

**TOWN OF OSOYOOS**  
**BYLAW NO. 1375, 2021**

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*A Bylaw to Adopt an Official Community Plan for the Town of Osoyoos*

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**WHEREAS** the *Local Government Act* provides that a local government may adopt an Official Community Plan; and

**AND WHEREAS** the Council of the Town of Osoyoos wishes to replace Official Community Plan Bylaw No. 1230, 2007.

**NOW THEREFORE** the Council of the Town of Osoyoos in open Meeting assembled **ENACTS AS FOLLOWS:**

1. The document titled 'Official Community Plan 2040,' including Schedule 'A' Town of Osoyoos Southeast Meadowlark Area Plan is part of this Bylaw.
2. Town of Osoyoos Official Community Plan Bylaw No. 1230, 2007 and amendments thereto are hereby repealed.
3. This Bylaw may be cited as “**Official Community Plan Bylaw No. 1375, 2021**”.

Read a First time on the 24<sup>th</sup> day of August, 2021.

Read a Second time and amended on the 23<sup>rd</sup> day of November, 2021.

Second reading rescinded on the 8<sup>th</sup> day of March, 2022

Read a Second time and amended on the 8<sup>th</sup> day of March, 2022

Notice was given in accordance with section 94 of the *Community Charter*. Advertised twice in the *Times Chronicle* newspaper the 30<sup>th</sup> day of March, 2022 and the 6<sup>th</sup> day of April, 2022 and posted on the ***Public Notice Posting Places*** on the 30<sup>th</sup> day of March, 2022.

Public Hearing was held on the 12<sup>th</sup> day of April, 2022.

Read a Third time on the 12<sup>th</sup> day of April, 2022.

Adopted on the 12<sup>th</sup> day of April, 2022.

*Original signed by Mayor Sue McKortoff*

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Mayor

*Original signed by Brianne Hillson*

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Corporate Officer

# OFFICIAL COMMUNITY PLAN 2040

Osoyoos  
Canada's warmest welcome<sup>®\*</sup>



# TABLE OF CONTENTS

1.	ACKNOWLEDGEMENTS.....	1-1
2.	INTRODUCTION .....	2-1
3.	COMMUNITY PROFILE .....	3-1
4.	REGIONAL CONTEXT STATEMENT .....	4-1
5.	GROWTH MANAGEMENT.....	5-1
6.	COMMUNITY GOALS AND POLICIES .....	6-1
	A. Our Local Identity and Quality of Life.....	6-2
	B. Housing and our Neighbourhoods .....	6-5
	C. Connectivity .....	6-7
	D. Community Vibrancy.....	6-10
	E. Economic Prosperity and Business Resilience.....	6-12
	F. Our Connection to the Valley.....	6-16
	G. Greenhouse Gas Emissions and Climate Change .....	6-18
7.	LAND USE POLICIES.....	7
	A. Agriculture.....	7-1
	B. Residential.....	7-4
	C. Commercial.....	7-7
	D. Industrial .....	7-12
	E. Airport.....	7-15
	F. Institutional.....	7-17
	G. Environment.....	7-20
	H. Parks and Recreation .....	7-24
	I. Hazard Areas .....	7-27
	J. Transportation.....	7-31
	K. Infrastructure.....	7-35
	L. Comprehensive Development .....	7-39

8.	DEVELOPMENT PERMIT AREA GUIDELINES.....	8-1
A.	Multi-Family Residential.....	8-3
B.	Southeast Meadowlark.....	8-10
C.	Mixed Use and Commercial.....	8-17
D.	Industrial .....	8-24
E.	Foreshore and Lake.....	8-29
F.	Environmentally Sensitive.....	8-33
G.	Riparian.....	8-38
H.	Hillside .....	8-43
9.	IMPLEMENTATION .....	9
10.	MAPS .....	10
1.	Growth Areas	
2.	Land Use Designations	
3.	Agricultural Land Reserve	
4.	Public and Recreational Facilities	
5.	Parks and Trails	
6.	Water Service Infrastructure	
7.	Sewer Service Infrastructure	
8.	Road Network	
9.	Active Transportation Network	
10.	Environmentally Sensitive Areas	
11.	Aggregate Resources	
12.	Hazard Areas - Steep Slopes	
13.	Hazard Areas – Flood Management	
14.	Hazard Areas – Wildfire	
15.	DPA-1: Multi-Family Residential	
16.	DPA-2: Southeast Meadowlark	
17.	DPA-3: Mixed Use and Commercial	
18.	DPA-4: Industrial	



	19. DPA-5: Foreshore and Lake	
	20. DPA-6 and DPA-7: Environmentally Sensitive and Riparian	
	21. DPA-8: Hillside	
	22. Meadowlark Plan Area	
11.	APPENDICES.....	11
	A. Definitions	
12.	SCHEDULES .....	12
	A. Southeast Meadowlark Area Plan	

# 1. ACKNOWLEDGEMENTS



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## Territory Acknowledgement

The Town of Osoyoos recognizes, acknowledges, and respects that this Official Community Plan (OCP) area is located within the traditional territory of Osoyoos Indian Band and the Syilx/Okanagan People. The Okanagan Nation is a trans-boundary tribe that is separated by the border between Canada and the United States. Osoyoos Indian Band is one of seven member communities of the Nation in southern British Columbia.

The Town of Osoyoos is dedicated to pursuing collaborative efforts towards reconciliation with Osoyoos Indian Band to positively benefit the Syilx people and the community as a whole. The policy direction provided in this OCP reiterates this commitment.

This OCP does not have jurisdiction over Indian Reserves or Treaty Settlement lands.

## OCP Update Process

This OCP was updated with the support, input, and collaborative efforts from a number of parties to create a plan that is reflective of the community's vision for the future of Osoyoos.

The 2018-2021 Town Council played an instrumental role throughout the duration of this plan's development. Members during this period include:

Mayor Sue McKortoff

Councillor C J Rhodes

Councillor Myers Bennett

Councillor Brian Harvey

Councillor Jim King

Town of Osoyoos Council wishes to acknowledge the contributions made by community members who actively participated in the Choose Your Osoyoos OCP engagement process to provide their input on what they envision for Osoyoos in the year 2040.

Additional recognition is given to the following individuals and organizations for their efforts and contributions to this plan:

### Other Governments and Agencies

- Osoyoos Indian Band
- Regional District of Okanagan-Similkameen (RDOS) Electoral Area 'A' Director Mark Pendergraft and RDOS staff (Christopher Garrish and Cory Labrecque)
- Interior Health Authority (Tanya Osborne and Anita Ely)

## 1. ACKNOWLEDGEMENTS

- Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Larry Olson)
- Kelley Glazer, Executive Director, Destination Osoyoos

### Town of Osoyoos Staff:

- Gina MacKay, Director of Planning and Development Services
- Jared Brounstein, Director of Operational Services
- Gerald Davis, Director of Community Services
- Allan Chabot, Chief Administrative Officer
- Jim Zakall, Director of Finance
- Amy Robinson, Community and Development Services Administrative Assistant
- Brianne Hillson, Deputy Director of Corporate Services
- Ryan McCaskill, Deputy Fire Chief of Fire Prevention
- Tyler Hilland, Deputy Fire Chief of Fire Prevention
- Don McArthur, Former Senior Planner

### Consultants:

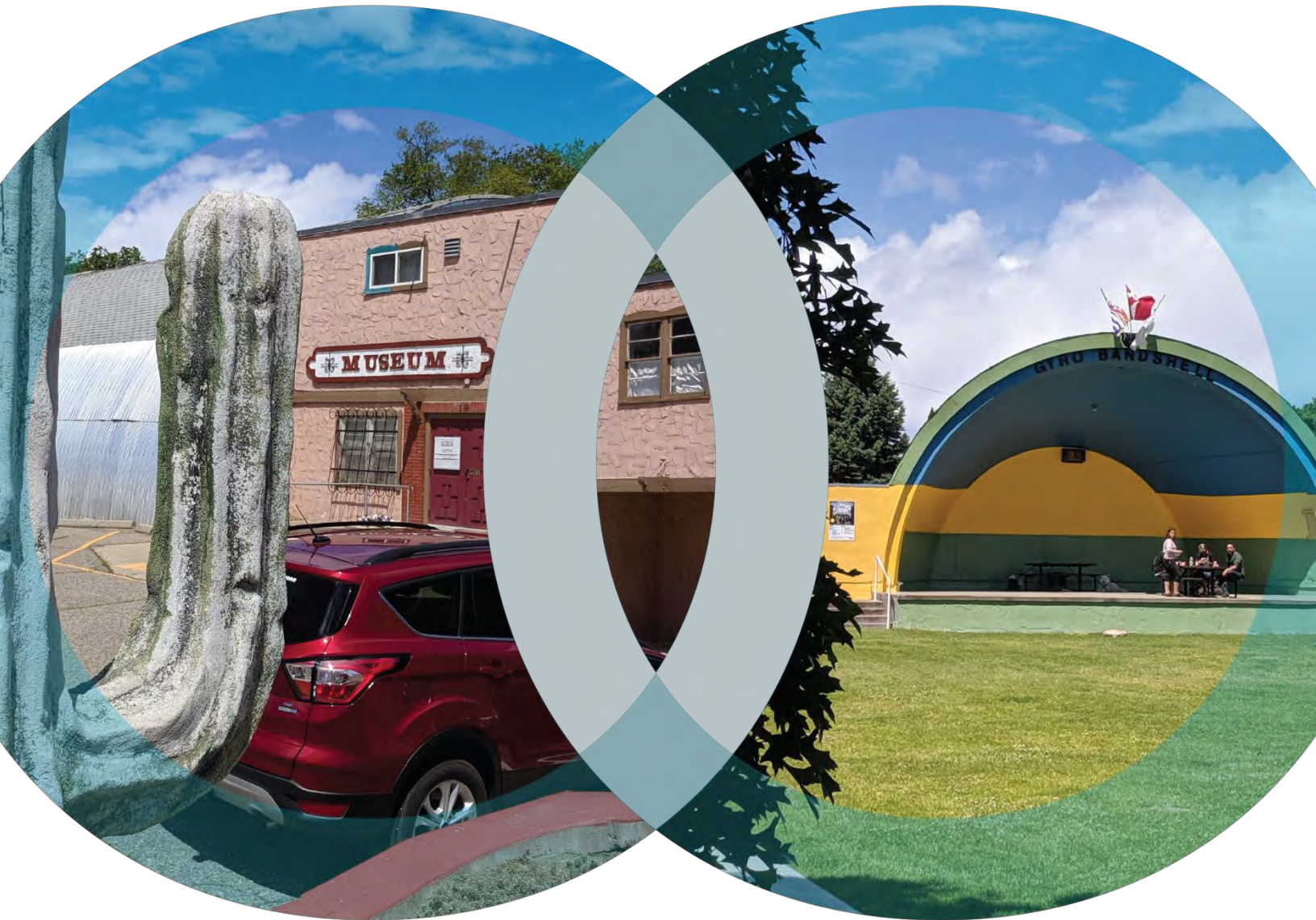
- South Okanagan-Similkameen Conservation Program (current staff: Allison Haney, Sophie Fillion and former staff: Benjamin Miesner, Stephanie Winton and Alison Peatt)
- Urban Systems Ltd.



*Included in the photo above are Town of Osoyoos 2018 – 2021 Council Members as well as RDOS Area 'A' Water Councilors Claude Moreira and Bob Appleby*



## 2. INTRODUCTION



## 2. INTRODUCTION

### Purpose

The purpose of this Official Community Plan is to provide the Town and community of Osoyoos with a framework to guide growth and development that aligns with the community's vision for the year 2040. All bylaws and works undertaken by Town Council must be consistent with the policy direction provided in this plan. The plan provides policy direction on: land use, housing, economic development, transportation and connectivity, infrastructure and servicing, parks and recreation, environmental conservation, and social and cultural sustainability. The plan also outlines specific actions and projects that the Town may take to achieve the plan's vision and objectives.

### Legislative Requirements

Municipalities in British Columbia have the authority to adopt official community plans under the *Local Government Act*. This act also stipulates the items that an official community plan must address, including:

- Residential development required to meet anticipated housing needs;
- Location, type, and amount of existing and proposed commercial, industrial, institutional, agricultural, recreational, and public utility land uses;
- Approximate location of sand and gravel deposits;
- Restrictions on land that is deemed to be hazardous or environmentally sensitive;
- Approximate location and phasing of servicing infrastructure and road systems;
- Approximate location and type of existing and propose public facilities; and
- Affordable, rental, and special needs housing.

The OCP has been prepared in compliance with the *Local Government Act*.

### Community Vision for 2040

The OCP was created to guide Osoyoos towards a vision to achieve by the year 2040, when a population of approximately 7,800 is expected. The community's vision for the future is as follows:

**In 2040, Osoyoos will be a connected and innovative small community that is a desirable place to live, work, and play for all with a strong sense of community, quality amenities and facilities, prosperous local economy, thriving cultural scene, and beautiful natural spaces.**

The policies outlined in this plan all seek to achieve this vision for the community. The concept of connectivity and how this can be achieved in Osoyoos is further discussed in section 6.C.

# Community Engagement Process

This OCP is the first comprehensive re-write of the Town's Official Community Plan since 2007. The Town has experienced considerable change since 2007, and an increase in population by just over 6% between 2007 and 2019. A shift in resident perspectives, needs, and expectations has come with this change. In order to meaningfully determine how the community would like to further grow and develop over the next 20 years, an engagement process coined "Choose Your Osoyoos" was hosted by the Town. Between 2019 and 2021, a series of conversations were had with multiple community members and stakeholders to formulate this OCP.

## Community Engagement Timeline



## Community Visioning

The Town began the OCP engagement process by hosting and facilitating a series of events and activities with the objective of better understanding what people love about Osoyoos and what type of change they would like to see in the community in the future. The project team went out to the community seeking this feedback at a number of organized events, including:

- Music in the Park
- Farmer's Market
- Family Splash Day
- Beach Volleyball Night
- Friends of the Library Book Sale
- Mass Recreation Registration Day
- Osoyoos Coyotes Hockey Game





## 2. INTRODUCTION

In addition, the Town hosted an OCP Kick-Off Event called “OnPoint” at the Sonora Community Centre. This event provided the project team with an opportunity to seek feedback on the future of Osoyoos from residents, while also celebrating what makes the community a great place to live, through local food, beverage, art, and music. A short community survey was hosted on the Town’s website for one month and graffiti boards were installed at the West Bench Dog Park, Sonora Centre, and Town Hall, each posing simple, quick questions to the community about the Town’s future. The project team also visited the Cactus Kids Summer Day Camp to ask youth to create colourful drawings outlining how they would like Osoyoos to look in the year 2040.

### Diving In

A series of topic-specific workshops were hosted at the Sonora Centre with subject and industry professionals. While these workshops were targeted towards specific groups and organizations, they were open to the public to attend. Three workshops were hosted with the following agencies providing facilitation assistance:

- Health, Social Issues and the Built Environment – Interior Health Authority
- Natural Environment and Our Community – South Okanagan-Similkameen Conservation Program
- Economy and Business Community – Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Once all of the feedback collected during the Visioning phase and from the topic-specific workshops was reviewed and analyzed, an additional community-wide workshop was hosted for the community to seek additional clarity on the topics of housing, economic development, parks and recreation, and transportation.



### Community Review

Once a draft version of the OCP was prepared, the community was provided with an opportunity to review and provide comment on the plan. The plan was circulated to stakeholders and agencies for comment as well.

The project team reviewed the feedback with Council to determine direction for finalizing the plan. A public hearing was held in accordance with the *Local Government Act* requirements to allow community members one last opportunity to provide feedback on the plan prior to its adoption by Council in November 2021.

### How to Use This Plan

This plan is a tool for the Town of Osoyoos, its residents and business owners, developers, and any other groups, organizations, or individuals that are considering investing some portion of their life in the community. The OCP contains the following sections:

1. **Vision.** Osoyoos's vision for the year 2040 can be found on page 2-1. The vision sets the stage for the entire plan and its policies.
2. **Community Profile.** Provides context on the history of Osoyoos, its people, and its economy. Population projections to the year 2040 are included in this section.
3. **Regional Context Statement.** Outlines the connection between this plan and the Regional Growth Strategy for the South Okanagan area.
4. **Growth Management.** Provides direction on how the Town will accommodate residential as well as industry growth. This section outlines how much land the Town currently has to meet future growth needs.
5. **Community Goals and Policies.** Reflects on the overarching aspirations of the community in regards to vibrancy, connectivity, economic prosperity, regional connections, quality of life, housing, and climate change.
6. **Land Use Policies.** Outlines how all land will be used in the community and guides Town Council on development decisions.
7. **Development Permit Area Guidelines.** Establishes eight areas in the community that are subject to additional controls to assure that new development occurs in a manner that sensitive to the unique character of Osoyoos, its significant environmental features, and hazardous areas.
8. **Implementation.** Discusses how the Town can make the vision for 2040 a reality through providing a list of actionable items and projects to undertake in both the short- and long-term.
9. **Maps.** Provide visual, spatial representation of many of the policies and guidelines outlined in this plan.
10. **Appendices & Schedules.** Supporting pieces of information, including definitions and neighbourhood plans.

### 3. COMMUNITY PROFILE





## 3. COMMUNITY PROFILE

### COMMUNITY CONTEXT

#### Overview

The Town of Osoyoos is located in the South Okanagan Valley, within the Regional District of Okanagan-Similkameen (RDOS). It was incorporated as a municipality in 1946 and is identified as one of the South Okanagan's primary urban growth centres. Osoyoos is surrounded by the RDOS Electoral Area 'A' in all directions. The Town's geographic location just north of the Washington State USA Border crossing make it a main thoroughfare for the transportation of goods internationally as well as domestically, as Highways 97 and 3 both traverse the Town, providing connections to the rest of British Columbia, Alberta, the Yukon, and beyond.

#### Natural Environment

Osoyoos is a naturally beautiful community, nestled between the rolling mountains of the Okanagan Valley with Osoyoos Lake at its centre. The Town's motto is "Canada's Warmest Welcome" which stems from the community's location on Canada's warmest lake and having some of the nation's warmest people. It is also home to the nation's only living desert, making it also one of the hottest communities in the country.

The area is home to a number of unique and threatened ecological areas, including the Antelope-Brush Steppe and Sagebrush grasslands, sparsely vegetated areas, and riparian areas. These ecological communities all provide critical habitat for a number of at-risk flora and fauna species such as the Tiger Salamander, Western Rattlesnake, and Lewis's Woodpecker.

#### Indigenous Peoples of the South Okanagan

The Town of Osoyoos recognizes, acknowledges, and respects that this Official Community Plan area is located within the traditional territory of Osoyoos Indian Band, the Syilx People of the Okanagan Nation. The Syilx People are a trans-boundary tribe that are separated by the Canada-US Border at the 49<sup>th</sup> parallel. Osoyoos Indian Band is one of seven member communities in British Columbia. The Band stretches north from Osoyoos to Oliver. Indigenous people have lived in Osoyoos for thousands of years, as evidenced by rock art and traditional storytelling.

#### DID YOU KNOW?

*The origin of the name Osoyoos derives from swiws, an Nsyilxcən word meaning "narrowing of the waters," a perfect descriptor of the lake upon which the settlement was formed.*

## European Settlement History

European settlement of Osoyoos began in the early 1800s as a result of the fur trade. Pacific Fur Company workers travelled up the Okanagan River from Washington State to Osoyoos Lake and farther north into British Columbia. The Okanagan Valley became a major trade route for supplies to inland forts of the province in the 1820s.

Around 1858 and beyond, thousands of miners crossed the border from the south into Canada to head to the goldfields sparking the gold rush. This prompted the first European settlement of the area.

Osoyoos continued to develop in the early 1900s with the discovery of its agricultural potential. A railway was constructed in the mid-1940s, at which point the settlement was incorporated as a village in 1946.

Agricultural activity is influenced by Osoyoos's climate as this provides the industry with ideal growing conditions for a number of crops. Agriculture historically has been a significant contributor to Osoyoos's economy and still is today, accounting for 5.7% of the labour force in 2016. It is also a major contributor to the Town's tourism industry. Most of the Town's agricultural land is currently in production for orchard or vineyard use.

Prior to the introduction of irrigation in the 1920s, early agriculture in Osoyoos and the surrounding area was primarily focused on cattle ranching. The existing growing conditions were made even more viable for fruit-growing once irrigation was introduced, as fruit trees and vines thrive in semi-arid climates with mild winters and hot summers. Ranch land was therefore subdivided into orchard plots to make way for apple, pear, plum, cherry, peach, and apricot trees, as well as vineyards.

### DID YOU KNOW?

*96% of BC's soft fruits are grown in the South Okanagan. This includes peaches, apricots, nectarines, grapes, and berries, amongst others.*

Some of the earliest fruit growth in Canada occurred in Osoyoos. BC's population relies on the region for much of its apples, grapes, and soft fruits still today. Apples were the predominant fruit crop for a 30-year period from the late 80s to early 2000s, but a recent shift has led to growing wine grapes as this is currently the most profitable form of agriculture in the region. Increased demand for cherries both internationally and domestically has also led to an expansion in the cherry farming sector. While fruit is the major focus, there are many vegetables, field crops, and greenhouse farming operations in Osoyoos as well.

The proximity of Electoral Area 'A' and its reliance on agriculture for economic activity has allowed for the creation of a positive agricultural influence between Osoyoos and the surrounding rural areas. This is particularly the case for agri-tourism, a growing industry in the South Okanagan that has added value and diversity to summer tourism through the provision of offerings such as tours, markets, and restaurants.

## POPULATION AND DEMOGRAPHICS

### Population

The most recent Census from Statistics Canada was completed in 2016, and measured Osoyoos's population at 5,065. The annual growth rate in the Town between 2006 and 2016 was approximately 0.6%. BC Stats suggests that Osoyoos experienced the most population growth in 2015 with a growth rate of 2.2% and the least amount of growth in 2010 with a growth rate of negative 1.3%<sup>1</sup>. The Town has seen an upward trend in growth rates since the last 2016 Census period between 2017 and 2019 according to BC Stats figures. During this period, the Town's population grew by 2.9% and slowed down in 2020 with a 0.6% growth rate. From 2001 to 2020, Osoyoos's population has grown an average of 1.2% per year. Osoyoos's population growth for this time period is displayed in Figure 1 below, with Census period growth outlined in Table 1.

