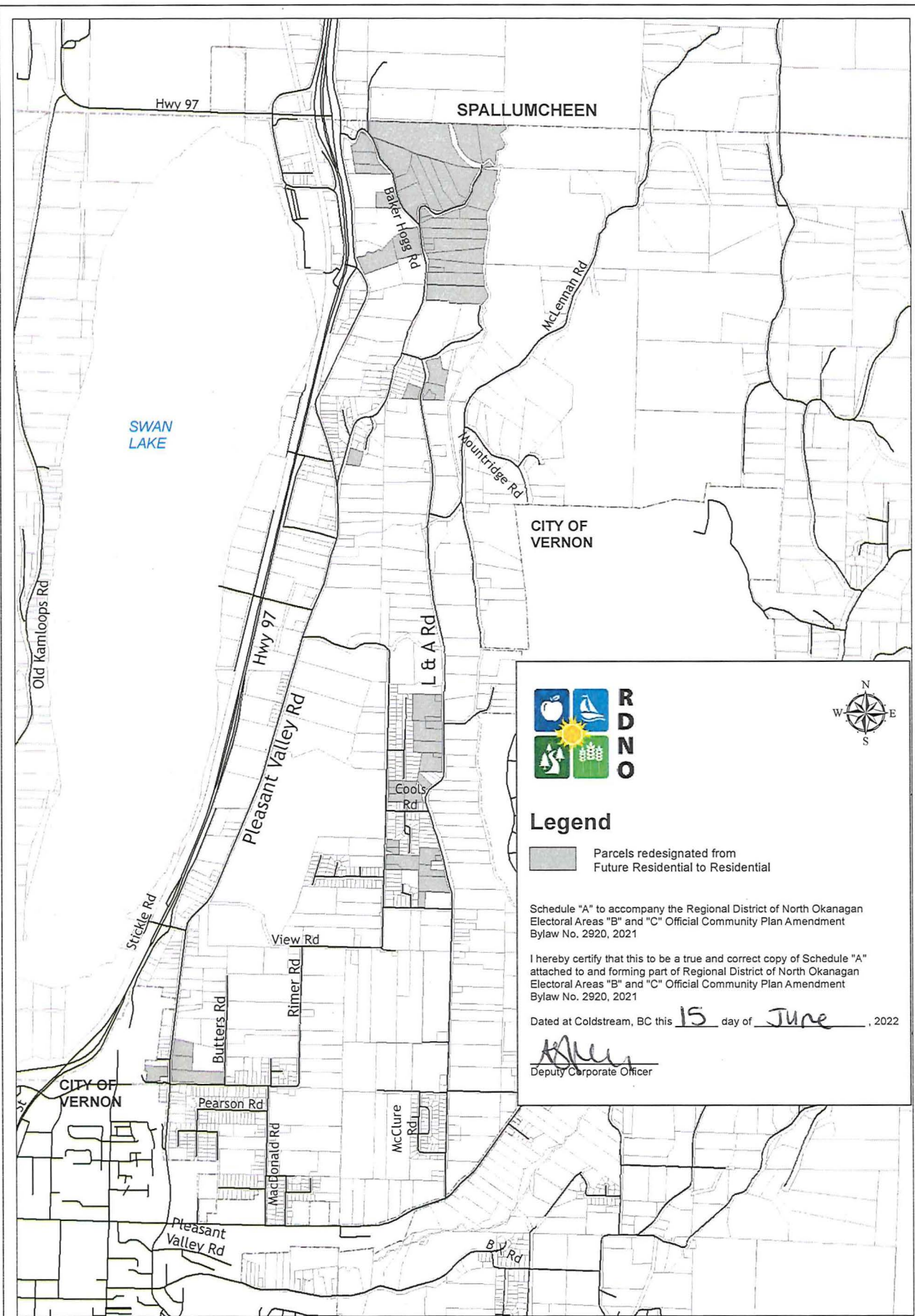
this 15th day of June, 2022



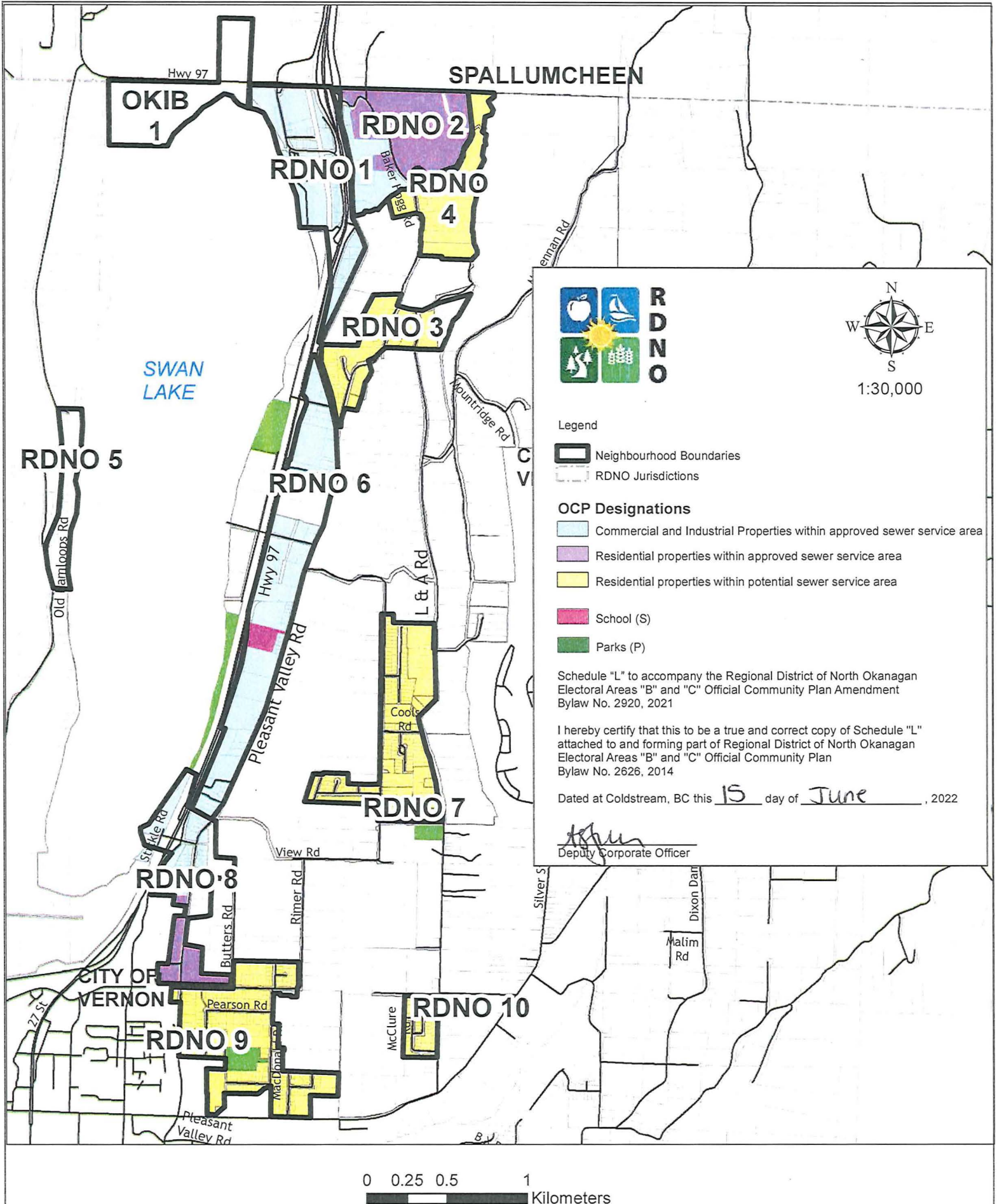
Chair
Kevin Acton



Deputy Corporate Officer
Ashley Bevan



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



Legend

- Neighbourhood Boundaries
- RDNO Jurisdictions

OCP Designations

- Commercial and Industrial Properties within approved sewer service area
- Residential properties within approved sewer service area
- Residential properties within potential sewer service area
- School (S)
- Parks (P)

Schedule "L" to accompany the Regional District of North Okanagan Electoral Areas "B" and "C" Official Community Plan Amendment Bylaw No. 2920, 2021

I hereby certify that this to be a true and correct copy of Schedule "L" attached to and forming part of Regional District of North Okanagan Electoral Areas "B" and "C" Official Community Plan Bylaw No. 2626, 2014

Dated at Coldstream, BC this 15 day of June, 2022

[Signature]
Deputy Corporate Officer

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