Figure 1: Osoyoos Annual Population (2001-2020)

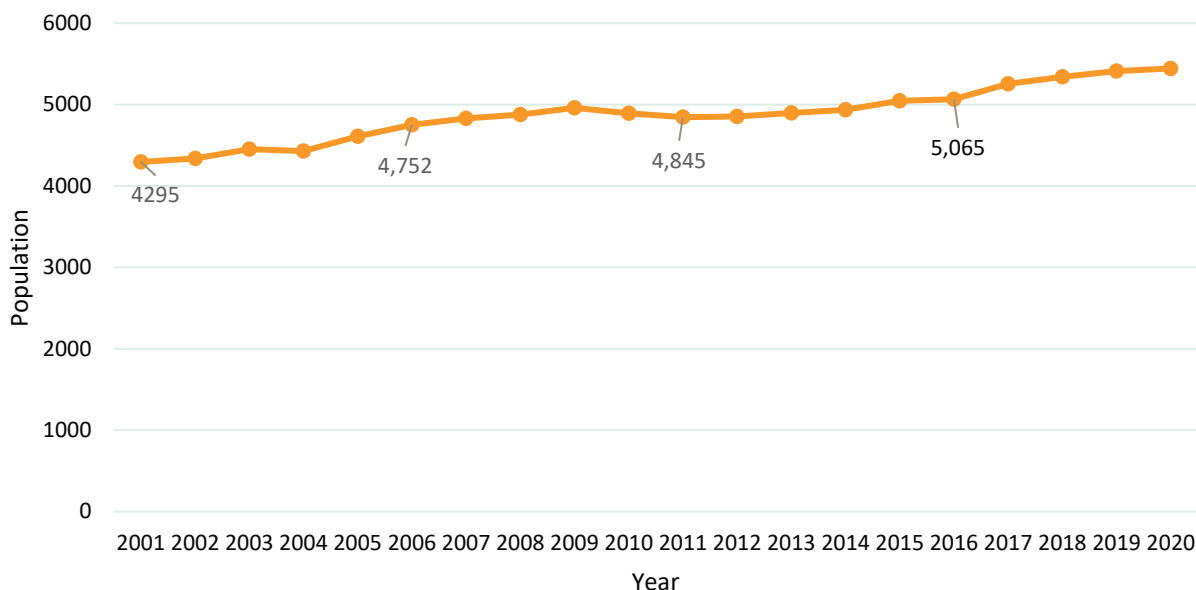


Table 1: Osoyoos Census Period Population Growth (2001 - 2016)

Census Year	Population	5-Year Growth
2001	4,295	6.8%
2006	4,752	10.6%
2011	4,845	2.0%
2016	5,065	4.5%

<sup>1</sup> BC Stats population data was collected for non-Census years.

### 3. COMMUNITY PROFILE

Based on historic and current residential unit growth trends, for the purpose of this planning effort, a 2% population growth rate has been used to plan for Osoyoos through to 2040. It is estimated that by 2040, the Town will have a population of 8,088, or an additional 2,645 residents.

Other population growth scenarios were calculated to provide a general overview of what Osoyoos's population may be if growth occurs at a lower or higher rate than anticipated. A growth rate of 1% was applied for the low growth estimate, and 3% for the high growth estimate. These projections are shown in Table 2 and Figure 2.

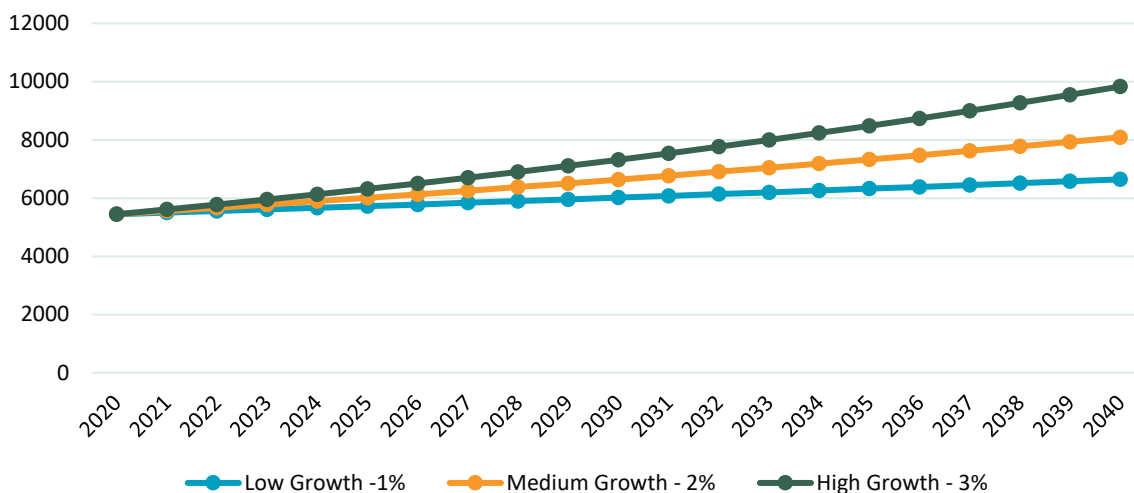
*Table 2: Osoyoos Population Growth Scenarios (2020 - 2040).*

Year	Low Growth (1%) Population	Medium Growth (2%) Population	High Growth (3%) Population
2020	5,433	5,443	5,443
2021	5,497	5,552	5,606
2022	5,552	5,663	5,774
2023	5,608	5,776	5,948
2024	5,664	5,892	6,126
2025	5,721	6,010	6,310
2026	5,778	6,130	6,499
2027	5,836	6,252	6,694
2028	5,894	6,377	6,895
2029	5,953	6,505	7,102
2030	6,012	6,635	7,315
2031	6,073	6,768	7,534
2032	6,133	6,903	7,760
2033	6,195	7,041	7,993
2034	6,257	7,182	8,233
2035	6,319	7,326	8,480
2036	6,382	7,472	8,734
2037	6,446	7,622	8,996
2038	6,511	7,774	9,266
2039	6,576	7,929	9,544
2040	6,641	8,088	9,831



### 3. COMMUNITY PROFILE

Figure 2: Osoyoos Population Growth Projections (2020-2040).



## Age

A large portion of the Osoyoos population is over age 60, with a median age of 62.9. A significant proportion of individuals are aged 65 or over, with 43% of the population falling into this age bracket. Since the 2006 Census, this proportion has increased by 9%. As shown in Table 3 below, Osoyoos's population age breakdown is significantly different from the Provincial numbers. While the senior population may be the largest age cohort, it is important to recognize that 20% of Osoyoos's population is between the ages of 55 and 64. The population pyramids shown in Figures 3 and 4 demonstrate that Osoyoos's population is becoming more top heavy, with fewer young people living in the Town. This information is significant for the Town to consider when planning for amenities needed to best serve the ageing population, such as health care and recreational facilities, as well as preferable housing types. The young adult population (ages 20 to 34) has remained stable at 9%. It is important to note that a change in population demographic information may emerge after completion of the 2021 Census.

Table 3: Osoyoos Population Age Cohorts (2016)

Age Cohorts	Osoyoos	British Columbia
0 to 14	8.9%	14.9%
15 to 24	5.8%	11.8%
25 to 44	14.3%	25.9%
45 to 64	28.0%	29.2%
65+	43.0%	18.3%
65 to 84	37.1%	15.9%
85+	5.9%	2.3%

### 3. COMMUNITY PROFILE

Figure 3: Town of Osoyoos Population Age Distributions by Sex (2016)

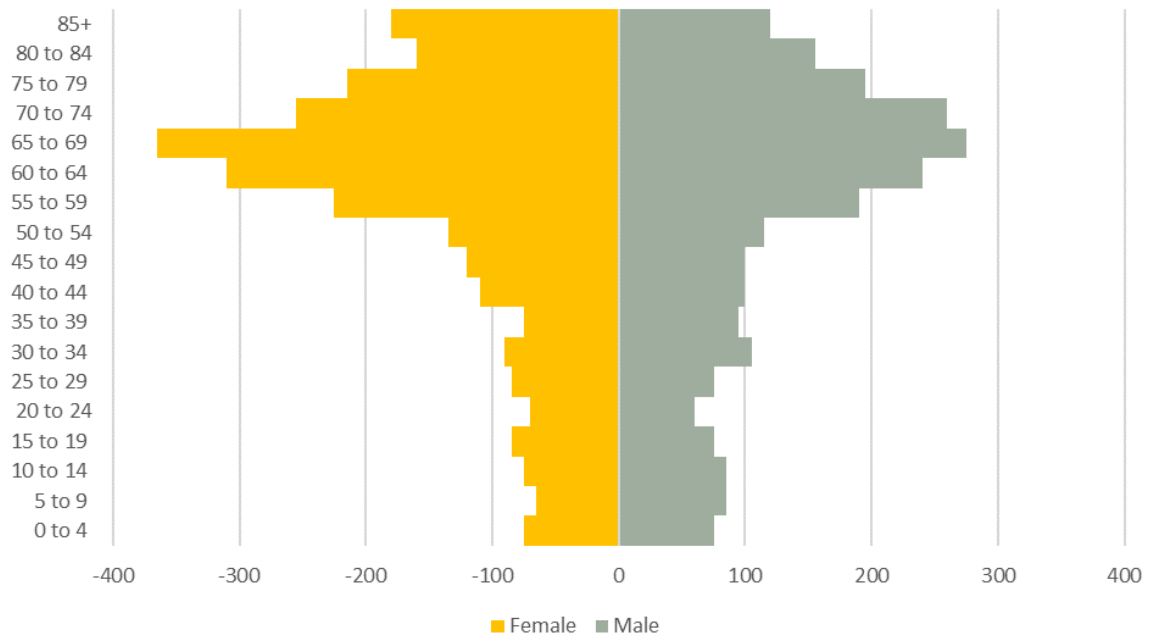
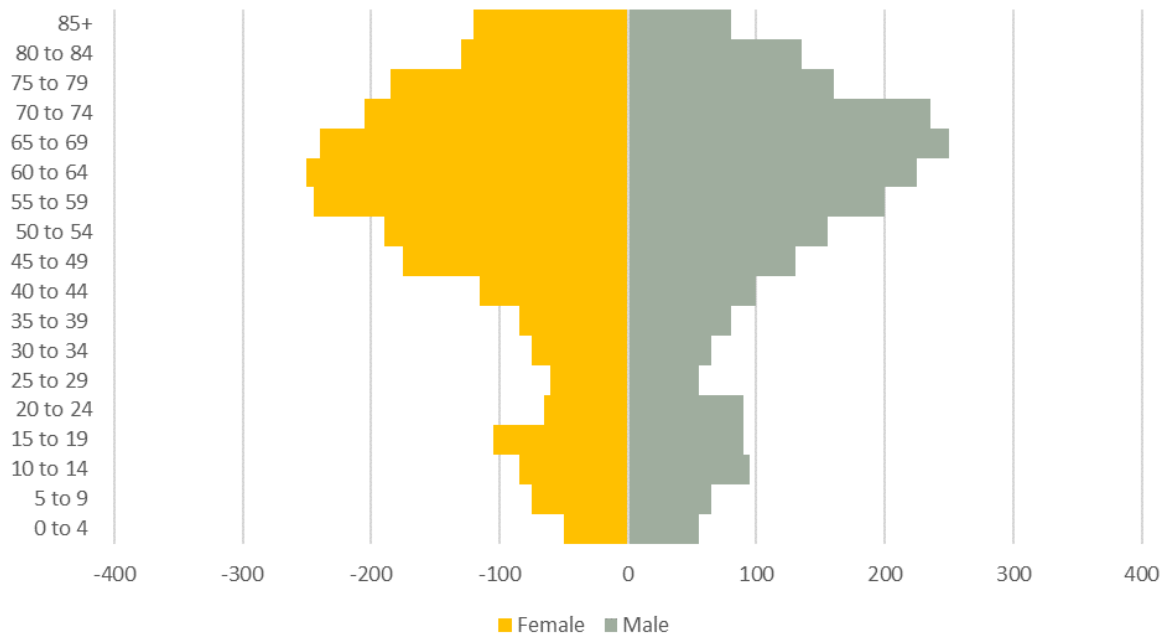


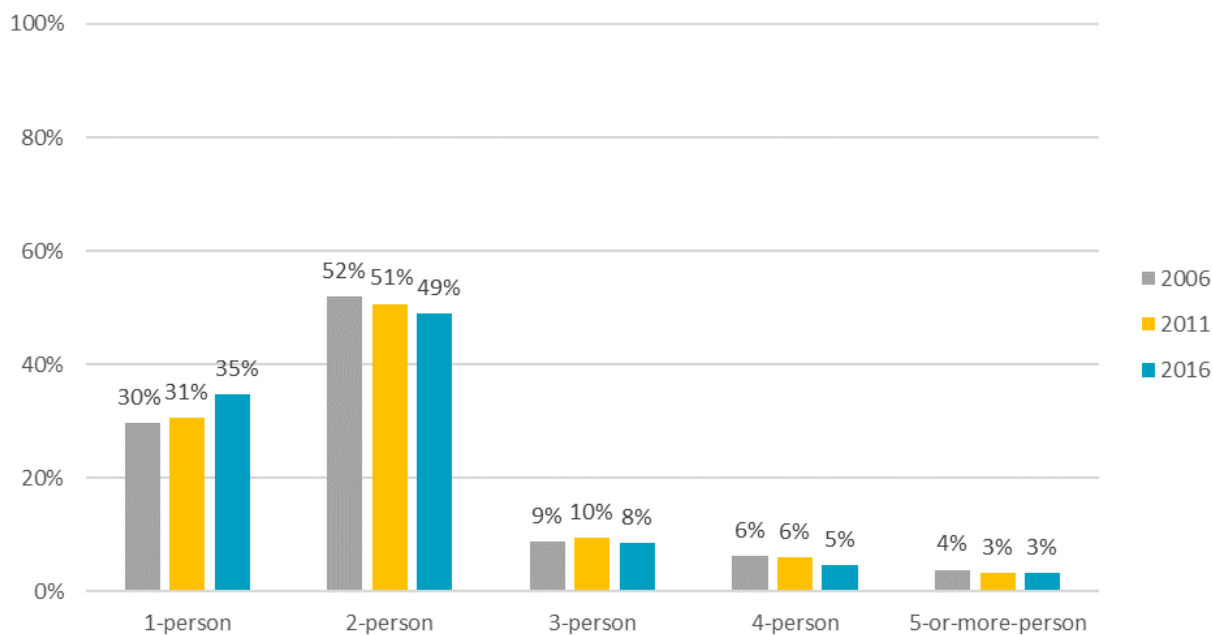
Figure 4: Town of Osoyoos Population Age Distributions by Sex (2006)



## Household Structure

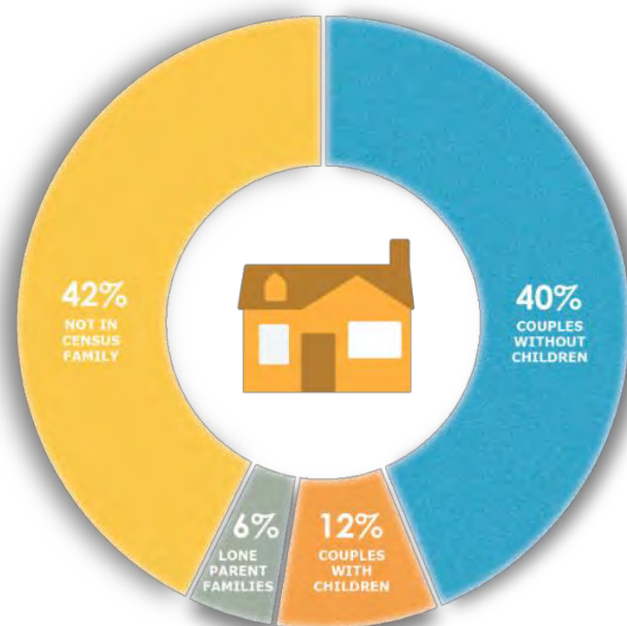
Osoyoos has an average household size of 2.0 persons, and this has remained constant since 2006. However, it is interesting to note that 49% of Osoyoos's households have 2 people, while 35% have 1 person. The number of 2 person households has been slowly decreasing since 2006, and there has been an increase in the number of 1-person households.

Figure 5: Proportion of Households by Size (2006-2016)



The ageing population also has an impact on the types of households in Osoyoos. 42% of households comprise of non-census families, which include individuals living alone or with roommates who are not family members. In addition, 40% of households comprise of couples without children. The remaining 18% of households are families with children.

Figure 6: Households by Household Type (2016)



## Income

The average total income of individuals residing in Osoyoos in 2015 was \$35,684. This is 28% lower than the provincial average of \$47,214 but aligns with the demographic age breakdown of the population since ageing populations typically have lower incomes. Similarly, the median total income of Osoyoos households, \$53,644, is 26% lower than the provincial median of \$69,995.

## ECONOMY

### Participation

Osoyoos has the smallest proportion of working age individuals in Canada, with 48% of the population falling within the working age range of 15 to 64. Of these individuals, 42% are participating in the labour force, which is more than 20% less than the provincial labour force participation rate of 64%.

### Industry

The classification of industries was revised in the 2016 Census to account for changes in the global economy and the emergence of new industries. New industry categories include:

- utilities;
- management of companies and enterprises;
- mining, quarrying, and oil and natural gas extraction;
- information and cultural industries;
- transportation and warehousing;
- administrative and support, waste management and remediation services;
- arts, entertainment, and recreation;
- professional scientific and technical services;
- public administration; and
- accommodation and food services.

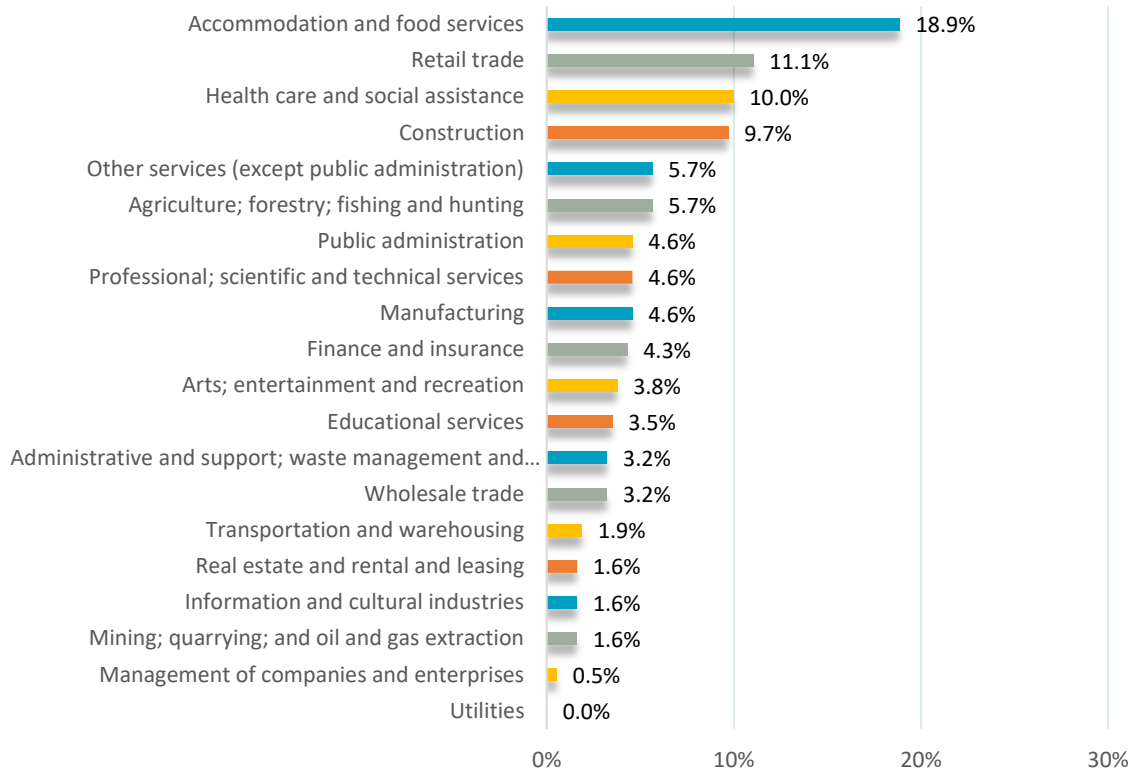
Based on this new classification system, the top 5 industries in Osoyoos as shown in Figure 7 are:

- accommodation and food services;
- retail trade;
- health care and social assistance;
- construction; and
- other services (except public administration).

This is very similar to the province, with the top 5 industries being the same with the exception of professional scientific and technical services being within the provincial top 5 industries instead of other services (except public administration).

### 3. COMMUNITY PROFILE

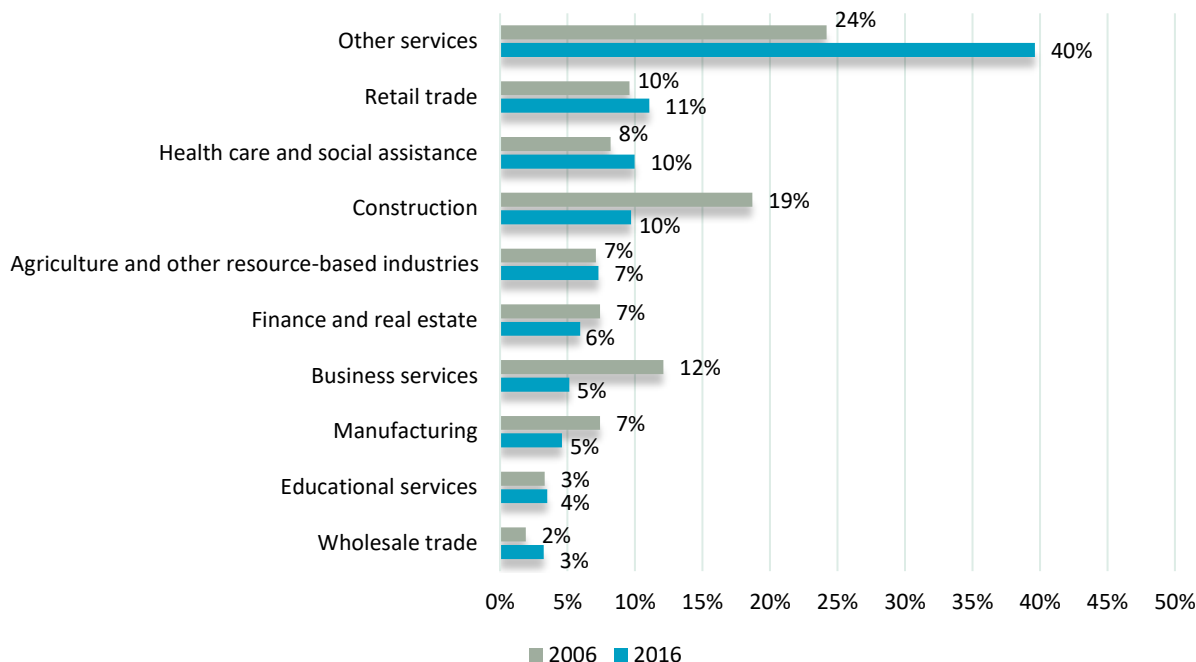
Figure 7: Labour Force by Industry (2016)



In order to compare the industry changes since 2006, the new industry categories were re-integrated into the old classification system in Figure 8 below. Despite the category changes, retail, health care and social assistance, construction, and other services continue to be integral contributors to Osoyoos's economy. It can be assumed that the accommodation and food services industry was previously included within the other services industry category, and we can therefore conclude that this industry continues to have a significant impact on the economic health of the town as well.

Other findings in relation to Osoyoos's economic industry composition that are worth noting include decreases in manufacturing and construction, an increase in wholesale trade, and a steady reliance on agriculture and other resource-based industries such as forestry, fishing, and hunting.

Figure 8: Labour Force by Industry - 2016 and 2006 Comparison



## HOUSING

### Type of Dwellings

Most residents of Osoyoos live in a single-detached house (59%), with apartment buildings fewer than five storeys being the second most common form of housing (21%). Due to fire service constraints and a collective community desire to maintain the town's existing character and views, there are no apartment buildings in Osoyoos that are greater than four storeys.

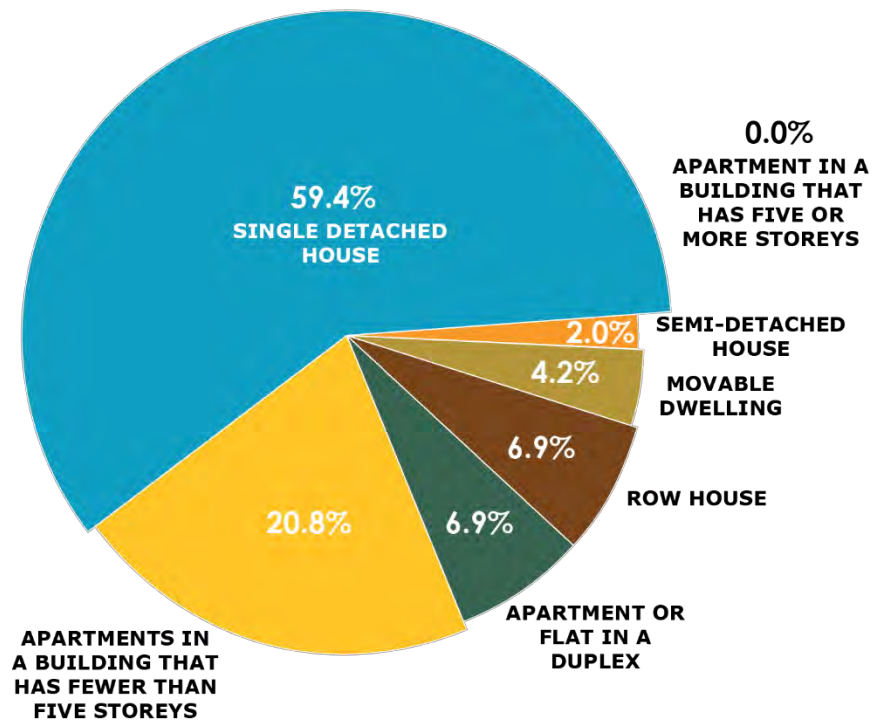
**Apartments** are buildings containing multiple dwelling units. These buildings may provide rental or privately-owned housing, or a combination of both. The Statistics Canada Census program classifies apartment buildings in three categories:

- Apartments in a building that has five or more storeys
- Apartments in a building that has fewer than five storeys
- Apartment or flat in a duplex

The latter is a residential building that contains two dwelling units that are located one above the other.

### 3. COMMUNITY PROFILE

Figure 9: Number of Dwellings by Type (2016)



## Tenure

Perhaps consequently due to the most popular form of housing being single-detached dwellings, 74% of households in Osoyoos own their dwelling and the remaining 26% are renters.



## 4. REGIONAL CONTEXT STATEMENT



## 4. REGIONAL CONTEXT STATEMENT

The Town of Osoyoos is located within the Regional District of Okanagan-Similkameen. The RDOS has a Regional Growth Strategy (RGS) for the South Okanagan area that includes Osoyoos. The Town is required to demonstrate, under the *Local Government Act*, how its Official Community Plan aligns with the overarching goals and objectives of the South Okanagan Regional Growth Strategy Bylaw No. 2770, 2017. It is important to note that at the time of writing this plan, an update to the RGS was underway.

The RGS comprises of seven policy areas and supporting goals that were developed in consultation with South Okanagan communities. There is a strong relationship between the goals in the RGS and those in this OCP, as demonstrated in the table below. Implementation of this OCP will assist in advancing the RGS goals and policies.

RGS Policy Areas and Supporting Goals	Alignment with Osoyoos OCP	OCP Section
<b>Housing and Development</b>  Goal 1: <i>Focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas.</i>	Osoyoos is identified as a Primary Growth Area in the RGS because it is one of the larger communities in the South Okanagan. The OCP anticipates and plans for sustainable residential development by encouraging infill and redevelopment in already developed areas.	<ul style="list-style-type: none"> <li>• 5. Growth Management</li> <li>• 6.B. Housing and Our Neighbourhoods</li> <li>• 7.B. Residential</li> </ul>
<b>Ecosystems, Natural Areas and Parks</b>  Goal 2: <i>Protect the health and biodiversity of ecosystems in the south Okanagan.</i>	Osoyoos is situated on Osoyoos Lake and is surrounded by hillsides to the east and west. That being said, the community is home to a number of sensitive environmental features and habitats. These are protected through Development Permit Areas and policies that direct new growth to existing developed areas in the Town.	<ul style="list-style-type: none"> <li>• 5. Growth Management</li> <li>• 7.G. Environment</li> <li>• DPA-5 Foreshore and Lake</li> <li>• DPA-6 Environmentally Sensitive</li> <li>• DPA-7 Riparian</li> <li>• DPA-8 Hillside</li> </ul>
<b>Infrastructure and Transportation</b>  Goal 3: <i>Support efficient and effective infrastructure services and an accessible multi-modal transportation network.</i>	Development is prioritized in areas with existing servicing infrastructure. Alternative modes of transportation are encouraged through improving infrastructure and creating compact neighbourhood development forms that allow for walking and cycling.	<ul style="list-style-type: none"> <li>• 5. Growth Management</li> <li>• 6.C Connectivity</li> <li>• 6.D Community Vibrancy</li> <li>• 7.J Transportation</li> <li>• 7.K Infrastructure</li> </ul>

#### 4. REGIONAL CONTEXT STATEMENT

<b>Community Health and Wellbeing</b>  <i>Goal 4: Foster healthy, safe communities that provide accessible recreational, educational and cultural opportunities.</i>	<p>Healthy, safe, and inclusive communities are encouraged through policy direction that promotes compact development, easy access to community amenities, and the provision of quality recreational and cultural facilities and infrastructure.</p>	<ul style="list-style-type: none"> <li>• 6.A Our Local Identify and Quality of Life</li> <li>• 6.C Connectivity</li> <li>• 6.D Community Vibrancy</li> <li>• 7.F Institutional</li> <li>• 7.H Parks and Recreation</li> </ul>
<b>Regional Economic Development</b>  <i>Goal 5: Achieve a sustainable, resilient and prosperous South Okanagan regional economy.</i>	<p>The Town sees value in regional partnerships and undertaking actions that will ensure economic prosperity for the entire South Okanagan. Policies promote economic development initiatives for both Osoyoos and the region.</p>	<ul style="list-style-type: none"> <li>• 6.E Economic Prosperity</li> <li>• 6.F Our Connection to the Valley</li> </ul>
<b>Engagement and Collaboration</b>  <i>Goal 6: Foster and support regional cooperation, collaboration and civic engagement.</i>	<p>The OCP was developed in collaboration and consultation with community members, stakeholders, and regional partners such as the Osoyoos Indian Band, RDOS, and South Okanagan-Similkameen Conservation Program. Such partnerships are encouraged in the plan and their importance is recognized.</p>	<ul style="list-style-type: none"> <li>• 1.3 Community Engagement Process</li> <li>• 6.A Our Local Identify and Quality of Life</li> <li>• 6.F Our Connection to the Valley</li> </ul>
<b>Energy Emissions and Climate Change</b>  <i>Goal 7: Reduce energy emissions and ensure the South Okanagan is prepared for a changing climate.</i>	<p>Strategies are outlined in the OCP that aim to reduce greenhouse gas emissions, mitigate and prepare for climate change impacts, and protect the natural environment.</p>	<ul style="list-style-type: none"> <li>• 6.G Greenhouse Gas Emissions and Climate Change</li> <li>• 7.G Environment</li> </ul>



## 5. GROWTH MANAGEMENT



## 5. GROWTH MANAGEMENT

### .1 Land Supply

There are approximately 784 hectares (1,937 acres) of land in the Town of Osoyoos. The previous OCP (2007) categorized the municipality into 13 land use designations. The land base associated with each area was as shown in Table 5.1.

*Table 5.1: 2007 OCP Designation*

OCP Designation	Area (Ha)	Percentage of Town
Agricultural	109.3	11.0%
Commercial	9.4	1.0%
Conservation	19.9	2.0%
Downtown Commercial	16.8	1.7%
Future Development	47.5	4.8%
General Commercial	29.9	3.0%
High Density Residential	49.9	5.0%
Industrial	54.3	5.5%
Institutional	24.2	2.4%
Low Density Residential	188.9	19%
Medium Density Residential	21.5	2.2%
Parks and Recreation	258.7	26.0%
Tourist Commercial	28.0	2.8%

As indicated in the table, approximately one quarter of land (26%) in Osoyoos was designated for Parks and Recreation purposes, with 96% of this land located along the West Bench. Residential uses combined (Low Density, Medium Density, High Density) comprised another quarter (26.2%). In contrast, the amount of land designated for Institutional purposes is at 2.4%.

Under this OCP, there have been some changes to the land use designations in order to better accommodate residential and economic growth, protect environmentally-sensitive areas, and provide residents with sufficient land for park and recreation uses. The new land base associated with each designation is shown in Table 5.2.

*Table 5.2: Current OCP Designation*

OCP Designation	Area (Ha)	Percentage of Town
Agriculture	138.2	18%
Comprehensive Development	12.5	2%
Airport	12.9	2%

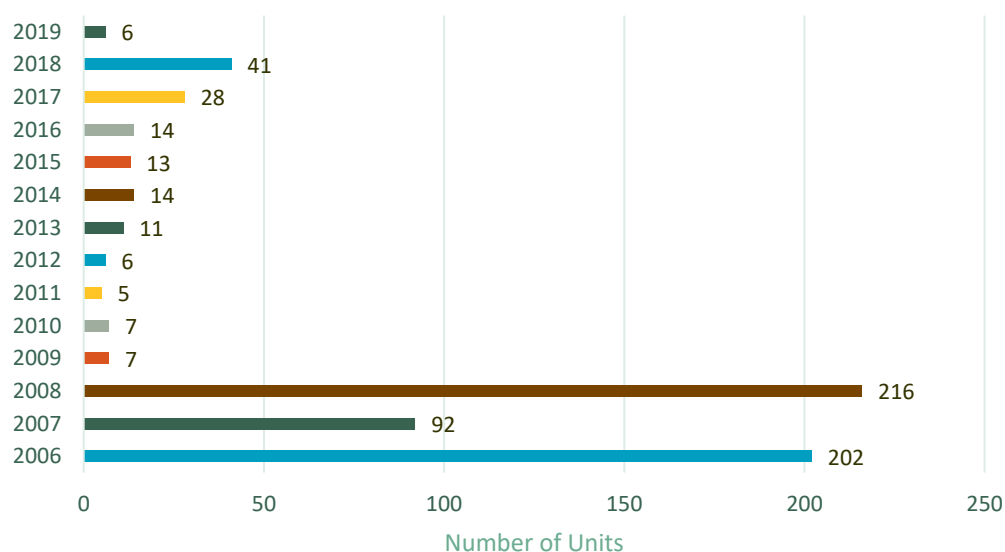
OCP Designation	Area (Ha)	Percentage of Town
Tourist Commercial	19.1	3%
Downtown Commercial	9.0	1%
General Commercial	12.9	2%
Industrial	37.8	5%
Institutional	18.1	2%
Low-Medium Density Residential	147.3	19%
Medium-High Density Residential	69.5	9%
Active Parkland	12.4	2%
Recreation	161.8	22%
Environmental Conservation	128.1	17%

## .2 Residential Growth

### Unit Growth

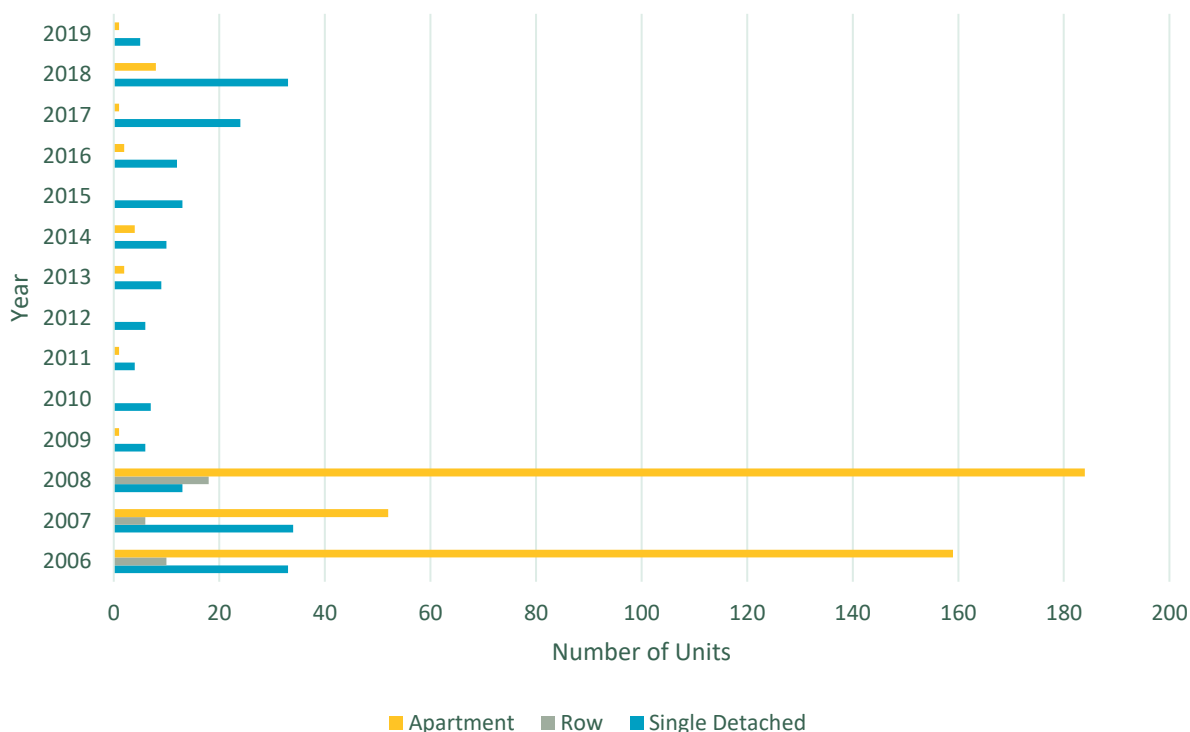
Residential unit growth in Osoyoos was highest between 2006 and 2008, and experienced a significant decrease between 2009 and 2012, likely as a result of the global economic recession. Residential development has begun to steadily increase since then, with a notable increase in 2018. That being said, the average annual residential unit growth rate has fluctuated during the 2006 – 2019 period, with a low of 0.25% in 2019, and a high of 11.6% in 2007. Aside from between 2006 and 2008, the bulk of new residential growth has been in the form of single-detached units.

Figure 5.1: Annual Residential Unit Growth (2006 – 2019)



## 5. GROWTH MANAGEMENT

Figure 5.2: Residential Unit Growth by Type (2006 - 2019)



### Projected Residential Needs

The size of households in Osoyoos has been historically consistent at 2.0 people per household over the last three Census periods (2006, 2011, and 2016). There has been an increase in enrollment numbers at Osoyoos Elementary School within the last three years, which is a likely indicator that the Town is experiencing an increase in the number of young families and also more variation in household sizes. However, due to the community's large senior population which is anticipated to increase even more over the next 20 years, it is likely that in general, household sizes in Osoyoos will remain at around 2.0 per household. That being said, the average household size of 2.0 people per household has been applied to the three population growth scenarios presented to determine the potential number of new units that will be required to accommodate population growth in the community, as shown in Table 5.3 below. Under the 2% growth rate applied for population projections, the Town would require an additional 1,322 residential units to be constructed to ensure there is sufficient housing supply in 2040.

Table 5.3: Projected Residential Unit Growth Scenarios (2021-2040)

	Low Growth (1%)	Medium Growth (2%)	High Growth (3%)
<b>2021</b>	27	54	81
<b>2022</b>	27	56	84
<b>2023</b>	28	57	87



## 5. GROWTH MANAGEMENT

	Low Growth (1%)	Medium Growth (2%)	High Growth (3%)
2024	28	58	89
2025	28	59	92
2026	29	60	95
2027	29	61	97
2028	29	63	100
2029	29	64	103
2030	30	65	107
2031	30	66	110
2032	30	68	113
2033	31	69	116
2034	31	70	120
2035	31	72	123
2036	32	73	127
2037	32	75	131
2038	32	76	135
2039	33	78	139
2040	33	79	143
<b>Total Number of New Units</b>	<b>599</b>	<b>1322</b>	<b>2193</b>

The three residential land use designations that existed under the previous OCP (Low, Medium, and High Density Residential) have been combined into two designations: Low-Medium Density Residential and Medium-High Density Residential. These two designations recognize the Town's constraints in relation to residential growth as there is very little developable land available within the Town's boundary as a result of many lands being within the Agricultural Land Reserve or having environmentally-significant features. In addition, not only is the Town is constrained in the level of high-density growth that can occur due to existing limitations in fire resources that prohibit development greater than four storeys in height, the community as a whole is also divided on the level of high-density development above four storeys that may be appropriate for Osoyoos. As such, it is in the community's best interest that the Town encourage infill development of existing residential neighbourhoods. The Low-Medium and Medium-High Density designations recognize that some forms of medium-density residential development may not be appropriate in all neighbourhoods depending on the existing neighbourhood character and surrounding context. The policies outlined in sections 6.B. and 7.B. acknowledge this and support residential infill that is sensitive to the existing community context.

## .3 Employment Lands

### Industrial

The Town experienced 2,431 sq. m. of new industrial development between 2008 and 2019, most of which occurred in 2009. Little industrial growth happened between 2014 and 2018, however there has been some recent activity in 2019 with 302 sq. m. of new development. If we assume a similar amount of growth for the next 20 years, a total of 4,254 sq. m. (0.4 ha) of new industrial development is anticipated in 2040.

Industrial land is concentrated in the northwest portion of the Town near the Airport. Historic growth rates for industrial development have been on the low side due to the limited existing industrial land base in the Town. The OCP has designated 2.7 ha of undeveloped land for Industrial use with access from Strawberry Creek Road. This additional land will assist the Town with better accommodating new industrial business and encouraging additional economic activity.

### Commercial

The Town experienced 11,241 sq. m. of new commercial development between 2008 and 2019, with spurts of activity occurring in 2008, 2010, 2012, and most recently in 2019. If a similar rate of commercial growth occurs until 2040, approximately 19,671 sq. m. of new commercial development is anticipated.

Lands are designated for Commercial purposes in key locations throughout the Town, including along Highway 97 and Highway 3, in Downtown Osoyoos, and along Lakeshore Drive to accommodate tourism commercial activity. There are also a few pockets along 89<sup>th</sup> Street that are close to Osoyoos Lake.

The Town encourages the infill and development of existing vacant lands with a Commercial designation to accommodate commercial activity. There is a particular emphasis on ensuring that Osoyoos provides a range of commercial uses to accommodate the growing community and visitors to the area.

### Institutional

The Town experienced 1,388 sq. m. of new institutional development between 2008 and 2009, with no activity occurring in 2008, 2014, and 2016-2018. If a similar rate of growth occurs until 2040, approximately 2,428 sq. m. of new institutional development is anticipated.

Institutional uses are concentrated on the west side of Osoyoos Lake, largely in existing developed areas aside from Osoyoos Secondary School which is located on 115<sup>th</sup> St. adjacent to Osoyoos Golf Club and various recreation amenities, including a dog park, tennis courts, and baseball diamonds. The Town encourages new institutional development to occur within existing developed areas in order to benefit established neighbourhoods and improve access to community amenities.

### .4 Annexation

Osoyoos is a service centre for Electoral Area 'A', the rural lands that surround the Town boundary, in addition to Osoyoos Indian Band Reserve No. 1. The Town currently provides municipal services to areas outside of its boundaries including sewer infrastructure and fire services to Osoyoos Indian Band, and irrigation and water infrastructure to lands in Area 'A' on the west side of Osoyoos Lake north and south of the Town boundary. In addition, the Town provides services to the Osoyoos Rural Fire Protection District. The Town will consider pursuing the expansion of its boundaries on a case-by-case basis in order to promote good governance and in coordination with Osoyoos Indian Band and the Regional District of Okanagan-Similkameen.

## 5.A. GROWTH MANAGEMENT POLICIES

### .1 Residential Growth Containment

- .1 Contain residential growth in the Town within areas outlined on Map 1, which includes existing developed areas, the Meadowlark Neighbourhood Plan area, and parcels identified as having potential for Future Development. Applications for residential development outside of these areas will not be considered.
- .2 Consider applications for residential development in accordance with section 7.B.
- .3 Upgrade servicing infrastructure within existing residential neighbourhoods as necessary to accommodate additional residential development, including infill, in accordance with section 7.J.
- .4 Enhance neighbourhood walkability by directing new development to established neighbourhoods.
- .5 Encourage the provision of additional community amenities and services in neighbourhoods as growth occurs.
- .6 Ensure the Town's Development Cost Charges Bylaw is updated regularly to reflect continuous changes and needs for infrastructure upgrades.
- .7 Protect sloped, hazardous lands, environmentally sensitive, and riparian areas from development.
- .8 Undertake an Infill Development Strategy to guide the planning, design and construction of areas and lands that enable additional residential development opportunities.
- .9 Implement the goals, objectives, and policies outlined in Schedule A of this plan when considering applications for development in the Meadowlark Neighbourhood Plan Area.

### .2 Employment Lands

- .1 Encourage new industrial, commercial, and institutional development, including infill and redevelopment, on lands with the according land use designation within the area outlined on Map 1, and in accordance with sections 6.E., 7.C, 7.D, 7.E., and 7.I.
- .2 Require new industrial, commercial, and institutional development to have adequate services and water supply to support regular operations and firefighting needs. Upgrade servicing infrastructure to accommodate development of existing employment lands as per section 7.J.
- .3 Consider industrial and commercial development of employment lands that will provide high paying employment opportunities and is environmentally-conscious.
- .4 Encourage the development of institutional uses that serve the entire community.

### **.3 Annexation**

- .1 Consider expanding Town municipal boundaries where such opportunities may be advantageous for promoting good governance.
- .2 Collaborate with the RDOS and Osoyoos Indian Band during the review of potential opportunities for Town boundary extension.
- .3 Recognize the importance of protecting rural lands located outside of the Town Boundary.

## 5.B. LAND USE DESIGNATIONS

Land uses shall be distributed throughout the Town in accordance with Map 2, which outlines the land use designations described in the table below.

Land Use Designation	Description	Building Types	General Uses	Zones
Agriculture	Lands that allow for growing, producing, harvesting, storage, processing, and sale of agricultural goods.	<ul style="list-style-type: none"> <li>• Agricultural buildings</li> <li>• Detached houses</li> </ul>	<ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Residential</li> </ul>	AG – Agricultural
Low-Medium Density Residential	Lower density neighbourhoods that provide some forms of infill and multi-family development that are compatible with the existing neighbourhood character.	<ul style="list-style-type: none"> <li>• Single detached houses with secondary suites or carriage homes</li> <li>• Small homes</li> <li>• Townhouses</li> <li>• Duplexes, triplexes, four-plexes</li> <li>• Manufactured homes</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Places of worship</li> <li>• Care facilities</li> </ul>	R1 – Single Family Residential R2 – Single Family Residential Small Lot R3 – Low Density Residential R4 – Manufactured Home Park R5 – Manufactured Home Strata Development RSS – Single Family Residential Strata R6 – Medium Density Residential

## 5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
Medium-High Density Residential	Multi-family residential development at higher densities that provides and encourages easy access to amenities and services.	<ul style="list-style-type: none"> <li>• -Plex developments</li> <li>• Stacked townhouses</li> <li>• Low-rise and mid-rise apartments (max 4 storeys)</li> </ul>	<ul style="list-style-type: none"> <li>• Residential</li> <li>• Places of worship</li> <li>• Care facilities</li> </ul>	R4 – Manufactured Home Park R5 – Manufactured Home Strata Development RSS – Single Family Residential Strata R6 – Medium Density Residential R7 – High Density Residential R7A – High Density Residential Special R8 – Recreational Vehicle Residential Strata Resort IRD – Intensive Residential Development CR – Commercial Residential
Downtown Commercial	Downtown development with retail, service, or office space and residential occasionally provided above.	<ul style="list-style-type: none"> <li>• Mixed use and stand-alone buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Commercial (retail, office, service)</li> <li>• Residential</li> <li>• Civic and cultural</li> <li>• Recreational / Entertainment</li> </ul>	C1 – Downtown Commercial

## 5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
General Commercial	Areas with a range of commercial uses including shopping centres, service commercial, and smaller scale neighbourhood commercial uses.	<ul style="list-style-type: none"> <li>Commercial buildings (e.g. shopping centre, highway-oriented commercial)</li> </ul>	<ul style="list-style-type: none"> <li>Commercial (retail, office, service)</li> <li>Residential</li> <li>Recreational / Entertainment</li> </ul>	C2 – Shopping Centre Commercial C3 – Highway Commercial C6 – Neighbourhood Commercial C7 – Special Commercial C8 – Service Commercial CM – Commercial Marina
Tourist Commercial	Development that serves both visitors and residents, provides accommodation, entertainment, and food and beverage options.	<ul style="list-style-type: none"> <li>Hotels, motels</li> <li>Restaurants</li> <li>Resort apartments and townhouses</li> <li>Recreation vehicle and campground parks</li> <li>Marinas</li> </ul>	<ul style="list-style-type: none"> <li>Commercial (retail, service)</li> <li>Tourism Accommodations</li> <li>Recreational / Entertainment</li> </ul>	C4 – Tourist Commercial C5 – Recreation Vehicle Park / Campground CR – Commercial Residential
Industrial	Areas of light and heavy industrial uses characterized by goods production, manufacturing, distribution, and storage.	<ul style="list-style-type: none"> <li>Industrial buildings and structures (building styles may vary)</li> </ul>	<ul style="list-style-type: none"> <li>Light Industrial (warehousing, manufacturing, service, wholesales)</li> <li>Heavy Industrial</li> </ul>	M1 – General Industrial M2 – Heavy Industrial M3 – Special Industrial



## 5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
Airport	Development that promotes the aviation industry.	<ul style="list-style-type: none"> <li>• Hangars</li> <li>• Take-off and landing strips</li> <li>• Multi-purpose buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Recreational aviation services and associated business</li> </ul>	CA – Commercial Airport
Institutional	Areas providing a range of services and amenities for the community.	<ul style="list-style-type: none"> <li>• Community centres</li> <li>• Places of worship</li> <li>• Museums, galleries</li> <li>• Schools</li> <li>• Building styles may vary</li> </ul>	<ul style="list-style-type: none"> <li>• Educational services</li> <li>• Medical services</li> <li>• Government services</li> <li>• Cultural facilities</li> <li>• Utilities</li> </ul>	P1 – Public and Private Institution
Active Parkland	Areas providing active recreation opportunities in the form of parks, trails, beaches, sports fields and courts.	<ul style="list-style-type: none"> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• Parks (Playgrounds, sports fields and courts, natural spaces)</li> </ul>	PR – Parks and Recreation
Recreation	Areas providing indoor and outdoor recreational amenities.	<ul style="list-style-type: none"> <li>• Arenas</li> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• Arenas</li> <li>• Golf courses</li> <li>• Exhibition grounds</li> </ul>	PR – Parks and Recreation
Environmental Conservation	Natural areas with high environmental values that may be used for passive recreational purposes.	<ul style="list-style-type: none"> <li>• Accessory buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>• Natural spaces</li> </ul>	PR – Parks and Recreation

## 5. GROWTH MANAGEMENT

Land Use Designation	Description	Building Types	General Uses	Zones
Comprehensive Development	Planned developments that comprise a single use or a mix of land uses.	<ul style="list-style-type: none"> <li>Hotels, motels</li> <li>Apartments</li> <li>Small homes</li> <li>Townhouses</li> <li>Commercial buildings</li> <li>Industrial buildings and structures</li> </ul>	<ul style="list-style-type: none"> <li>Tourism accommodations</li> <li>Commercial (retail, service)</li> <li>Residential</li> <li>Recreational</li> <li>Industrial (manufacturing, delivery facility, automotive repair, etc.)</li> </ul>	CD1 – Desert Mirage CD2 – Village by the Lake CD5 – Walnut Beach Resort CD6 – Osoyoos Lake Resort CD8 - Oasis CD9 – Lakeshore Drive CD10 – Empire Street

## 6. COMMUNITY GOALS AND POLICIES



## 6. COMMUNITY GOALS AND POLICIES

Achieving a healthy, sustainable community that is a desirable place for residents to live and businesses to prosper starts with understanding the integration of many key factors. An ideal community is one that includes a variety of housing types which are attainable to people of all demographic and socioeconomic backgrounds. Without diverse forms of housing, there will be no diversity in the people, and little draw for new residents seeking to locate to our community. Lack of adequate housing can also impact the local economy. With the establishment of new and expanding businesses comes a demand for new workers who, in turn, will require housing that is appropriate for their needs.

A community with a prospering economy and a diverse population tends to be a vibrant one, as people are happy to live there and celebrate their differing cultural backgrounds and heritage. This encourages more gathering opportunities at festivals and events, as well as volunteer participation in local groups, therefore assisting in the establishment of a strong sense of place, identity, and community pride. When a community is vibrant and its people are happy, this in turn works as a pull factor to draw newcomers to choose to reside there as well.

Furthermore, these traits are all amplified when a community is well-connected. Everyday essential services and amenities are easy to access, and multiple modes of transport are easily accessible that encourage residents to be active when travelling between destinations. Community connection enhances opportunities for residents to interact with one another. A well-connected community that is compact and reduces reliance on the personal vehicle also achieves a higher level of sustainability as fewer greenhouse gas emissions are necessary to help the community function.

The overarching goal of this section of the Official Community Plan is to ensure that Osoyoos is the ideal sustainable community described in the preceding text. The community goals and policies outlined in this section will aim to achieve this goal for Osoyoos.

The community goals and policies are outlined in the following categories:

- A** OUR LOCAL IDENTITY AND QUALITY OF LIFE
- B** HOUSING AND OUR NEIGHBOURHOODS
- C** CONNECTIVITY
- D** COMMUNITY VIBRANCY
- E** ECONOMIC PROSPERITY AND BUSINESS RESILIENCE
- F** OUR CONNECTION TO THE VALLEY
- G** GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

## 6.A. OUR LOCAL IDENTITY AND QUALITY OF LIFE

### .1 Community Goal

Our community members embrace the unique character and natural setting of our Town. Policies within the OCP seek to maintain these attributes and continue to foster a strong sense of place and community pride amongst residents. Osoyoos has an exceptional quality of life that allows individuals from all walks of life to live their best life.

### .2 Citizen Direction

Osoyoos is currently recognized as being a place with a strong sense of community. Residents enjoy opportunities to socialize and seek out ways to give back to their community, as well as recreate with each other. This strong sense of community can be strengthened through better recognition, acknowledgement, and integration of the town's cultural heritage into the existing community fabric, which in turn, may act as a catalyst for generating economic growth. Attaining a strong sense of community can also be achieved through ensuring that Osoyoos is an inclusive community that views diverse backgrounds as a strength and enables equitable opportunities for civic and social participation for all. As the population of Osoyoos continues to diversify, offering adequate and quality healthcare services will be necessary to ensure that the community provides a high quality of life for all its residents.

### .3 Policies

#### .1 Recognize the diverse needs of Osoyoos residents and ensure that the town is an inclusive community for all.

- a. Encourage community-wide implementation of the recommended actions identified in the *2018 Age Friendly Assessment*.
- b. Work with community stakeholders to understand the changing needs of Osoyoos residents as the demographic structure shifts over time.
- c. Implement the recommendations from the *2021 Regional Child Care Action Plan and Strategy* that are relevant to Osoyoos.
- d. Support and partner on initiatives to prevent instances of poverty.
- e. Recognize the importance of implementing Universal Accessible Design principles throughout the Town.
- f. Design public spaces to promote intergenerational socialization.

#### DID YOU KNOW?

*Age friendly planning is a concept that was created by the World Health Organization (WHO) to ensure that a community has the necessary services, supports, infrastructure, and amenities in place to enable its residents to live the duration of their lives in the community without having to relocate.*





*Universal Accessible Design* means the use of design techniques to structure an environment in a manner that can be accessed and used to the greatest extent possible by people of all ages and abilities.



## .2 Protect and enhance Osoyoos's unique character to foster a strong sense of place.

- a. Work with Osoyoos Indian Band to identify and protect cultural features that are representative of the Syilx culture.
- b. Encourage the retention of built, cultural, and natural heritage features. Consider adoption of a Town Heritage Register to protect these features.
- c. Celebrate Osoyoos's rich heritage and that of the Syilx peoples through completion of wayfinding signage and public art projects in collaboration with Osoyoos Indian Band and the Osoyoos Arts Council. Work closely with these stakeholders to identify suitable locations for public art installations.
- d. Acknowledge and respect the heritage and culture of the Okanagan Syilx Peoples, and work together with the Osoyoos Indian Band to ensure that this culture is appropriately integrated into the community and the built environment.
- e. Strengthen the connection between Osoyoos's natural environment, agricultural industry, culture, and heritage by seeking opportunities to reflect this connection in the built environment.
- f. Continue to support the Osoyoos Arts Council, Osoyoos and District Museum and Archives, and other community-based arts and culture organizations.
- g. Consider undertaking a Cultural Master Plan process and incorporating a cultural section into the next update to the Parks and Trails Master Plan.

### .3 Promote the health and wellbeing of Osoyoos residents.

- a. Work with Interior Health Authority and providers of alternate healthcare services (e.g. naturopathic medicine, counselling, massage therapy) to ensure that the health services available to residents adequately meet the needs of current and future residents.
- b. Support health organizations that wish to open a walk-in clinic at the Osoyoos Health Centre.
- c. Continue to work with Interior Health Authority and other levels of government to secure funding and support for community services.
- d. Support public education programs and involvement of diverse stakeholders to reduce the stigmatization of those with mental health and addiction challenges.
- e. Recruit staff from Interior Health Authority to join the Accessibility and Age Friendly Advisory Committee
- f. Form a Senior's Wellness Committee with members from Interior Health Authority, the Community Paramedic and the Better at Home program that will focus on providing outreach services to isolated and vulnerable seniors.
- g. Refer applications proposing multi-family residential and mixed use commercial development to Interior Health Authority for review by the Community Development Team to ensure that health and equity are top considerations.
- h. Progress towards the development of a municipal Heat Alert and Response System with the aim to mitigate the impacts of heat on human health.

### .4 Ensure that Osoyoos is a safe place to live, work, and play.

- a. Continue to support the RCMP and work together with them to plan their future service levels according to changing community needs.
- b. Require adequate lighting in public spaces to ensure the safety and security of residents and visitors.
- c. Adhere to Crime Prevention Through Environmental Design (CPTED) principles and other guidelines outlined in the Mixed Use and Commercial, Multi-Family Residential, Intensive Residential, and Industrial Development Permit Area Guidelines that encourage a safe built environment.

*Crime Prevention Through Environmental Design (CPTED) means a multi-disciplinary approach to crime prevention through the use of urban and architectural design techniques to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among civilians so they can gain territorial control of areas, reduce crime, and minimize the fear of crime.*



## 6.B. HOUSING AND OUR NEIGHBOURHOODS

### .1 Community Goal

Policies within the OCP seek to attain the goal of having neighbourhoods that are compact, inclusive, and designed in a manner that provides accessible connections to everyday amenities and services. Ideally, Osoyoos offers a diverse array of affordable and adequate housing options to existing community members and new residents.

### .2 Citizen Direction

A range of housing types is necessary to ensure that individuals and families from all demographic groups or stages of life are able to live in Osoyoos and achieve a high quality of life. The long-term vision is for a community in which housing is attainable for both renters and those who are first-time home buyers. This will encourage families and young working professionals to choose Osoyoos as their home. More intensive forms of housing will be necessary to accommodate additional growth in the community while maintaining the compact form of Osoyoos. Ensuring that the population, both existing and new, is able to age-in-place, and therefore not be required to relocate out of Osoyoos due to housing challenges, is a key priority. Having a sufficient supply of adequate and affordable housing is integral to ensuring the health of the local economy.

### .3 Policies

#### .1 Provide a range of housing options to address the diverse needs of the community.

- a. Encourage a mix of housing types to provide lower-cost options, such as duplex developments, apartments, townhouses, small homes, and secondary dwelling units.
- b. Acknowledge the diversity of household sizes in the community. Encourage a maximum of 70% of new multi-family units to include 1- and 2-bedroom units each, respectively.
- c. Consider opportunities to expedite permitting procedures for development applications proposing the provision of attainable ownership units, rental units, special needs housing, seniors housing, or congregate care facilities.
- d. Develop a seniors housing inventory that outlines the types of seniors housing currently available and identifies additional housing types that are needed to address the needs of seniors.
- e. Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure that long-term rental housing stock is protected.
- f. Recognize the interconnection between a solid supply of affordable housing forms and new job creation.
- g. Encourage agricultural and tourism businesses to provide housing for their staff.

**.2 Encourage the development of safe, accessible, and affordable housing units in a variety of forms.**

- a. Facilitate solutions for providing affordable rental and owner-occupied housing through the private sector, public private-partnerships, and senior government support.
- b. Consider implementing a housing incentive program which offers municipal financial incentives such as reduced property taxes, DCC's or density bonuses to encourage multi-family development in or around the core area.
- c. Discourage strata conversions of rental multi-family buildings that would impair the supply of affordable housing.
- d. Support the development of market and non-market rental housing.
- e. Update the 2010 Housing Strategy to reflect the findings of the 2020 Housing Needs Report.
- f. Engage the community on housing projects to gain support and educate about the need for a variety of forms of housing in Osoyoos.
- g. Consider implementing a short-term rental permitting process to regulate the use of residential properties for commercial uses.
- h. Promote the development of accessible seniors housing to better support this demographic's ability to age-in-place.

**.3 Promote residential infill development that is sensitive to existing neighbourhood design and character.**

- a. Amend the Zoning Bylaw to permit carriage homes as a type of secondary dwelling unit. Permit 1 secondary dwelling unit per lot in the AG, R1, R2, R3, R6, R7, and R7A zones.
- b. Encourage small lot development by reducing frontage requirements in the Zoning Bylaw for low density residential development.
- c. Acknowledge that existing traditional neighbourhoods that largely comprise of single-detached housing forms will be subject to intensification as the Town grows, while ensuring that new forms of development are compatible with the existing neighbourhood character.





## 6.C. CONNECTIVITY

### .1 Community Goal



Policies within the OCP seek to attain the goal of a well-connected community with an integrated system of roads, trails, and sidewalks that provide good access to services and amenities via a range of transportation modes, including walking, cycling, transit, and driving.

### .2 Citizen Direction

Osoyoos residents appreciate the walkable form of neighbourhoods. The community will place an increased focus on providing active forms of transportation to reduce reliance on the personal vehicle and to ensure that intra- and inter-municipal transportation options are affordable and accessible to all. Improvements to the existing transit system, multi-modal trail network, and cycling, walking, and road infrastructure are all necessary to achieve a more connected Osoyoos. The town's situation at the U.S. Border and the intersection of Highways 97 and 3 requires significant consideration for ensuring that the movement of both goods and people in and through Osoyoos is efficient.

### .3 Policies

#### .1 Promote design that enables the creation of complete streets.

- a. Enhance the pedestrian experience in public spaces through incorporation of design choices such as: places to rest, shade, street lighting, public art, and opportunities for socialization.
- b. Recognize that the portion of Hwy 3 designated as Main St within the Town Centre is a thoroughfare that allows for the movement of goods through, into, and out of Osoyoos, while also prioritizing the pedestrian experience.



- c. Prepare a Sidewalk Plan that identifies new sidewalk routes and where upgrades to existing sidewalk infrastructure are needed.
- d. Integrate trails into highway improvement projects wherever possible (e.g. an adjacent, separated bike lane).
- e. Adhere to Universal Accessible Design principles in the design of sidewalk infrastructure and other street components included within the public realm.

*Complete Streets* is a transportation policy and design approach that requires streets to be planned, designed, operated and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.



### .2 Create a town that is well-connected.

- a. Encourage infill residential development within existing neighbourhoods to maximize the utilization of existing road infrastructure and to provide better access to community amenities and services.
- b. Encourage the development of multi-modal trails and sidewalk routes that adhere to Universal Accessible Design principles in residential neighbourhoods that connect residents to schools, public facilities, and parks.
- c. Engage the agricultural community when planning for pedestrian and bicycle corridors through and adjacent to agricultural areas.
- d. Ensure the multi-modal network of on- and off-street trails connects with regional destinations such as the Kettle Valley Rail (KVR) Trail, the Nk'MIP Resort, Dewdney Trail, and the Trail of the Okanagans, and other attractions outside of Osoyoos.
- e. Collaborate with Osoyoos Indian Band to implement a wayfinding signage program to identify and provide direction to key community locations such as Town Hall, public restrooms, parks, the museum, art gallery, Osoyoos Lake, etc.

### .3 Expand the offering of transportation mode choices.

- a. Establish mode share targets for 2030 and 2040 to prioritize modes of active transport while also reducing greenhouse gas emissions.
- b. Support the development of a community ride share program to meet the needs of those who do not drive.
- c. Explore options to provide end-of-trip facilities for cyclists such as bicycle storage and racks in key destinations.



**.4 Allow for the efficient movement of goods and people.**

- a. Acknowledge the role of Hwy 3 and 97 in Osoyoos for economically connecting the community with the rest of British Columbia, Canada, and the United States.
- b. Work with the Ministry of Transportation and Infrastructure to derive solutions that reduce traffic congestion and other traffic challenges resulting from the movement of goods in and through the Town.



## 6.D. COMMUNITY VIBRANCY

### .1 Community Goal

Policies within the OCP seek to obtain the goal of a town recognized for its vibrant neighbourhoods and bustling commercial nodes including the Town Centre area. Different neighbourhoods throughout the community offer a variety of housing forms and provide residents with access to parks, recreational, and other civic amenities. There are several commercial nodes, however, the Town Centre area is recognized as a hub for business, retail, and service activities. Citizen Direction

### .2 Citizen Direction

Residents enjoy spending time in Osoyoos to conduct their economic activities and engage in social events. Improving the overall aesthetic of the commercial areas of Osoyoos will ensure that it continues to be an active and engaged community for years to come. This will entail revitalizing buildings and making improvements to existing infrastructure that will enhance the ability of residents and visitors to easily navigate throughout the community and enjoy their experience while doing so. Ensuring that neighbourhoods are sufficiently connected both to each other and to everyday services and amenities will be a primary goal of this plan.

Revitalization of the commercial nodes around the community will encourage people to gather in public spaces.

### .3 Policies

#### .1 Enhance the vibrancy of the commercial areas of Osoyoos.

- a. Promote an attractive and dynamic mix of complementary uses, including retail and service businesses, financial institutions, government and professional offices, inviting public spaces, and housing units above commercial floor space that are available to own or rent.
- b. Implement the strategies identified in the *2018 Town Centre Renewal Plan* pertaining to the following:
  - i. Extension of uses outdoors with sidewalk patios (section 4.2)
  - ii. Creation of conversation corners (section 4.3)
  - iii. Development of the 85<sup>th</sup> Street Plaza and improvement of other streets (section 4.5)
  - iv. Establish a Façade Facelift Program (section 4.6)
  - v. Implementation of a Town Centre Sidewalk Improvement and Tree Planting Plan (section 4.7)
  - vi. Installation of wayfinding signage (section 4.10)
  - vii. Addition of Streets Alive programming (section 4.11)

- viii. Installation of public art and cultural heritage interpretive displays throughout the Town Centre (section 4.11)
- ix. Replacement of existing street lighting (section 4.12)

**.2 Establish the Town Centre as a place for people, not a thoroughfare for traffic**

- a. Consider treatment of road rights-of-way to be part of the public realm.
- b. Prioritize pedestrian activity as the main mode of transport on Main Street.
- c. Provide public amenities such as washrooms and water fountains to allow visitors to the Town Centre to linger comfortably. Ensure that these amenities are easy to locate, and are designed according to Universal Accessible Design principles.
- d. Ensure sidewalks are accessible and offer access to buildings that adheres to Universal Accessible Design principles.

**.3 Encourage a variety of community events to allow for social participation and generate energy amongst residents and visitors alike.**

- a. Encourage community festivals and activities to be held throughout the year to maintain vibrancy within the community beyond the summer season
- b. Support local volunteer groups that organize community festivals, events, exhibitions, sporting activities, etc.
- c. Strive to host cross-cultural, inclusive events that welcome individuals from all ethnic backgrounds, genders, and ages.
- d. Support the Osoyoos and District Arts Council in its efforts to increase and broaden opportunities for participation in cultural activities.



## 6.E. ECONOMIC PROSPERITY AND BUSINESS RESILIENCE

### .1 Community Goal

Osoyoos has a prosperous local economy that promotes opportunities for the establishment of year-round industries and businesses while also supporting and acknowledging the integral contributions of the tourism and agricultural sectors to the community's economic health. Policies in the OCP are designed to encourage Osoyoos's local economy to meet the needs of current residents and attract new businesses to the community.

### .2 Citizen Direction

Ideally, Osoyoos's economy should grow and develop in a manner that is sustainable for current and future generations. The health of the natural, cultural, and social environments should not be compromised to achieve economic prosperity. The top priorities for economic development in Osoyoos are to:

- Provide a range of housing options for the community.
- Ensure the daily needs of residents are met through the provision of basic goods and services.
- Attract year-round industries that positively contribute to the existing agricultural and tourism sectors.
- Support existing businesses through cultivating a culture of entrepreneurship and innovation.

Achieving community economic health requires a collaborative effort and the benefits of this should therefore be shared amongst the community.

### .3 Policies

#### .1 Provide essential community infrastructure, amenities, and services.

- a. Ensure that all new commercial and industrial development contributes to the necessary upgrading of municipal infrastructure.
- b. Continue to upgrade communications infrastructure to ensure that access to a broadband network is provided for all businesses, institutions, and households.
- c. Support housing initiatives that facilitate worker relocation and retention.



**.2 Support and develop the agricultural sector as a major contributor to the community's economic and social health.**

- a. Continue to establish and further develop the viticulture industry in Osoyoos and acknowledge its contributions to the agricultural sector as a whole.
- b. Encourage value-added agricultural activities.
- c. Encourage partnerships among the agricultural community, senior governments, and private enterprises to stimulate opportunities for the agricultural sector.
- d. Promote the integration of farming with other ancillary activities such as agri-tourism and local agricultural product processing.
- e. Provide continued support for the farmer's market and other farm markets including indoor seasonal markets, buy-local campaigns, and farm-gate sales.
- f. Support and encourage research programs in conjunction with the University of British Columbia – Okanagan and Okanagan College related to economic and business growth in the South Okanagan's agricultural industry.
- g. Support the development of a farm worker housing strategy.
- h. Support existing and new opportunities for agri-food businesses in appropriate locations and encourage food processing as an emerging economic industry in collaboration with the local agricultural community.
- i. Encourage the development of multiple, diverse agricultural sectors in the Town to ensure that Osoyoos's agricultural industry remains adaptive to change in the future.

**DID YOU KNOW?**

*Viticulture is the practice of growing and harvesting grapes for wine-making purposes. Osoyoos's dry and warm climate makes it an ideal place for establishing a vineyard and/or winery.*

*Agri-tourism is the integration of agricultural activities with commercial undertakings to attract visitors. Offerings typically provide social, cultural, and educational benefits to the visitor. Examples of agri-tourism practices may include but are not limited to: farming, heritage exhibits, land or facility tours, petting zoos, and festivals*



**.3 Support and develop the tourism industry as a major contributor to the community's economic health.**

- a. Capitalize on Osoyoos's natural and cultural features to generate tourism experiences for residents and visitors alike.
- b. Encourage the Visitors Centre, Destination Osoyoos, the South Okanagan Chamber of Commerce, and other tourism organizations to make use of the brand "Choose Osoyoos" in tourism campaigns
- c. Continue to encourage opportunities for expanding the attractiveness of Osoyoos beyond the summer months to make the Town an all-season destination.

- d. Support the development of year-round festivals and events that will further build Osoyoos's reputation as a tourist destination for a range of visitors.
- e. Consider establishing a policy to regulate short-term rentals as an option for tourist accommodations and to ensure long-term rental housing stock is protected.
- f. Continue to enhance the waterfront experience for residents and visitors alike.
- g. Encourage access improvements to Baldy Mountain Ski Resort to expand opportunities for year-round tourism.

**.4 Generate opportunities for attracting new businesses and retaining existing ones.**

- a. Support a balanced local economy by encouraging a mix of retail, commercial, service and industrial uses.
- b. Aim to attract new businesses in the technological sector that will positively contribute to the Town's year-round economy.
- c. Encourage a range of retail and service uses (e.g. grocery and clothing stores, child care facilities, hair dressers, social service offices, contracting, etc.).
- d. Capitalize on Osoyoos's unique cultural and natural heritage to generate opportunities for the wellness industry, which may include businesses such as spas, retreats, and the processing, manufacturing, and sale of natural, local products.
- e. Promote Osoyoos as a key destination for trade and goods exports due to its key geographic location directly adjacent to the US-Canada border crossing into Washington State.
- f. Work with the South Okanagan Chamber of Commerce, Destination Osoyoos, Osoyoos Indian Band, and Electoral Area A to develop an Economic Development Plan that outlines a strategy for business attraction and retention.
- g. Explore funding opportunities to assist in business attraction initiatives.
- h. Partner with local businesses and the South Okanagan Chamber of Commerce to promote an ongoing *Shop Local* campaign.
- i. Encourage the provision of ancillary uses and services at the Town Airport in accordance with the intent and objectives of the Airport Land Use Designation outlined in section 7.E.
- j. Support the infill and redevelopment of underutilized properties with a Commercial or Industrial Land Use Designation as outlined on the Land Use Map 2.



## 6. COMMUNITY GOALS AND POLICIES

- k. Consider developing and implementing a Business Incentive Program that may include opportunities for property tax exemptions, façade improvement grants, and waiving of servicing infrastructure fees.
- l. Encourage post-secondary institutions to locate satellite campuses in Osoyoos as a means of drawing younger demographics to the community. Promote integration of such institutions with the local tourism and agricultural industries to generate new employment opportunities.

## 6.F. OUR CONNECTION TO THE VALLEY

### .1 Community Goal

Community members and Town Council recognize that the abundance of individuals, stakeholders, businesses, and local governments throughout the South Okanagan influence and impact the overall health of Osoyoos. As such, the Town will aim to work closely with all groups to implement decisions and change that are reflective of the entire community.

### .2 Citizen Direction

Osoyoos's wellbeing is directly tied to that of the South Okanagan as a whole, and therefore significant consideration to the needs and goals of all regional partners and citizens is required. Community initiatives that influence, and are influenced by, what is happening in Osoyoos's neighbouring jurisdictions of Electoral Area A and Osoyoos Indian Band, such as those pertaining to housing, tourism, and economic development, must be addressed as joint ventures.

Challenges that are larger in scale such as climate change and environmental resource management must be addressed at a regional level. It is important to acknowledge that South Okanagan local governments are all intertwined; what happens at a local level impacts the region and vice versa. Inter-jurisdictional collaboration on such initiatives must incorporate opportunities for public participation in the decision-making process to empower residents and stakeholders alike to take action. This spirit of collaboration will promote a sustainable Osoyoos, and a more sustainable region as well.

### .3 Policies

#### .1 Build a strong relationship with Osoyoos Indian Band.

- a. Promote a Town–OIB protocol for regularly exchanging information on matters of mutual interest, including land use and infrastructure planning.
- b. Seek opportunities for the use of Syilx place names in the Town.
- c. Pursue opportunities for relationship-building between Town and Osoyoos Indian Band political and administrative officials.
- d. Together with Osoyoos Indian Band, identify opportunities for integration of the Syilx culture and heritage into public spaces and civic properties.
- e. Demonstrate cultural recognition for the Syilx peoples at civic events and functions.
- f. Explore opportunities to pursue meaningful reconciliation acts through application of *Truth and Reconciliation of Canada: Calls to Action*.



**.2 Continue to collaborate with South Okanagan local governments and the Regional District.**

- a. Establish shared regional goals, strategies, and frameworks for communication and cooperation with the Regional District of Okanagan-Similkameen and its member municipalities and electoral areas in the South Okanagan.
- b. Acknowledge that some of the Town's goals require a regional approach in order to be achieved, such as those pertaining to climate change, waste management, natural resource and hazard management (e.g. health of watersheds, flooding), and economic prosperity.
- c. Work together with Electoral Area A and Osoyoos Indian Band to mitigate negative impacts associated with land uses neighbouring the Town and vice versa.

**.3 Encourage civic participation and collaboration amongst citizens and stakeholders.**

- a. Partner with the Okanagan Boys and Girls Club and School District No. 53 to establish a program that encourages youth participation in Town decision-making processes and projects, such as the establishment of a Council Youth Committee.
- b. Provide opportunities for citizen engagement and input on critical community topics via a range of platforms that are interactive and accessible to a range of demographic and socioeconomic groups.
- c. Practice proactive and transparent communication methods to facilitate meaningful civic participation and build trust amongst the community in local government.
- d. Increase opportunities for liaising with community groups.
- e. Collaborate with community stakeholders to generate a strong, shared community voice that advances local priority projects together.



## 6.G. GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

### .1 Community Goal

The OCP includes policies which seek to attain the goal of a resilient community that is pragmatic in their actions to adapt to a changing climate and mitigate the potential negative impacts that may occur as a result of it. Osoyoos will lead by example for small communities by positively contributing to the Province's goal of reducing greenhouse gas emission levels by 80% from that of 2007 levels by the year 2050. In addition, Osoyoos will target reducing corporate greenhouse gas emission levels by 10% from 2020 levels of approximately 75,000 units of fuel (gasoline, bio-diesel, natural gas, propane) consumption by 2040.

### .2 Citizen Direction

The Town's geographic situation is one of the top things that many love about living in Osoyoos, particularly the climate. It is important for the community to consider future generations and the impacts of climate change on the overall quality of life for our residents. Reducing greenhouse gas emissions is just one component of fostering a sustainable community. The top priorities for addressing climate change in Osoyoos are to:

- Strengthen the climate resilience of the Town, its people, and businesses
- Explore opportunities for renewable energy systems
- Reduce the level of waste that is generated across the community
- Encourage the enforcement of policies that promote multi-modal transportation systems and enhance community connectivity

Addressing climate change is a collective effort that requires buy-in from the entire community. The policies identified in this section are a good first step to assist in creating a behavioural shift that will achieve the aforementioned goal.

### .3 Policies

#### .1 Explore opportunities to conserve energy throughout the community.

- a. Implement energy-saving measures in the development and renovation of Town facilities.
- b. Undertake a Community Energy and Emissions Inventory to identify and monitor emissions from transportation, buildings, and solid waste, to better understand Osoyoos's community carbon footprint.
- c. Continue support for the electric vehicle charging network.

#### DID YOU KNOW?

*A **carbon footprint** is the total amount of greenhouse gases that are generated by our actions as individuals and collectively.*

- d. Encourage the design and construction of energy efficient new buildings, and retrofits of existing buildings and infrastructure.
- e. Encourage site designs that maximize drought tolerant tree planting and green space retention with an emphasis on open space and street trees to reduce building energy demand.
- f. Explore and support initiatives to produce renewable energy, such as photovoltaic/solar, heat exchange, geothermal, and district energy systems.
- g. Encourage energy efficient, residential infill development and densification within currently serviced areas.
- h. Explore incentives to encourage development at the highest levels of the BC Energy Step Code.
- i. Collaborate with Osoyoos Indian Band, Electoral Area A, and the Regional District to capitalize on federal funding programs that support alternative and renewable energy projects.

### DID YOU KNOW?

*Retrofitting is the practice of installing new technology or features to an older building to improve its overall energy efficiency and therefore reduce its carbon footprint.*

The *BC Energy Step Code* is a tool included in the provincial Building Code that municipalities may implement and require adherence to for new construction, additions, renovations, etc. in order to ensure that new development is achieving a certain level of energy efficiency.



## .2 Reduce Osoyoos's carbon footprint.

- a. Continue to update the annual Climate Action Revenue Incentive Program Report and implement its recommendations.
- b. Achieve carbon neutrality in Town of Osoyoos corporate operations.
- c. Encourage reduced dependency on automobiles by creating complete and compact neighbourhoods within walking distances of services.
- d. Create and implement a Solid Waste Management Plan to reduce the amount of solid waste requiring disposal.
- e. Retain and increase the Town's existing urban tree canopy coverage to reduce the warming effects of urban land surfaces, also known as urban heat island effect.
- f. Develop a revitalization tax exemption program that exempts green activities to incentivize business and property owners to reduce their carbon footprint.
- g. Support the Regional District of Okanagan-Similkameen's goal of establishing a regional composting facility to collect residential food waste. Encourage households to install and maintain personal composting systems in the meantime until a curbside collection program is offered.
- h. Encourage agricultural operations to use on-site composting systems.

## 6. COMMUNITY GOALS AND POLICIES

- i. Update the design, operations and closure plan for the Osoyoos Landfill.

### **.3 Ensure Osoyoos residents have adequate access to an abundance of healthy food.**

- a. Permit community gardens as an accessory use in residential, commercial, institutional, industrial, and park zones in the Zoning Bylaw.
- b. Collaborate with Osoyoos Indian Band, Interior Health, School District 53, and local agricultural community organizations to enhance capacity for food sustainability.
- c. Facilitate opportunities for urban agricultural practices on vacant and under-utilized lots throughout the Town.
- d. Incorporate edible landscaping into public lands, where appropriate.

## 7. LAND USE DESIGNATION POLICIES





## 7.A. AGRICULTURE

### .1 Context

This chapter contains Town policies in support of sustainable agriculture, including preserving lands for agriculture and promoting farming on lands in the Agriculture land use designation, as shown on Map 2.

There is a total of 326.7 hectares of Agricultural Land Reserve (ALR) land in Osoyoos, with 138.24 hectares designated for Agricultural use as shown on Maps 2 and 3. This comprises 14% of the Town's total land area. Most of Osoyoos's ALR lands are in active agricultural production to some degree or another, with the major exception of the Osoyoos Golf and Country Club that is a non-farm use allowed by the Agricultural Land Commission (ALC).

#### DID YOU KNOW?

*The Agricultural Land Reserve (ALR) is a provincial zone in which agriculture is recognized as the priority use. Farming is encouraged and non-agricultural uses are restricted. The ALR protects approximately 4.6 million hectares of agricultural land across British Columbia.*

The ALC exercises provincial stewardship over the Reserve to both protect agricultural lands from outright losses to urbanization and from no less damaging attrition due to incremental subdividing and intruding non-farm uses. All ALR lands are subject to provisions of the *Agricultural Land Commission Act (ALCA)*, the *Agricultural Land Reserve Use Regulation*, the *Agricultural Land Reserve General Regulation*, ALC policies, and any orders of the Commission. Other ALR lands in Osoyoos that are not designated as Agriculture are largely designated as Parks and Recreation and Airport, with some other uses such as

Tourist Commercial, as shown on Map 2.

The Town's Growth Management approach outlined in section 5 will contribute significantly to protecting the integrity of our agricultural land base, as new development is only encouraged in areas with access to existing servicing infrastructure. In some instances, ALR exclusion applications may be initiated by a local or provincial government, or a "prescribed body" defined under s. 16 of the ALR General Regulation. The Town's growth containment area approach will dampen speculative expectations that adjacent ALR lands will inevitably be released for development. Policies in this section of the OCP will help facilitate "edge planning" in order to minimize urban-rural conflicts through implementation of the Ministry of Agriculture, Food and Fisheries's (MoA) *Guide to Edge Planning: Promoting Compatibility Along Agricultural-Urban Edges*.

#### Notes:

*General policies related to the agricultural community's contribution to the local economy are outlined in section 6.E. Economic Prosperity and Business Resilience.*

*Check out the MoA's Guide to Edge Planning*





## .2 Policies

### .1 Agricultural Lands Preservation

- a) Support the ALC's mandate to preserve agricultural land and encourage farming within the ALR Discourage further land exclusions from the ALR except:
  - a. in instances where transportation connections are required and;
  - b. for ALR parcels less than 0.8 hectares in size being used for non-farm purposes that were issued title on or prior to December 21, 1972, with confirmation from the ALC.
- b) Support the exclusion of the Southeast Meadowlark area from the Agricultural Land Reserve, in accordance with ALC Resolution #2637/2010, in order to meet the Town's residential growth demands provided that the development includes a 30 m residential building setback, fence, and buffer between agricultural and non-agricultural lands, the development is built at a minimum density of 30 units per hectare, and 15% of all new housing units provided are deemed affordable, as per the CMHC's definition of

*Affordability means forms of housing that do not require a household to spend more than 30% of its pre-tax income on such shelter, according to the Canada Mortgage and Housing Corporation (CMHC).*



“affordability”.

- c) Consider the use of setbacks and buffering between non-agricultural development and the ALR boundary on non-ALR land as per the MoA's *Guide to Edge Planning*.
- d) Discourage subdivision of land in the ALR except for home site severances or boundary adjustments between existing parcels.
- e) Discourage any potential disturbances to clean water supply currently available on agricultural land.
- f) Protect agricultural lands adjacent to fully serviced urban areas.

### .2 Farming Industry Promotion

- a) Ensure the Town's Zoning Bylaw is consistent with mandatory ALR requirements regarding allowable land uses.
- b) Encourage farming activities on unactive agricultural lands with the Agriculture designation.
- c) Promote increased productivity and yields from existing agricultural lands.
- d) Promote niche opportunities to encourage increased agricultural production on ALR lands.
- e) Encourage value-added activities that can improve agricultural viability.
- f) Pursue intensive agricultural uses on vacant or underutilized ALR parcels by promoting the integration of farming with other ancillary activities such as agri-tourism and local agricultural product processing.
- g) Balance farming activities with environmental management best practices.

## 7. LAND USE POLICIES

- h) Encourage farms to explore opportunities to incorporate renewable energy into their practices and processes.
- i) Support the development of a farm worker housing strategy.

## 7.B. RESIDENTIAL

### .1 Context

The Town has a number of existing residential neighbourhoods surrounding Downtown, to the south near swiws (Haynes Point) Provincial Park, adjacent to the Industrial Park, Dividend Ridge, and east Osoyoos. Many neighbourhoods are largely low-density in nature with single-detached homes. There are pockets of multi-family residential units throughout the community; for example Cottonwood Drive in east Osoyoos and areas close to the Downtown.

As the community continues to grow and demands for more affordable and diverse housing options increase, single-detached development will become increasingly difficult to accommodate, especially due to the geographic and boundary constraints of the Town. That being said, more intensive forms of residential development are required in Osoyoos. This may entail infill and intensification of existing residential neighbourhoods as well as higher density forms of housing on lands that are currently vacant or have redevelopment potential.

It is the intent of this Residential Land Use section to provide direction on how and where residential growth and development shall occur within the Town. The Residential Land Use category includes the following designations, as shown on Map 2:

- Low- to Medium-Density Residential
- Medium- to High-Density Residential

#### **Notes:**

*General policies related to residential neighbourhoods and the provision of housing are outlined in section 6.B. Housing and Our Neighbourhoods.*

*Development Permits are applicable to certain lands with a Residential designation in accordance with Map 2. This includes the Multi-Family Development Permit Area and the Intensive Residential Development Permit Area, the guidelines for which are included in Section 8 of this plan.*

### .2 Policies

#### .1 General Policies

- a) Encourage the provision of amenities through density bonusing for residential development consisting of additional floor area, additional units per hectare, or other measures of density. Amenities may include but are not limited to:
  - i. Land for parks and/or public trails and walkways, including any required construction;
  - ii. Park and trail improvements;
  - iii. Provisions for on-site affordable housing or contribution to a reserve fund held by the Town for supporting affordable housing;
  - iv. Provision of on-site child care facilities;

## 7. LAND USE POLICIES

- v. Provision of lands for a community garden;
  - vi. Enhancement of cultural and recreational assets, including the provision of public art
  - vii. Construction of active transportation infrastructure, such as sidewalks and bike lanes; or
  - viii. Underground parking in place of on-grade parking, where possible.
  - ix. Encourage these amenities to incorporate Universal Accessible Design principles where applicable.
- b) Require all multi-family development to conform to the Multi-Family Residential Development Permit Area Guidelines.
- c) Require the Southeast Meadowlark Plan Area referenced in Schedule 1 to conform to the Intensive Residential Development Permit Area Guidelines.
- d) Accommodate neighbourhood commercial development in all residential areas as and where appropriate.
- e) Ensure usable green space and amenity areas are provided in all newly developed residential areas.
- f) Consider the use of setbacks and buffering between new residential development and agricultural areas as per the MoA's *Guide to Edge Planning*.
- g) Encourage the development of pedestrian-friendly and active transportation infrastructure (sidewalks, bike lanes) as new residential development occurs.
- h) Encourage new residential development to consider age-friendly principles in the design and construction of units.
- i) Discourage residential developments requiring downzoning, or developments that do not take advantage of allowable residential densities.
- j) In ecologically sensitive hillside areas, promote housing "clusters" separated by conservation areas.
- k) Identify opportunities in the Zoning Bylaw for reducing parking requirements for residential units located within close proximity to key amenities in order to encourage alternate modes of transport.

### .2 Low-to Medium-Density Residential Designation Policies

- a) Permitted housing types may include single detached homes, small homes, secondary dwelling units, townhouses, triplexes, and four-plexes.
- b) Permit densities of no more than 35 units per hectare in Low- to Medium-Density Residential areas.
- c) Require new subdivisions to be developed with access points suitable for evacuation and movement of emergency response equipment.
- d) Encourage secondary dwelling units as a form of infill development throughout existing low-density residential neighbourhoods.
- e) Consider subdivision as a form of infill housing in existing low-density neighbourhoods to accommodate smaller lots where possible and suitable.

- f) When reviewing proposal for residential infill development, consider the following to determine if the proposed development is compatible with the existing neighbourhood form and character:
  - i. The height, size, and massing of buildings;
  - ii. Proposed landscaping;
  - iii. On- and off-site traffic circulation impacts, including parking; and
  - iv. Technical aspects of the building including its setback on the lot, privacy design features (e.g. window placement), and materials.
- g) Discourage residential developments requiring redesignation from Low- to Medium-Density Residential to Medium- to High-Density Residential on Map 2 where the potential negative impacts to the existing neighbourhood context may outweigh any positive benefits to the community.
- h) Promote a mix of lot sizes for low- to medium-density residential housing in the R1, R2, R3, R4, R5, RSS, and R6 zones.
- i) Ensure new duplex and -plex developments are integrated into existing single-family residential neighbourhoods in a manner that is compatible with the existing neighbourhood character.
- j) Permit one secondary dwelling unit per lot in the R1, R2, and R3, zones subject to compliance with the Zoning Bylaw.
- k) -Plex developments with 3 or 4 units may be permitted on double-fronting lots in this designation subject to a rezoning to ensure that this type of development is appropriate for the existing neighbourhood context.

*Double fronting lots means a lot which abuts a street and a lane or two streets, both of which are parallel, or nearly parallel, to the lot.*



### .3 Medium- to High-Density Residential Designation Policies

- a) Permitted housing types in the Medium- to High-Density Residential designation may include -plex developments, stacked townhouses, and low-rise and mid-rise apartment buildings (no greater than 4 storeys).
- b) Permit densities of no more than 75 units per hectare in Medium- to High-Density Residential areas.
- c) Encourage housing above ground-level commercial floor space in the CR zone.
- d) Prioritize new residential development with densities on the higher end of the range mentioned in section 7.B.2.3b) in and around Downtown.
- e) Encourage lot consolidations to facilitate comprehensive development planning.



## 7.C. COMMERCIAL

### .1 Context

Osoyoos is a thriving community with a prosperous local economy that serves residents and visitors. The downtown commercial area is well defined and has a strong identity as a traditional downtown area and it acts as the historical core of the community. The downtown has a wide variety of retail and service businesses, financial institutions, government and professional offices, and arts and cultural activities. The recently prepared 2018 Town Centre Renewal Plan aims to build on the existing foundation to renew and energize the downtown.

Another strong characteristic is Osoyoos's tourist commercial areas with uses such as hotels, motels, RV parks and restaurants. These areas have built up over many years on the Town's long standing attractiveness as a summer tourist destination taking advantage of the great summer climate, warm lake, and beautiful scenery. Accommodation and food services are some of the Town's top employers. The summer season is the busiest, however, Osoyoos is diversifying and broadening its appeal to become a four-season destination.

Highway 97 and Highway 3 provide vital transportation links to the broader market and much of the Town's commercial activities are close to these two corridors. These include a range of shopping centres and smaller strip malls, service commercial uses such as gas stations, fast food, auto repair, RV sales, and building supply. The community also has a few smaller convenience stores to serve local neighbourhoods.

It is the intent of this Commercial land use section to provide direction to commercial growth and development in the Town. The Commercial section includes the following designations as shown on Map 2 land Use Designations:

- Downtown Commercial.
- General Commercial.
- Tourist Commercial.

The General Policies section applies to all commercial types of designations, and the specific policies apply to each separate land use designation as set out in their respective sections.

**Notes:**

*Other policies related to Commercial development are outlined in section 6C Connectivity, 6D Community Vibrancy, 6E Economic Prosperity and Business Resilience.*

*The Mixed Use and Commercial Development Permit Area is applicable to lands designated as Downtown, General or Tourist Commercial. The guidelines for the Mixed Use and Commercial Development Permit Area are included in Section 8 of this plan.*

## .2 Policies

### .1 General Policies

- a) Expand and strengthen Osoyoos as a regional commercial service centre and major year round resort attraction.
- b) Promote commercial business retention and expansion to better serve residents and visitors.
- c) Encourage a high standard of design that creates a strong positive impression of Osoyoos for all commercial uses.
- d) Require all commercial development to conform to the Mixed Use and Commercial Development Permit Area Guidelines.
- e) Promote mobile and stationary street vendors such as food trucks in any Commercial designation provided that they can provide adequate off street parking on the parcel where they are located.

### .2 Downtown Commercial Designation Policies

- a) Promote an attractive and dynamic mix of complementary Downtown uses, including retail and service businesses, financial institutions, government and professional offices, housing above and below commercial floor space, arts and cultural activities, and inviting public spaces.
- b) Recognize the downtown commercial area as the area designated as Downtown Commercial on Map 2 - Land Use Designations.
- c) Create a thriving Town Centre by implementing the direction established in the Osoyoos Town Centre Renewal Plan, which sets out the following strategies:
  - i. Strengthen Town Centre businesses
  - ii. Extend uses outdoors with sidewalk patios
  - iii. Create conversation corners
  - iv. Tame the traffic and improve accessibility for a safer place
  - v. Develop 85th Street plaza and improve other streets
  - vi. Create a facade facelift program
  - vii. Green the streets
  - viii. Create a network of greenways
  - ix. Add compact housing around the edges
  - x. Welcome with signage, wayfinding, and centre definition
  - xi. Bring culture and art to enliven streets and spaces
  - xii. Replace street lighting and add electric vehicle charging stations
  - xiii. Create policy districts and update development regulations
  - xiv. Cultivate effective leadership and partnering



## 7. LAND USE POLICIES

- d) Protect and enhance the existing character areas of the Town Centre such as the unique specialty and locally-owned retail, food and beverage spaces, while expanding complementary retail, support services, arts and entertainment.
- e) Encourage quality development and protect the important features, character, uses, and buildings in the Town Centre to create a unique and outstanding place. Build on both the historic and contemporary areas of the Town Centre – respecting and improving both.
- f) Maintain compact OCP boundaries for the Downtown to sustain its social vitality and pedestrian accessibility.
- g) Encourage residential uses above and below commercial uses.
- h) Allow stand alone medium- to high-density residential uses as per the following conditions:
  - i. The parcel does not front onto Main Street;
  - ii. The parcel is greater than 1000 m<sup>2</sup> – lot consolidation is encouraged to create lots of at least this size or larger;
  - iii. Access to parking is provided via the back lane in order to preserve a pedestrian friendly environment fronting on the street; and
  - iv. A comprehensive plan has been prepared for development of the site.
- i) Preserve Main Street's intimate-scaled form and character, including a front building line on sidewalks, with courtyards encouraged where appropriate, as a means of improving mental and physical health.
- j) To preserve the pedestrian friendly environment and support effective use of the limited land resources in the downtown, drive-throughs are not permitted.
- k) Encourage Downtown professional businesses not needing a “storefront” to occupy upstairs premises or locate behind Main Street.
- l) Support creation of a Business Improvement Association (BIA) to help coordinate business initiatives in the Town Centre area.

### .3 General Commercial Designation Policies

- a) Promote the following commercial uses:
  - i. shopping centre commercial uses (i.e. shopping centre, strip mall)
  - ii. service commercial uses (e.g. automobile and other highway orientated uses)
  - iii. neighbourhood commercial uses (e.g. local convenience store)
- b) Direct General Commercial uses to the areas designated as General Commercial on Map 2 – Land Use designations.
- c) Encourage access management through shared access points, rear access roads, and other access management approaches for uses located along Highway 97 and Highway 3.
- d) Consider proposals for “big box” shopping centres subject to the following guidelines:
  - i. A maximum floorspace of 10,000 sq. ft. for each store building, or combination of buildings intended for the same or closely related business purposes;

## 7. LAND USE POLICIES

- ii. Convenient vehicular accessibility for Town residents and surrounding areas;
  - iii. Location near the Town's central urban area and available infrastructure services;
  - iv. Building design, site layout and landscaping that respects our community character, presents an attractive, interesting and substantial appearance, promotes energy conservation "green values," and facilitates pedestrian access;
  - v. Submission of an impact assessment for Council consideration that measures potential impacts of a proposed box store and any accompanying strip mall on existing Town businesses, local infrastructure, residential neighbourhoods, and the natural environment;
  - vi. The impact assessment is prepared at cost to the applicant, and the selected consultant, terms of reference and final report are all to the Town's satisfaction; and
  - vii. An impact assessment will be provided to the Town for any large commercial development outside our municipal boundaries requiring a Town servicing agreement.
- e) Support small neighbourhood commercial centres designed to support the local convenience shopping needs and restaurants in locations that serve specific residential neighbourhoods.



### .4 Tourist Commercial Designation Policies

- a) Promote the following tourist commercial uses:
- i. tourist accommodation, food and beverage services, recreational commercial and rental (e.g. hotels, motels, restaurants, theme parks, pubs)
  - ii. commercial residential (resort apartments/townhouses/individual homes)
  - iii. tourist recreation vehicle and campground parks and associated convenience stores (e.g. RV and trailer parks, campsites)
  - iv. commercial marina
  - v. affordable housing units for those working in the tourism industry
- b) Direct tourist commercial uses to areas designated as Tourist Commercial on the Map 2 – Land Use Designations.

## 7. LAND USE POLICIES

- c) Promote a range of tourist accommodation choices including hotels, motels, resort multiple family dwellings, lock off suites, resort residential dwellings, resort secondary dwellings, RV and trailer parks, campsites, and other forms of tourist accommodation.
- d) Allow a wide variety of ownership and rental structures for tourist accommodation facilities within the Tourist Commercial designation, including rental pool, short term rentals, timeshare, fractional ownership, individual unit ownership, corporate ownership, bare land strata, building strata.
- e) Allow combinations of dwellings for permanent residents and tourists within the same comprehensively planned development.
- f) Ensure a high standard of design and development for new RV, park model, mobile home, and campsite developments for the travelling public.
- g) Encourage uses that diversify tourism commercial activities beyond the traditionally very strong summer activities to create four-season commercial attractions for residents and tourists.
- h) Require Lakefront developments to enhance public Lake access and provide for parklands and/or public walkways
- i) Allow Commercial Marinas in the Tourist Commercial designation, and not in any other designation.



## 7.D. INDUSTRIAL

### .1 Context

Industrial uses perform a vital function for Osoyoos's economy. These areas provide products, services and employment for the community and the broader region. Industrial uses are located in the Northwest area of Osoyoos known as the Buena Vista Industrial Park. Some industrial uses are located on the Airport lands along Highway 3. A new industrial subdivision is proposed above the existing area, off Strawberry Creek Road.

Citizen direction regarding Industrial uses relate to attracting year-round industries that positively contribute to the community. Examples included food processing to complement agriculture, as well as aviation, tech start-ups, cannabis manufacturing, sales, and renewable energy. Residents noted that the community should support existing businesses through cultivating a culture of entrepreneurship and innovation. They also note that the health of the natural environment should not be compromised to achieve economic prosperity.

It is the intent of this Industrial land use section to provide direction to industrial growth and development in Osoyoos. The Industrial Designation policies apply to areas designated as Industrial on Map 2. The general policies apply broadly to industrial activities in Osoyoos but are not necessarily specific to only the Industrial designation on the map. Policies respecting aggregate mining and processes are also included in this section.

#### **Notes:**

*Policies pertaining to the linkage between industrial development and the local economy are outlined in section 6.E. Economic Prosperity and Business Resilience.*

*Policies pertaining to the Town Airport are discussed in section 7.E. Airport.*

*The Industrial Development Permit Area is applicable to all lands designated as Industrial on Map 2. The guidelines for the Industrial Development Permit Area are included in Section 8 of this plan.*



## .2 Policies

### .1 General Policies

- a) Expand and diversify Osoyoos' industrial base to provide sustainable and quality jobs.
- b) Provide sufficient industrial lands for growth.
- c) Position the Town to take advantage of any unique economic opportunities or grant funding that may be available in the future by being project ready.
- d) Promote Industrial activity that is clean, sensitive to the environment, compatible with our quality of life, and generates employment for local residents.
- e) Encourage higher technology industries that can locate within the Industrial designation but may also be quite appropriate in the Downtown or General Commercial designation as well.
- f) Attract year-round industries that positively contribute to the existing agricultural and tourism sectors.
- g) Locate new industries in suitable areas that avoid conflicts with other uses.

### .2 Industrial Designation Policies

- a) Direct industrial growth to areas designated on Map 2 - Land Use Designations for Industrial use.
- b) Promote infill and intensification of the Buena Vista Industrial Park.
- c) Permit an accessory residence for the proprietor's convenience and for added security within any general industrial building or consider a small separate residential dwelling on a case-by-case basis or as specified in the zoning bylaw.
- d) Consider environmental sustainability, visual appeal, functionality, and integration with the larger community for development or redevelopment of Industrial lands.
- e) Encourage the development of Industrial lands for uses that draw on the local agricultural activities, with a focus on value-added industry that processes raw agricultural products into other food items.
- f) Attract industries that build on Osoyoos as a key destination for trade and goods exports due to its key geographic location directly adjacent to the US-Canada border crossing into Washington State.
- g) Support the use of Industrial lands for indoor recreation facilities that will aide in generating year-round activities.
- h) Require an impact assessment at-cost to the applicant for any proposed heavy industry rezoning or development permit, to protect public safety and environmental quality.
- i) Encourage a high standard of design that creates a strong positive impression of Osoyoos for industrial uses as they are somewhat visible from areas with high traffic, and Osoyoos expects a high design standard from its industrial uses.
- j) Require all Industrial development to conform to the Industrial Development Permit Area Guidelines.

### .3 Aggregate and Mining Resources Policies

- a) Recognize existing sand and gravel deposits as set out in Map 11 Aggregate Resources. Note however, that the one property identified as containing sand and gravel deposits is located within an environmentally sensitive area as shown on Map 10, and therefore the Town does not support gravel extraction from this site.
- b) Continue to rely on sand and gravel extraction enterprises located in the Regional District of Okanagan-Similkameen and other nearby communities for sand and gravel resources.
- c) Consider processing of aggregate resources as a Heavy Industrial for zoning purposes, including requirements for an impact assessment.
- d) Consider using depleted aggregate resource sites for other uses or require rehabilitation to natural conditions.

## 7.E. AIRPORT

### .1 Context

The Town of Osoyoos airport lands are located on Highway 3 directly across from the 115th St Industrial Park. The airport has an asphalt runway that is largely used for hobby purposes and events. There are currently no facilities, services, or buildings on the lands. The airport is used as a staging area by the BC Wildfire Service during the wildfire season.

It is the intent of this Airport Land Use section to encourage development of the Osoyoos Airport with uses that are appropriate for the site and surrounding areas, while still maintaining the use of the area by appropriate user groups. The Airport Land Use category includes the Airport designation, as shown on Map 2, which ensures that the Osoyoos Airport lands will be used for airport purposes and honours the Town's commitment to the Province to maintain these lands as such.

**Notes:**

*Policies pertaining to economic development are outlined in section 6.E. Economic Prosperity.*

*Policies pertaining to industrial land uses are outlined in section 7.D. Industrial.*

*The Industrial Development Permit Area is applicable to lands with the Airport designation in accordance with Map 2. The guidelines for the Industrial Development Permit Area are included in Section 8 of this plan.*

### .2 Policies

#### .1 General Policies for the Airport Lands

- a) Develop an airport management strategy to improve management of the airport.
- b) Support development of the airport lands as a primary community economic development and tourism driver.
- c) Use the airport as an economic tool to retain, expand and attract businesses and services.
- d) Establish the airport as a civic, recreational, and business hub.
- e) Promote the Osoyoos Airport as a local and regional asset.
- f) Encourage the establishment of courier services at the airport.
- g) Maintain use of the airport for wildfire staging.
- h) Explore the feasibility of opening an aviation school at the airport.
- i) Encourage the creation of multi-purpose gathering space at the airport for user groups and the general public.

## 7. LAND USE POLICIES

### .2 Airport Designation Policies

- a) Promote a variety of commercial and service uses associated with the aviation industry in the Airport designation.
- b) Consider revising the definition of “airport” in the Zoning Bylaw to be more comprehensive in terms of uses associated with airports (e.g. hangars, multi-purpose space, fuelling stations, aircraft maintenance and repair, parking).
- c) Consider revising the Zoning Bylaw to permit community multi-purpose gathering space and an aviation school in the CA zone.
- d) Proposals for industrial uses on airport lands will not be supported.
- e) Explore funding opportunities to develop a taxiway adjacent to the existing runway.



## 7.F. INSTITUTIONAL

### .1 Context

Osoyoos has a number of institutional uses that serve the community to enhance overall well-being. These uses will continue to play an increasingly important role as the community continues to grow and demand for public facilities increases as a result.

The Town must consider the unique needs of different demographic groups for community services, particularly if the existing senior population grows as projected, potentially straining the existing healthcare facilities and services. Furthermore, it is important to acknowledge that some public facilities have reached the end of their building lifespan and require replacement, including Town Hall which has no additional capacity to accommodate growing demands for Town services.

It is the intent of this Institutional Land Use section to provide direction regarding institutional growth and development in Osoyoos. The policies outlined in this section generally apply to areas designated as Institutional on Map 2. Land Use Designations. Map 4 Public and Recreation Facilities shows facilities and lands that are owned by the Town or Province. These lands and facilities may have an Institutional designation, but not all, as shown on Map 2. . The General Policies discussed in this section apply broadly to institutional uses and activities in Osoyoos, whereas the Institutional Designation policies apply to only those lands with the Institutional Land Use Designation.

#### **Notes:**

*Several policies relating to Institutional uses in Osoyoos are outlined in sections 6.A. Our Local Identity and Quality of Life and 6.D. Community Vibrancy.*

*Policies pertaining to parks and recreation are outlined section 7.H. Parks and Recreation.*

*Policies pertaining to the Town's Airport are outlined in section 7.E. Airport.*

### .2 Policies

#### .1 General Policies

- a) Plan for our changing public facility needs, starting with a Facility Needs Assessment and considering such issues as:
  - i. Retaining a new Town Office in the Downtown versus relocating elsewhere.
  - ii. Needs for an aquatic centre, together with facility options, financial feasibility considerations and partnership opportunities.
  - iii. Identify potential community partnerships or opportunities to increase venue and mixed-use spaces for accommodating community events.
  - iv. Encourage additional multi-purpose usage of Sonora Community Centre.
- b) Investigate opportunities to expand Sonora Centre parking, including possible use of the School Board garage site to the east and a cross-use parking agreement with Osoyoos Elementary to the west.

## 7. LAND USE POLICIES

- c) Promote shared-use agreements between the Town and School District #53 for reciprocal access to recreational facilities and playing fields to facilitate recreational use by the entire community.
- d) Work with School District #53 to identify opportunities for increasing community use of schools, and when new schools are constructed, collaborate on the design of spaces that will support community uses.
- e) Continue to support the RCMP and work together with them to plan their future service levels according to changing community needs.
- f) Work together with the Town of Oliver and the Osoyoos Indian Band to determine the feasibility of a regional aquatic centre.
- g) Support the Museum Society in its efforts to promote the value of our heritage traditions, sites and artifacts in Osoyoos and surrounding areas, and to examine options for a new museum facility - including regional partnership opportunities.
- h) Encourage the retention of built, cultural, and natural heritage features. Consider adoption of a Town Heritage Register to protect these features.
- i) Celebrate Osoyoos's rich heritage and that of the Sylix peoples through completion of wayfinding signage and public art projects in collaboration with Osoyoos Indian Band and the Osoyoos Arts Council. Work closely with these stakeholders to identify suitable locations for public art installations.
- j) Acknowledge and respect the heritage and culture of the Okanagan Sylix Peoples, and work together with the Osoyoos Indian Band to ensure that this culture is appropriately integrated into the community and the built environment
- k) Support the Osoyoos and District Arts Council in its efforts to increase and broaden opportunities for participation in cultural activities.
- l) Identify any buildings and sites with heritage significance for consideration during community planning and tourism promotion.
- m) Encourage the design and construction of energy efficient new buildings, and retrofits of existing buildings and infrastructure.
- n) Develop working partnerships among government, business, social agencies, non-profit groups, colleges, and other post-secondary institutions to address the lifelong learning needs of Osoyoos residents.
- o) Continue to upgrade communications infrastructure to ensure that access to a broadband network is provided for all businesses, institutions, and households.
- p) Support Congregate Care facilities and other health care facilities which provide health care services, based on changing individual needs.
- q) Work with Interior Health Authority and providers of alternate healthcare services (e.g. naturopathic medicine, counselling, massage therapy) to ensure that the health services available to residents adequately meet the needs of current and future residents.
- r) Support health organizations that wish to open a walk-in clinic at the Osoyoos Health Centre.
- s) Continue to work with Interior Health Authority and other levels of government to secure funding and support for primary and urgent care centres in Osoyoos.

## 7. LAND USE POLICIES

### .2 Institutional Designation Policies

- a) Promote a variety of public, non-profit, or utility uses, including: schools, churches, public health facilities, community care facilities, fire halls, libraries, post offices, government buildings, and utility services such as water, sanitary sewer, hydro, etc.
- b) Direct institutional uses to areas designated as Institutional on Map 2.
- c) Ensure a high standard of design for all institutional development through encouraging developers to closely follow the DPA-3: Mixed Use and Commercial Development Permit Area Guidelines outlined in section 8.D.
- d) Encourage new development to be compatible with the surrounding neighbourhood.

## 7.G. ENVIRONMENT

### .1 Context

Osoyoos is located in a biodiversity haven in the South Okanagan Valley which is situated on Osoyoos Lake. The community is geographically constrained by the surrounding hillsides of Anarchist Mountain to the east, and the west benchlands and Kruger Mountain to the west. These geographic features are home to a number of valuable ecosystems for aquatic and terrestrial wildlife alike, such as Sagebrush and Antelope Brush Steppe, grasslands, and lake shorelines.

It is the intent of this Environment Land Use section to provide direction on the protection of the natural environment, as well as the conservation and preservation of environmental conservation lands and how these lands may be enjoyed by the public. The Environmental Land Use category includes the Environmental Conservation designation, as shown on Map 2. Environmentally Sensitive Areas are also denoted on Map 10.

#### **Notes:**

*Policies pertaining to climate change management and resilience are outlined in section 6.G. Greenhouse Gas Emissions and Climate Change.*

*Policies pertaining to parkland acquisition are outlined in section 7.H.2.2 Parks and Recreation.*

*Development Permits are applicable to certain lands with the Environmental Conservation designation and lands with environmentally sensitive features, riparian areas, and/or foreshore areas. This includes the Environmentally-Sensitive Development Permit Area, Riparian Development Permit Area, and Foreshore and Lake Development Permit Area, the guidelines for which are included in Section 8 of this plan.*

### .2 Policies

#### .1 General Policies for Protection of the Natural Environment

- a) Promote and protect wildlife corridors and ecosystem interconnectivity.
- b) Support the Osoyoos Desert Society (ODS) in its efforts to protect and restore the Antelope Brush ecosystem of the South Okanagan.
- c) Cooperate on inter-jurisdictional initiatives to service urbanizing areas around Osoyoos Lake with community sewer.
- d) Support the Osoyoos Lake Water Quality Society (OWQS) in its efforts to promote public awareness of lake pollution, conservation, and management issues.
- e) Continue to enforce the anti-idling bylaw for vehicles
- f) Encourage BC Transit to provide Osoyoos with fuel efficient transit vehicles in an effort to improve air quality.
- g) Promote effective regional water sustainability policies through the *South Okanagan Regional Growth Strategy*(RGS).

## 7. LAND USE POLICIES

- h) Support the efforts of the Okanagan Basin Water Board (OBWB) to take an integrated approach with local governments and regional districts for preserving water quality and conserving water use.
- i) Require installation of water meters for all new residential, commercial, industrial, and institutional buildings, as per section 7.K.
- j) Consider options for retroactive installation of water meters in all existing buildings without meters, as per section 7.K.
- k) Coordinate with other partners to finding an expeditious, effective and equitable solution for conserving water use among agricultural producers at the regional level.
- l) Ensure public access to shorelines is sensitive to existing riparian habitats.

**A riparian area is the interface between land and a natural watercourse, such as a creek, stream, river, lake, or wetland. These areas are home to a variety of plant and animal species**



- m) Consider undertaking a natural asset planning study to better manage natural assets for the provision of services such as stormwater management, water filtration, flood and erosion protection, and recreation.
- n) Consider the impacts of the agricultural industry on water supply through encouraging water conservation measures.
- o) Collaborate with the Regional District, Osoyoos Indian Band, and South Okanagan local governments to identify, protect, and monitor environmental resources such as air, land, and water quality.
- p) Continue to implement the recommendations outlined in the *Urban Forestry Plan* to protect and enhance the Town's urban forest.
- q) Promote and encourage implementation of the biodiversity conservation strategies outlined in *Keeping Nature in Our Future: A Biodiversity Strategy for the South Okanagan-Similkameen* (2012).
- r) Involve local residents and community groups in environmental conservation land stewardship activities.

### .2 Development Policies and Considerations for the Natural Environment

- a) Reduce risks from development to sensitive ecosystems and rare and endangered species.
- b) Consider protecting natural areas that are left undeveloped by use of conservation zoning, park dedications, land trusts, covenants, development agreements, or other methods.
- c) Take appropriate measures to protect the public and development from potential rock fall, slope failure, and wildfire hazards, as encouraged in Section 7.H.

*Check out the Biodiversity Strategy for the South Okanagan-Similkameen*





## 7. LAND USE POLICIES

- d) Promote storm water management best practices for all new developments and for converting existing developments
- e) Require water reduction strategies for new developments, including xeriscaping.
- f) Consider public health implications pertaining to noise and air quality disturbances when evaluating applications for commercial and industrial development.
- g) Encourage the use of building and site design features that reduce light pollution.
- h) Review any proposals for new development on the Osoyoos West Bench against the *Biophysical Information Summary for the Osoyoos West Bench (2018)* prepared by the South Okanagan Similkameen Conservation Program and the Province of British Columbia to ensure that sufficient protection will be provided for significant features and critical habitats.

Ensure that development does not negatively impact the quality of surface and ground water sources.

The construction or erection of any building, structure, or material that may create an obstruction to the flow of a watercourse, ditch, drain or sewer is prohibited.

Consider the cumulative impacts of site development over time to reduce negative impacts on hydrology, surface and groundwater quality, and wildlife habitats.

### DID YOU KNOW?

*The Osoyoos West Bench is home to a number of endangered or threatened species, including the Western Rattlesnake, Tiger Salamander, and Lewis's Woodpecker.*



### .3 Environmental Conservation Designation Policies

- a) Establish a passive parks system that maintains the environmental integrity of conservation lands.
- b) Allow for passive recreation opportunities, such as hiking and wildlife viewing.
- c) Encourage the preservation of natural open space areas on steep slopes, areas that are undevelopable, areas with significant environmental features, and critical habitats.
- d) Work with conservation partners to acquire and designate land for environmental conservation purposes whenever feasible.
- e) Work with conservation partners to ensure that the expansion of any existing trails mitigates impacts to ecological values.
- f) Establish new non-motorized recreational trails for hiking with linkages to Parks and Recreation lands where possible. Identify opportunities for new trails in the next update to the Parks and Trails Master Plan.
- g) Identify areas for restoration and implement restoration plans where feasible.
- h) Prioritize the protection of wildlife habitats.

## 7. LAND USE POLICIES

- i) Prepare management plans for lands with the Environmental Conservation designation that provide guidance for their protection, use, restoration, enhancement, and management.
- j) Educate the public on the ecosystem values of conservation lands through the installation of interpretive signage.
- k) Support the establishment of conservation covenants to protect environmentally-sensitive areas.

## 7.H. PARKS AND RECREATION

### .1 Context

Osoyoos has a total of 14 parks, two schools that provide park and recreational amenities, 9 designated trails, and 6 recreational and cultural facilities, as shown on Maps 4 and 5. As the community continues to grow, the need for quality parkland and recreational amenities will also increase. The geographic constraints of the Town pose a challenge in that the opportunities for new parkland acquisition are limited. The development and expansion of existing parkland and recreation facilities and the creative provision of amenity space therefore must be considered to ensure that the community's recreation needs are adequately addressed.

It is the intent of this Parks and Recreation Land Use section to provide direction on the goals highlighted in the 2017 Parks and Trails Master Plan and those that have emerged since that planning process was completed. This section outlines policies on the Town's parkland acquisition process, priority areas for active parkland acquisition, and considerations for parkland and trail development. The Parks and Recreation Land Use category includes the Parks and Recreation designation, as shown on Map 2.

#### **Notes:**

*Policies pertaining to multi-modal trails, active transportation, and community connectivity are outlined in sections 6.C Connectivity and 7.J Infrastructure.*

*Policies pertaining to passive parkland are outlined in section 7.G. Environment.*

*Development Permits are applicable to certain lands with the Parks and Recreation designation. This includes the Environmentally-Sensitive Development Permit Area, Riparian Development Permit Area, and Foreshore and Lake Development Permit Area, the guidelines for which are included in Section 8 of this plan.*

*See the 2017 Parks and Trails Master Plan and any subsequent parks planning documents for greater detail on the comprehensive strategy for the development of parks and trails in Osoyoos.*

### .2 Policies

#### .1 General Policies for Parks and Recreation

- a) Continue to implement the actions and recommendations outlined in the 2017 Parks and Trails Master Plan.
- b) Establish an active parks system in the Town that includes:
  - i. Town Parks that serve as a leisure destination and provide recreational opportunities for residents and visitors.
  - ii. Community Parks that serve the recreational needs of multiple neighbourhoods.

- iii. Neighbourhood Parks that provide recreational opportunities for the surrounding neighbourhood.
  - iv. Public Plazas/Pocket Parks that provide leisure and recreational opportunities in urban environments. These spaces often have public art displays and provide spaces for vendors and performers.
  - v. Special Purpose Parks that are designed for a specific purpose (e.g. skateboard park)
  - vi. Waterfront and Linear Parks that provide access to lake frontage.
- c) Improve public access to parks by ensuring that every resident has access to a park located within 400 m of their residence.
  - d) Establish Park Development Cost Charges to fund parkland improvements that reflect the community's recreational needs.
  - e) Explore the development of additional trails, off-leash dog parks, sports fields and courts, and playgrounds.
  - f) Use Crime Prevention Through Environmental Design (CPTED) principles when designing parks and linkages between parks, schools, and community facilities.
  - g) Involve local residents and community groups in park stewardship activities.
  - h) Continue to promote the recreational offerings of Osoyoos Lake while also recognizing its ecological values.

*Crime Prevention Through Environmental Design (CPTED) means a multi-disciplinary approach to crime prevention through the use of urban and architectural design techniques to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among civilians so they can gain territorial control of areas, reduce crime, and minimize the fear of crime.*



### .2 Policies for Parkland Acquisition

- a) Prioritize the acquisition and dedication of parkland in areas designated as Medium-to High-Density Residential, as shown on Map 2 and on the east side of Osoyoos Lake.
- b) Prioritize park dedication along the waterfront.

### .3 Policies for Recreation Facilities

- a) Prioritize investment in upgrades to existing recreation facilities.
- b) Conduct an analysis of existing facilities to determine the level of long-term maintenance required and create a repair/retrofit plan.
- c) Collaborate with School District No. 53 to allow for community recreational use of school sites and facilities.
- d) Collaborate with community organizations and the private sector to provide a variety of equipment and programming to meet the diverse needs and abilities of residents.

## 7. LAND USE POLICIES

- e) Work together with the Town of Oliver and the Osoyoos Indian Band to determine the feasibility of a regional aquatic centre.
- f) Provide equitable access to recreation facilities for all community members.

### .4 Active Parkland Designation Policies

- a) Permit community gardens as an accessory use on park and recreation lands as deemed appropriate.
- b) Allow for a range of active park uses, including: playgrounds, sports fields and courts, dog parks, beaches, road-end beach accesses, and multi-modal trails. and recreational and cultural facilities.
- c) Establish linkages to Environmental Conservation lands where possible.
- d) Continue to promote the development of existing waterfront parks.
- e) Continue to upgrade and maintain existing parks to meet the needs of residents and visitors alike and based on the recommendations of the Parks and Trails Master Plan.
- f) Develop and enhance shorelines for recreation purposes while maintaining environmental integrity.
- g) Protect public rights-of-way and trails throughout the Town from any encroachments.
- h) Protect Future Neighbourhood Pocket Parks that provide access to the lake and encourage their development to provide additional recreational amenities.

### .5 Recreation Designation Policies

- a) Allow for a range of recreational and cultural facilities, such as arenas, ice sheets, golf courses, horseback riding centres, and exhibition grounds, amongst others.
- b) Encourage the development of trails that connect Recreation lands to key amenities, Active Parkland, and Environmental Conservation lands where possible.
- c) Continue to upgrade and maintain existing recreation areas.



## 7.I. HAZARD AREAS – FLOODING, STEEP SLOPES, WILDFIRE

### .1 Context

Some areas of Osoyoos are subject to hazards including flooding, steep slopes and wildfire.

Flooding hazards are associated primarily with Osoyoos Lake which has an established flood elevation. This flood elevation needs to be considered in future land uses and construction. Osoyoos will continue to apply regulations for flood proofing buildings around Osoyoos Lake and other watercourses. Flood Hazard areas are set out on Map 13.

Steep slopes in parts of Osoyoos present potential hazards such as erosion, rockfall, and land slip. Future growth in the West Benchlands and the Kruger Mountain Extension Area will need to be properly planned to take account of the unique challenges of developing hillside areas. Steep slopes are set out on Map 12.

The slopes surrounding Osoyoos contain forested, shrubby and grassy areas and other vegetation that could fuel wildfires, particularly during the dry, hot summers of the South Okanagan. Understanding the level of wildfire risk can assist in future land use and construction planning. Wildfire hazard risk levels are set out on Map 14.

The intent of this hazard areas section is to provide direction to land uses and development to avoid or mitigate flooding, steep slopes, or wildfire hazards. The information available for the areas of the Town can be variable and may lack detail, so hazards often need to be investigated on a site-by-site basis. Recognizing this, site planning for proposed developments should consider the potential hazards on any given site.

#### **Notes:**

*Some policies that aim to protect or avoid sloped or hazardous lands area set out in Section 5.A.. Growth Management. -*

*Development permits are applicable to certain lands subject to hazards. The Hillside Development Permit Area sets out guidelines for development on hillsides in section 8 of this plan. Osoyoos uses Hillside Development Permits to ensure all new hillside development is sensitive to the topographical constraints of the land.*

*The Foreshore and Lake Development Permit Area as well as the Riparian Development Permit Area in section 8 of this plan may also apply to some areas that are within the floodplain area.*

## .2 Policies

### 1. General

- a) Prevent injury and loss of life and prevent or minimize property damage because of natural hazards.
- b) Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated.
- c) Recognize that important habitat may also be found in natural areas that are considered hazardous, and that disruption of these areas should be minimized.
- d) Minimize wildfire hazards to people and property in existing and proposed new development.
- e) Minimize exposure to future flood damage by avoiding or minimizing development within floodplain areas.

### 2. Floodplain Management Policies

- a) Address Floodplain management in the zoning bylaw or in a separate Floodplain management bylaw.
- b) Set the flood plain level for Osoyoos Lake at 280.7m Geological Survey of Canada (G.S.C.),
- c) Recognize areas within the floodplain of Osoyoos lake below at 280.7m Geological Survey of Canada (G.S.C.), shown approximately as Flood Hazard Areas on Map 13.
- d) Set the flood plain level for all other watercourses as 1.5 metres above their high water mark.
- e) Establish the floodplain setback area as land within 7.5 metres of the natural boundary of Osoyoos Lake, a swamp or pond.
- f) Discourage future development of land susceptible to flooding and encourage those lands to be used for parks, open space, habitat conservation, recreation or agricultural uses.
- g) Require that where land subject to flooding is to be developed and no alternative land is available, construction and siting of buildings and manufactured homes to be used for habitation, business, industry, or the storage of goods damageable by floodwaters shall comply with the floodplain regulation of the Zoning Bylaw or Floodplain Management Bylaw. with any relaxation subject to the recommendations of a report prepared by a qualified Professional Engineer or Geoscientist, where applicable, as enabled in the Local Government Act.
- h) Recognize that some existing development is located below the 280.7m GSC floodplain elevation for Osoyoos Lake, and aim to address flood elevation requirements at the time of redevelopment.

### 3. Steep Slopes and Hillside Development Policies

- a) Discourage development on slopes with grades in excess of 30% as shown on steep slopes map 12 to avoid geotechnical hazards.

## 7. LAND USE POLICIES

- b) continue to require Hillside Development Permits for development on lands with slopes steeper than 15% to ensure all new hillside development addresses potential steep slopes hazards and is developed in a manner that is sensitive to the topographical constraints of the land and the visual impacts of development.
- c) For development on hillsides with slopes greater than 15%, assessment of hydrogeological and geotechnical conditions should be conducted by suitably qualified professionals at the earliest development stages to promote the consideration and integration of appropriate engineering solutions into development design; assessments should be consistent with the scale of the proposed development

### 4. Wildfire Policies

- a) Continue efforts to protect the public and property from wildfire risks in urban wildfire interface areas.
- b) In reviewing a rezoning application within areas shown on Map 14 Fire Hazard Rating with a rating of High risk, the Town may require a fire hazard risk assessment by a qualified professional with recommendations concerning but not limited to the following:
  - i. incorporating fuel breaks adjacent to, or on, residential subdivisions;
  - ii. establishing zones around proposed building sites which are clear of debris and highly combustible materials;
  - iii. utilizing fireproofing techniques and fireproof materials in building design;
  - iv. designing roads that provide evacuation routes and facilitate movement of firefighting equipment;
  - v. ensuring all roads are named and signed;
  - vi. ensuring availability of water supply facilities adequate for fire suppression;
  - vii. ensuring the provision of access to local water sources, lakes and watercourses as part of access requirements; and
  - viii. implementing setbacks, interface fire protection standards, building material standards, and vegetation pursuant to Provincial FireSmart guidelines.
- c) Using the FireSmart guide as a principal guidance document, strive to foster wildfire awareness and resiliency through public education materials, programs and events.
- d) Strongly encourage that new developments with moderate or higher fire hazard ratings to incorporate best practice interface forest fire mitigation techniques for buildings and landscaping.
- e) Review and update wildfire protection approaches as often as necessary based on changing community circumstances, climate change driven ecosystem conditions, and mitigation techniques.
- f) Encourage property owners to adhere to the relevant Provincial guidelines to protect properties and communities from wildfire risk through such measures as reducing fuel loads and regular maintenance of eaves. Such measures should be supportive of the natural environment and mimic the natural effects of localized ground fire such as thinning and spacing trees and vegetation, removal of debris and dead material from the ground, and removal of lower tree branches.

## 7. LAND USE POLICIES

- g) Support pursuing provincial funding and resources to undertake wildfire risk reduction in the community/forest interface areas.

## 7.J. TRANSPORTATION

### .1 Context

Transportation plays a significant role in the development and livability of communities. The availability of mobility choices, and the connection to surrounding land uses are important aspects in supporting safe, livable, and vibrant streets and communities.

Osoyoos is located at an important crossroads between Provincial Highway 97 and Provincial Highway 3, which are major north-south and east-west routes through the Province. Both routes are classified in the Provincial Highway system as a 'primary highway,' meaning they are intended to provide an uncongested, high-speed route with limited delays wherever they pass through urban areas. Highway 3 also serves as "Main Street" for the Town Centre and is the only transportation link to the east side of Osoyoos Lake. The multitude of demands on the Highway 3 corridor present unique challenges for traffic planning in Osoyoos.

Since ongoing growth and development will continue to add pressures to the road network, support for alternative modes of transportation will assist in managing those pressures.

The Town's goal is to provide a safe, balanced and integrated transportation system in Osoyoos, giving consideration to all modes of transportation including pedestrian, bicycle, public transit, goods movement, private vehicle and other travel modes. The Town intends to invest in and encourage active transportation to increase the number of trips taken by human-powered forms of transportation in Osoyoos, while ensuring that active transportation modes are accessible to all.

Transit is important to the development of sustainable, healthy and vibrant communities. It supports those who do not use other transportation options. Transit will be required to play a stronger role as Osoyoos grows. Transit service in Osoyoos is provided through BC Transit and bus service is linked to neighbouring South Okanagan communities with weekday service to Penticton.

#### **Notes:**

*Policies pertaining to general community connectivity are outlined in section 6.C. Connectivity.*

*The Town's Road and Active Transportation Networks are shown on Maps 8 and 9, respectively.*

### .2 Policies

#### .1 Road Network

- a) Maintain a close planning relationship with the Ministry of Transportation and Infrastructure regarding the Highway 3 and Highway 97 corridors to enable local development to be approved that is consistent with the Ministry's corridor objectives.
- b) Recognize that the portion of Highway 3 designated as Main Street within the Town Centre is a thoroughfare that allows for the movement of goods while also prioritizing the pedestrian experience.



## 7. LAND USE POLICIES

- c) The Town's Road Network Map, including existing and proposed major network roads, local road linkages, and major highway intersections are shown on Map 8.
- d) Work cooperatively with all levels of government to ensure that Osoyoos's road system supports the regional transportation system and that road and active transportation connections to adjacent communities are developed in collaboration with adjacent jurisdictions.
- e) Undertake the development of a Master Transportation Plan to develop a long-range vision and actionable plan for all aspects of transportation in Osoyoos. The plan should include but is not limited to the following components:
  - i. A review of road standards and cross-sections and include development standards for roadways that are consistent with the Active Transportation objectives by ensuring future road standards consider the incorporation of safe, accessible, and convenient connections for pedestrians, and cyclists when designing and planning roads.
  - ii. The consideration of traffic roundabouts and circles as an alternative to signalization and stop signs.
  - iii. Review, revise and replace the Road Network Map.
  - iv. A transportation improvement program that considers population and traffic growth as well as anticipated changes how people will move around the community including alternative modes of transportation.
  - v. A Sidewalk Plan that identifies and prioritises new sidewalk routes and upgrades to existing sidewalks are needed.
  - vi. Consideration of distinctive road design, boulevard treatment and beautification features in the road network at special locations in the community, such as entrances to neighbourhoods, park areas, tourist sites, and gateway locations.
  - vii. Consider prioritizing the realignment of 45<sup>th</sup> Street to improve traffic flow from Lakeshore Drive and achieve economic development goals such as improving access to Mount Baldy, wineries, and the Town Centre.
  - viii. Asset management considerations to support informed decisions related to risk, cost and level of service with the intent of protecting infrastructure and building financial capacity to renew, operate and maintain the Town's road network.
- f) Upon completion of a Master Transportation Plan, review and revise the Development Cost Charge program to reflect revised road cross-sections and roads projects required to improve the municipal street network to accommodate anticipated travel demands as a result of growth.
- g) Upon completion of the Mater Transportation Plan, revise the Subdivision and Development Servicing Bylaw to reflect revised road standards.
- h) Encourage infill residential development within urban and developed areas as a means to maximize utilization of existing road networks.
- i) Support zero-emission and electric vehicle use by identifying opportunities to install public charging stations.

- j) Consider revisions to the Zoning Bylaw to require electric vehicle charging stations in new developments. Consider the impact of autonomous vehicles on parking requirements during this review.
- k) Seek ALC support for municipal road rights-of-way through ALR lands that improve connections to roads maintained by the Ministry of Transportation and Infrastructure, as per Map 8.

### .2 Active Transportation

- a) The Town's Active Transportation Network including existing and proposed major routes is set out on Map 9.
- b) Develop appropriately sized and linked trails and active transportation routes in accordance with the Parks & Trails Master Plan (2017) and upon completion, the Master Transportation Plan and Parks/Green Space Strategic Planning Process. The Town's parks and trails are shown on Map 5.
- c) Support the development of active transportation infrastructure that is accessible for users of all ages and abilities.
- d) Encourage walking and cycling by building a high-quality, safe network of trails, sidewalks, active transportation routes, shared streets, and parks.
- e) Improve pedestrian and cycling infrastructure, including sidewalks, bike lanes and trails, to support active transportation options throughout the community.
- f) Integrate active transportation routes into highway improvement projects wherever possible (e.g. an adjacent, separated bike lane).
- g) Encourage and support the establishment of linkages for alternative modes of transportation between the neighbourhoods and destinations within the community as well as between the Town of Osoyoos and our regional neighbours and amenities such as Kettle Valley Rail (KVR) Trail, the Nk'MIP Resort, Dewdney Trail, and the Trail of the Okanagans.
- h) Include adequate signage (e.g., "share the road") to promote bike safety along major roads and highways, working with the Ministry of Transportation & Infrastructure when appropriate.
- i) Consider installation of lighting on trails and sidewalks to promote public safety, where practical and feasible.
- j) Engage the agricultural community when planning for pedestrian and bicycle corridors through and adjacent to agricultural areas to improve trail connections to wineries and orchards to encourage tourism and mitigate potential conflicts between trail users and agricultural operations.
- k) Monitor and consider expanding the area of application of reduced parking requirements for multi-family dwellings in the Town Centre that were previously implemented to reduce construction costs and encourage active transportation.
- l) Amend Zoning Bylaw to incorporate provisions for bicycle parking including end-of-trip facilities such as bicycle storage, bicycle racks and other facilities at transit facilities and major commercial, institutional, and multi-unit residential developments.

- m) Update Subdivision and Development Servicing Bylaw to incorporate active transportation standards.
- n) Incorporate provisions for active transportation connections and improvements in the preparation of Neighbourhood Plans, comprehensive land use planning activities and development application reviews.
- o) Ensure new developments contribute appropriately to the construction of new sidewalks, trails, and bike lanes as part of frontage and off-site servicing requirements.

### .3 Transit

- a) Encourage and support the development of convenient, accessible, and reliable transit service for the residents of Osoyoos and work with BC Transit and other agencies to promote increased transit ridership.
- b) Work with the South Okanagan Transit to monitor the demand for additional transit service, and to plan for improvements and changes to transit service in Osoyoos.
- c) Promote regular and more frequent bus system links to neighbouring South Okanagan communities.
- d) Work with School District No. 53 to ensure that expansions to the local transit system consider student needs.
- e) Work with Osoyoos Indian Band to advocate to BC Transit for better transit service connectivity between the Town and reserve lands.
- f) Work with BC Transit to implement the actions outlined in the 25 Year Network Vision included in BC Transit's 2015 Transit Future Plan for the South Okanagan-Similkameen, including:
  - i. Increase service between Osoyoos and Penticton to four round trips per day, Monday to Friday within the next 1-2 years.
  - ii. Introduce Saturday service between Osoyoos and Penticton to include three round trips within the next 5-10 years.
  - iii. Increase the frequency of daytime service for local route 41 on weekdays within the next 5 years.
  - iv. Introduce Friday evening and weekend service for local route 41 within the next 5-10 years.
  - v. Conduct a feasibility study to assess unmet trips within Osoyoos that could be met by introduction of handyDART service in the community within the next 5 years.
- g) Implement improvements to the community's bus stop areas in terms of comfort, amenities, design and user information and design and/or improve streets along transit routes so they are transit friendly.

## 7.K. INFRASTRUCTURE

### .1 Context

This chapter contains Town policies for infrastructure services and solid waste disposal. The Town provides a full range of infrastructure services, including water supply, sanitary sewers, and storm water drainage. The Town's goal is to obtain efficient and sustainable land development patterns that optimize existing infrastructure investments.

To be sustainable, infrastructure should be efficient and durable, while creating minimal impacts on the environment. Costly sprawl can be avoided by encouraging infill development in areas with existing infrastructure. Greater resiliency can be achieved by using natural assets to supplement existing infrastructure. For example, effective storm water drainage management will reduce impacts on our Wastewater Treatment Plant and reduce negative impacts to our lakes, stream corridors and natural drainage systems.

Infrastructure planning and construction is tied to the OCP to ensure efficient investments are made and that costs associated with servicing new development are fully borne by those who directly benefit. It is intended that new developments pay their share of the costs of infrastructure capacity improvements as a result of their development through mechanisms such as Development Cost Charges and other development finance tools available to local government.

Much of the Town's infrastructure will require renewal and replacement over the next 20 years. Major investment will likely be required to maintain existing levels of service, meet regulatory requirements for public health and support the growth of the community. Incorporating sound asset management practices will maximize community benefit in balance with sound financial cost management.

#### ***Notes:***

*Policies pertaining to environmental considerations for infrastructure development are outlined in section 7.G.*

*The Town's existing water and sewer servicing infrastructure systems are shown on Maps 6 and 7, respectively, with the exception of Town water, sewer, and agricultural servicing infrastructure that extends outside of the Town boundary in some areas.*

### .2 Policies

#### .1 General

- a) Ensure engineering best practices and encourage sustainable infrastructure systems in new construction projects to improve infrastructure cost-effectiveness by designing to meet future needs, optimizing the use of natural systems, designing for resilience to climate change and considering lifecycle costing (construction, maintenance and replacement).

## 7. LAND USE POLICIES

- b) Consider aligning water and sanitary sewer utility rates for water and sanitary sewer services to reflect lifecycle costing.
- c) Require that new developments provide their fair share of capital costs attributed to servicing their developments by using a range of tools including Development Cost Charges as enabled by the *Local Government Act* and *Community Charter* based on the principle that “growth pays for growth”.
- d) Create master plans for each of the Town’s infrastructure service areas. Include implementation items in the plans that outline required service maintenance and upgrades for the next 20 years.
- e) Ensure infrastructure plans include asset management provisions including the development of debt and reserve policies to increase infrastructure renewal funding toward high priority assets.
- f) Pursue funding opportunities offered by senior levels of government to fund priority infrastructure projects.
- g) Consider extending the term of the Town’s current 5-year capital planning process to a 10-year Capital Plan with annual updates.
- h) Update all Town of Osoyoos infrastructure related bylaws to provide consistency with this OCP and the development of new infrastructure master plans including but not limited to: Subdivision and Development Servicing Bylaw, Sewer Rates & Regulation Bylaw and the Water Rates & Regulation Bylaw.
- i) Update the Town Development Cost Charges (DCC) Bylaw by incorporating additional best practices and adding infrastructure projects required to service growth in revised infrastructure master plans.
- j) Encourage the use of latecomer agreements and other development financing tools to fairly apportion infrastructure costs between new developments and future ‘benefiting properties.’
- k) Continue in partnership with the Okanagan Basin Water Board (OBWB) and regional partners to encourage valley wide cooperation and coordination regarding the conservation of water and protection of all water sources.

### .2 Water System

- a) Ensure a safe, reliable, and sustainable water supply in balance with future growth needs, including confirming aquifer capacity and reducing per capita water demands.
- b) Apply demand management strategies for water supply to defer some otherwise needed infrastructure investments and promote long-term water sustainability.
- c) During the development of a Water Master Plan, consider the benefits and challenges associated with implementing a universal water metering program for all existing as well as future Residential, Commercial, Institutional, and Industrial uses.
- d) When upgrading or extending water systems in rural areas, consider twinning separate domestic and irrigation water systems to improve drinking water potability and save on water treatment costs.
- e) Prepare Aquifer Protection Plans to minimize risks of contaminated water supply.



## 7. LAND USE POLICIES

- f) Encourage water conservation through a variety of means, including public education, seasonal water restrictions, and supporting innovative solutions.
- g) Improve water quality within the Town's water distribution system.

### .3 Sanitary Sewer System

- a) Prepare a comprehensive Sewer Master Plan to ensure a sustainable sanitary sewer system and effective implementation strategy to facilitate future growth and regulatory requirements necessitating treatment plant upgrades.
- b) Continue to recycle wastewater for irrigation purposes by expanding treatment facility and disposal area capacities to keep up with servicing demands.
- c) Carefully assess any future applications for extending sanitary sewer service extensions beyond municipal boundaries to the Regional District, the Osoyoos Indian Band (OIB), to confirm that the Town's desired growth is not compromised.
- d) Ensure that the provision of services beyond Town boundaries requires full-cost recovery including operations, maintenance, and replacement costs.

### .4 Storm Drainage Management

- a) Promote Storm Water Management best practices for all new developments.
- b) Prepare a Storm Drainage Management Plan that provides a strategy to achieve on-site storm water management reduced storm water runoff, peak flows, localized flooding, and waterway degradation.
- c) Storm drainage pollution shall be reduced by introducing measures to cleanse, reduce and delay storm water runoff.
- d) The use of source control measures such as cisterns, rain gardens and dry wells, designed to reduce and delay peak stormwater flows and improve runoff water quality, shall be encouraged.
- e) Stormwater management should avoid the flooding of downstream development or farmland by considering runoff potential and risks from upland development.
- f) Integrate storm drainage management practices within other Town bylaws and practices.
- g) As a condition of development approval, require the preparation of integrated storm drainage management plans. Such plans should address drainage and flood management plus anticipated impacts on the aquatic environment, including reductions in base flows, adverse impacts on water quality, and containing the increased frequency and magnitude of peak flows. Require implementation of mitigation measures to address impacts on the aquatic environment due to rainwater runoff.
- h) Assess options for reducing stormwater discharge to Osoyoos Lake from all existing outfalls, including implementing storage and infiltration strategies to the greatest extent practical.
- i) Assess treatment options for all existing stormwater outfalls into Osoyoos Lake, focusing on those draining areas greater than 5 ha which are not used for single-family housing.

.5 Solid Waste Disposal

- a) Continue initiatives to reduce the quantities of solid waste being directed to the landfill, including by:
  - i. public education and advertising
  - ii. curbside collection of recyclable materials
  - iii. encouraging home composting
  - iv. implementing composting at the landfill site
  - v. limits on solid waste quantities picked up at curbside.
- b) Continue to operate and maintain the landfill site in accordance with the Solid Waste Management Plan of the Regional District of Okanagan Similkameen (RDOS).
- c) As the landfill is expected to reach capacity within the next 20 years, it is recommended that opportunities for repurposing the landfill site, including use as a transfer station are assessed.
- d) Continue to participate in regional and provincial initiatives in efforts to achieve targets for waste reduction, reuse, recycling, and recovery.
- e) Work with provincial and regional agencies in developing and maintaining programs, strategies, policies, regulations, and enforcement procedures related to waste reduction, as well as the disposal and management of hazardous materials.
- f) Work with provincial and regional agencies to help raise public awareness of the environmental and health impacts associated with discharging toxic substances into air, land, and water.
- g) Develop municipal communication materials to inform residents and businesses about municipal regulations and recommended Best Management Practices regarding hazardous materials storage, disposal, and spills.

## 7.L. COMPREHENSIVE DEVELOPMENT

### .1 Context

The comprehensive development land use designation applies to specific properties that have received land use approvals based on a site-specific comprehensive development zone. Comprehensive development areas continue to be considered through their respective comprehensive development schemes and comprehensive development (CD) zoning. A CD zone is a detailed zone developed for a specific development to respond to site specific requirements such as design details and mixed-use comprehensive development plans.

### .2 Policies

#### .1 General Policies

- a) Comprehensive development should respect the form, character and sense of community in surrounding areas.
- b) Consider applications for comprehensive development only where community infrastructure may be extended in a sequential and cost-effective manner.
- c) Prior to commencement of a Comprehensive Development Area Plan, a terms of reference is encouraged to guide the planning process. The terms of reference will outline the general and specific requirements common to Comprehensive Development Area Plans.
- d) Encourage a high-quality design that is consistent with or exceeding Development Permit Guidelines where applicable.
- e) Support comprehensive development as a key element of smart growth principles advocating for higher density development within pre-defined areas rather than growing in a continuing outward expansion of the Town.
- f) Comprehensive development should incorporate transit-oriented and active transportation design elements.
- g) Encourage comprehensive development that creates an appropriate transition from less intense to more intense land uses.
- h) To align comprehensive development opportunities with the Town of Osoyoos land use strategy; and to protect visually prominent, hillside, and environmentally sensitive areas.
- i) Where appropriate, endeavor to protect natural areas for its conservation values through park dedication or restrictive covenants.
- j) Density transfer and bonusing concepts may be explored where it is in Town's interest to achieve community goals through such things as the protection of environmentally sensitive areas and the provision of community amenities.
- k) Encourage green building strategies for all new Comprehensive Development to reduce the use and waste of water and energy resources as well as to reduce greenhouse gas (GHG) emissions.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES





## 8. DEVELOPMENT PERMIT AREAS

### Overview

Development Permit Areas:			
DPA-1 Multi-Family Residential	Map 15	DPA-5 Foreshore and Lake	Map 19
DPA-2 Southeast Meadowlark	Map 16	DPA-6 Environmentally Sensitive	Map 20
DPA-3 Mixed Use and Commercial	Map 17	DPA-7 Riparian	Map 20
DPA-4 Industrial	Map 18	DPA-8 Hillside	Map 21

The *Local Government Act* provides municipalities with the authority to designate areas of land as a Development Permit Area (DPA) for one or more of the following purposes:

- a) protection of the natural environment, its ecosystems and its biological diversity;
- b) protection of development from hazardous conditions;
- c) protection of farming;
- d) revitalization of an area in which a commercial use is permitted;
- e) establishment of objectives for the form and character of intensive residential development;
- f) establishment of objectives for the form and character of commercial, industrial or multifamily residential development;
- g) in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;
- h) establishment of objectives to promote energy conservation;
- i) establishment of objectives to promote water conservation; and,
- j) establishment of objectives to promote the reduction of greenhouse gas (GHG) emissions.

This plan designates eight Development Permit Areas to help manage the form and character of the Town and protect sensitive and hazardous areas from development. They are as follows:

- DPA-1 Multi Family Residential
- DPA-2 Southeast Meadowlark
- DPA-3 Mixed Use and Commercial
- DPA-4 Industrial
- DPA-5 Foreshore and Lake
- DPA-6 Environmentally Sensitive
- DPA-8 Hillside



## Application of These Guidelines

All development within the Development Permit Areas specified in this plan shall be evaluated to ensure compliance with the relevant guidelines unless the subject property is exempt from requiring a permit. Exemptions are outlined for each Development Permit Area in its relevant section.

Where land is located in more than one Development Permit Area, all of the applicable Development Permit Area requirements must be met, but may be combined into one application and one permit, at the Town's discretion.

Applicable policies and regulations contained within Town of Osoyoos bylaws may be varied or supplemented to achieve development in a manner that best suits the guidelines of a particular designation, or that is not otherwise inconsistent with such guidelines.

Incomplete buildings and excavations are to be avoided and therefore conditions (including the provision of security) may be included in a Development Permit for interim landscaping, screening and other appropriate measures. These measures include, but are not limited to: safety, continuity with surrounding development and maintenance or enhancement of the pedestrian experience.

## 8.A. DPA-1: Multi-Family Residential Development Permit Area (MRDPA)

### .1 Purpose

The purpose of the Multi-Family Residential Development Permit Area is to promote quality architectural and site design for multi-family developments that are compatible with Osoyoos's unique character.

### .2 Justification

Multi-family residential development has the potential to shape the overall character of a neighbourhood, as these are typically larger than a standard single-detached dwelling. The *Local Government Act* allows for the establishment of development permit areas relating to guiding the form and character of multi-family residential development, section 488 (1) (f).

The objective of this development permit area is to ensure multi-family developments are designed in a manner that positively enhances the overall aesthetic of neighbourhoods, while minimizing conflicts with other less-intensive uses.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The *Local Government Act* allows for the establishment of development permit areas relating to:

- promoting energy, section 488 (1) (h);
- water conservation, section 488 (1) (i); and
- and the reduction of greenhouse gas emissions, section 488 (1) (j).

Each development permit area in this bylaw is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Multi-Family Residential DPA is applicable to development occurring in areas designated on Map 15 and any property to be developed for multi-family residential purposes within the Town.

### .4 Exemptions

The following types of development are exempt from applying for a Multi-Family Residential Development Permit:

1. Single-detached dwellings;
2. Interior renovations not resulting in any change to the exterior of the building;
3. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
4. Minor text or content changes to existing signage;
5. Building additions to a maximum of 100 m<sup>2</sup>;

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

6. Emergency circumstances to remove any immediate danger from the site;
7. Installation or repair of overhead canopies or other pedestrian weather protection devices; and
8. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

### .5 Sustainability

All applications for a Multi-Family Residential Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Reduction of on-site stormwater through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling facilities and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and outdoor shared spaces.

### .6 Required Documents and Reports

The Town may require the submission of development approval information as part of a development permit application as per section 487 (1) (b) of the *Local Government Act* to ensure the proposed development meets the objectives of the MRDPA. Applications for a Multi-Family Residential Development Permit must include:

- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings that may outline proposed building materials and colours, interior floor plans, and context photos.

### .7 Guidelines

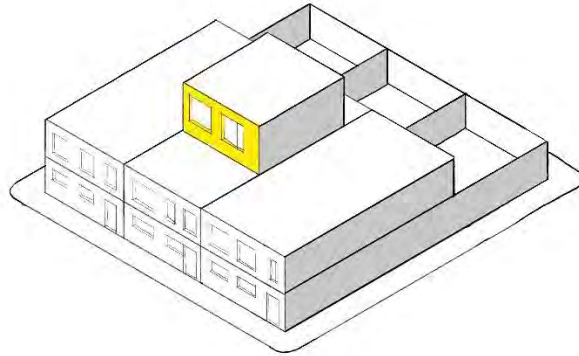
Development permits issued under the Multi-Family Residential DPA shall be in accordance with the following guidelines:

#### .1 Buildings and Structures

- a) Building massing should be considerate of uses on adjacent properties.
- b) Buildings on the same site shall have complementary massing and exterior finishes.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- c) Facades shall be stepped back for buildings with three or more storeys situated adjacent to buildings with two or fewer storeys, or in instances when it is desirable to preserve an important view or corner street space.



- d) Where appropriate, taller and narrower buildings shall be considered instead of long buildings to preserve views or green space.
- e) Roof top mechanical equipment (e.g. HVAC units) shall be enclosed and screened from view by incorporating vertical screening that is complementary to the building's design and materials.
- f) The main entrances of townhouse, duplex, and apartment buildings shall be oriented to face the street or an internal road where possible.
- g) Buildings shall be developed close to the front property line to encourage pedestrian-friendly orientation.
- h) The impact of shadows on surrounding uses and buildings should be minimized.
- i) Window placement should be offset between buildings facing each other to maintain privacy.
- j) Door openings and windows should reflect the character of the facade, have bold frames, and be recessed.
- k) Long expanses of blank facades are discouraged.
- l) All buildings should incorporate Contemporary Desert Southwest motifs appropriate to the community context.



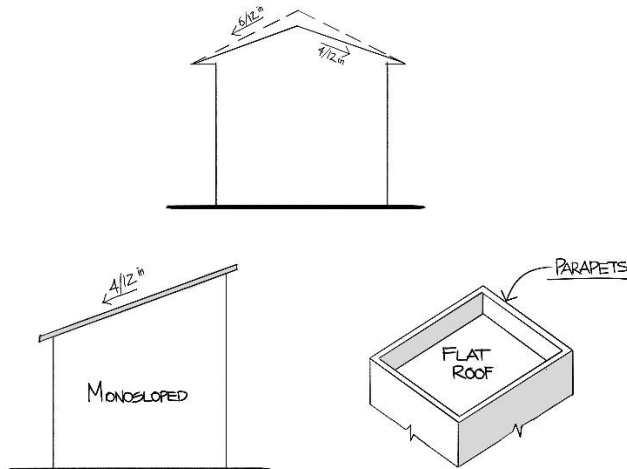
## 8. DEVELOPMENT PERMIT AREA GUIDELINES

Sources: Google Maps

- m) Building walls, roof shapes and fenestration shall be varied to avoid boxy building forms for all multiple-unit developments.



- n) Large uninterrupted garage fronts shall be avoided for townhouse and duplex housing developments.
- o) Weather protection devices, such as overhead canopies or awnings, should be installed at common entrances of multiple unit developments.
- p) Encourage the following roofing elements:
  - a. Roof pitches with slopes between 4/12 inches to 6/12 inches;
  - b. Mono-slopes;
  - c. Flat roofs in conjunction with parapets; and
  - d. Clay or cement tile roofing materials.



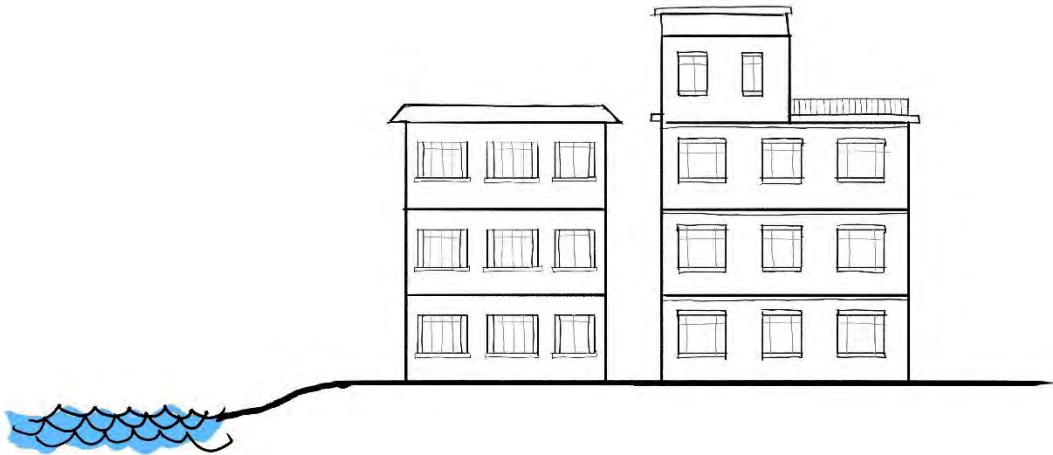
- q) Encourage simple colour schemes with few colours. Consider the use of colour schemes that are harmonious with existing development in Osoyoos that generally include shades of tan, olive green, cream, pale yellow, taupe, grey, and blue-grey. Facade colours should be complementary to adjacent developments.
- r) Consider the use of stucco, stone, or brick building materials for facades rather than fibre cement or vinyl siding materials.

### .2 Lakefront Site Design



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- a) Buildings on lakefront property shall be massed and sited with attention to viewscales of Osoyoos Lake from adjoining streets and nearby buildings.



- b) Buildings on lakefront property shall be sited in a manner that is complementary to any adjacent walkways, parks, and amenity areas to accommodate both public and private uses.



### .3 Site Design

- a) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- b) Vehicle site access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- c) Parking shall be situated to the rear or below buildings, where appropriate, for apartment developments. Parking for townhouse and duplex developments with internal road access may be located in the front or rear of buildings subject to specific site design.
- d) Parking facilities and accesses shall be sited so as to minimize negative impacts on adjacent properties.
- e) Pathways shall facilitate pedestrian access from parking areas to building entrances and adjacent streets.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- f) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- g) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety.
- h) Loading facilities shall be designed in the least visually obtrusive manner possible and should be situated so as not to interfere with internal circulation.
- i) Parking for motorized scooters and bicycles should be provided and located in an easily accessible location.
- j) Lot grading must be harmonious with adjoining lots.
- k) Outdoor common amenity areas such as courtyards, community gardens, off-leash dog areas, and playgrounds are encouraged.
- l) Clustering and other creative spatial arrangements to create usable common amenity areas are encouraged, particularly for developments with more than one building on site.
- m) Rooftop patios and gardens are encouraged as a form of outdoor common amenity space.
- n) Developments should maximize usable open space with large contiguous spaces.

### *.4 Landscaping*

- a) A landscape plan prepared by a registered Landscape Architect or related professional shall be submitted as part of the Development Permit application.
- b) Retaining walls should be unobtrusive in appearance; poured concrete and concrete block are discouraged, and if used the inclusion of plantings over their vertical faces is recommended.
- c) Screening in the form of landscaped buffers and/or solid fencing is required along property lines abutting land used for single-detached housing.
- d) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment should be screened by trees and vegetation and/or enclosed by solid fencing.
- e) Parking areas shall be interspaced with trees and shrubs for visual relief, shade and screening.
- f) Where shared parking areas for row or apartment housing abut other residential uses, visual screening in the form of solid fencing or landscaping shall be provided.
- g) Xeriscaping principles are encouraged to minimize water usage. The installation of water features is discouraged.
- h) Permeable surfacing materials are encouraged where possible to enhance on-site drainage.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES



- i) Retain existing healthy and mature trees and vegetation where possible.
- j) Use landscaping features to define public spaces from private spaces (e.g. fencing, shrubs).
- k) All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for multi-family residential purposes, shall be suitably landscaped.
- l) Avoid fencing street frontages where possible.

## 8.B. DPA-2: Southeast Meadowlark Development Permit Area (SMDPA)

### .1 Purpose

The purpose of the Southeast Meadowlark Development Permit Area is to promote quality low-rise, medium-density residential developments offering diverse housing forms that are compatible with Osoyoos's unique character.

### .2 Justification

The Southeast Meadowlark Development Permit Area guidelines contribute to a form-based zoning approach for achieving design excellence in the Southeast Meadowlark Area, the plan for which is included as Schedule A to this OCP. The SMDPA is designated under section 488 (1) (e) of the *Local Government Act* to guide the form and character of intensive residential development.

The objective of this development permit area is to ensure that development in the Southeast Meadowlark neighbourhood is designed in a manner that positively enhances the overall aesthetic of Osoyoos and minimizes conflicts with the adjacent and surrounding agricultural lands.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The SMDPA is designated under the following sections of the *Local Government Act* to guide development to:

- promote energy conservation, section 488 (1) (h);
- promote water conservation, section 488 (1) (i); and
- reduce greenhouse gas emissions, section 488 (1) (j).

The SMDPA is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Southeast Meadowlark DPA is applicable to development occurring in areas designated on Map 16.

### .4 Exemptions:

The following types of development are exempt from applying for a Southeast Meadowlark Development Permit:

1. Interior renovations not resulting in any change to the exterior of the building;
2. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
3. Minor text or content changes to existing signage;
4. Building additions to a maximum of 100 m<sup>2</sup>;
5. Emergency circumstances to remove any immediate danger from the site;

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

6. Installation or repair of overhead canopies or other pedestrian weather protection devices; and
7. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

### .5 Sustainability

All applications for a Southeast Meadowlark Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Reduction of on-site stormwater through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and outdoor shared spaces.

### .6 Required Documents and Reports

The Town may require the submission of development approval information as part of a development permit application as per section 487 (1) (b) of the *Local Government Act* to meet the objectives of the SMDPA. Applications for a Southeast Meadowlark Development Permit must include:

- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings, a list of proposed building materials and colours, interior floor plans, and any additional context photos.

### .7 Guidelines

Development permits issued under the Southeast Meadowlark DPA shall be in accordance with the following guidelines:

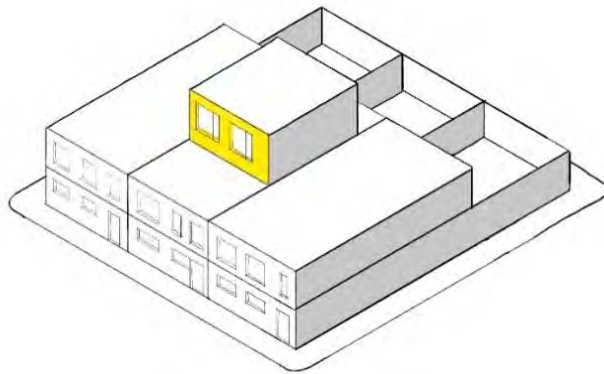
#### .1 Buildings and Structures

- a) Building massing should be considerate of uses on adjacent properties.



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- b) Buildings on the same site shall have complementary massing and exterior finishes, including secondary dwellings on the site such as carriage homes. Repetitiously similar front facades shall be avoided.
- c) Facades shall be stepped back for buildings with three or more storeys situated adjacent to buildings with two or fewer storeys, or in instances when it is desirable to preserve an important view or corner street space.



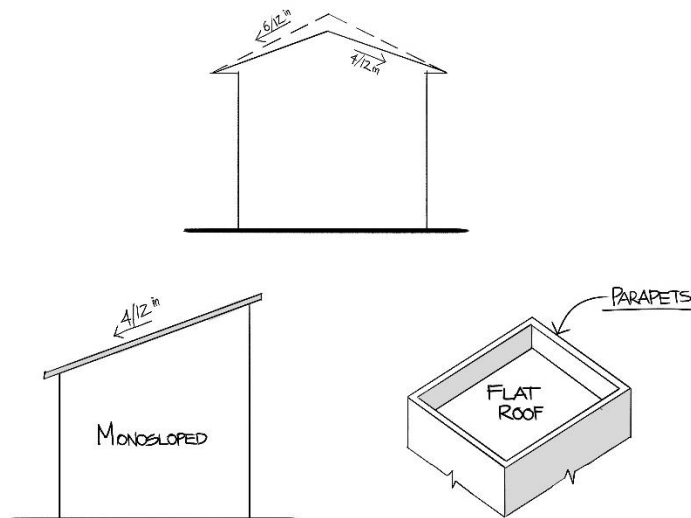
- d) Where appropriate, taller and narrower buildings shall be considered instead of long buildings to preserve views or green space.
- e) Roof top mechanical equipment (e.g. HVAC units) shall be enclosed and screened from view by incorporating vertical screening that is complementary to the building's design and materials.
- f) The main entrances of townhouse, duplex, and apartment buildings shall be oriented to face the street or an internal road where possible. Carriage homes fronting onto a lane shall be oriented to face the lane.
- g) Buildings shall be developed close to the front property line to encourage pedestrian-friendly orientation.
- h) Window placement should be offset between buildings facing each other to maintain privacy in residential units.
- i) Long expanses of blank facades are discouraged.
- j) All buildings should incorporate Contemporary Desert Southwest building motifs appropriate to the community context.



*Image sources: Finisterra Apartments and Urban Connection Realty*

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- k) Building walls, roof shapes and fenestration shall be varied to avoid boxy building forms for all multiple-unit developments.
- l) Large uninterrupted garage fronts shall be avoided for townhouse and duplex housing developments.
- m) Garages for single-detached dwellings that are built to a 0 m setback and separated via the use of a party wall must have a strong dividing architectural element.
- n) Weather protection devices, such as overhead canopies or awnings, should be installed at common entrances of multiple unit developments.
- o) Colour schemes for facades should be kept simple, and the number of colours kept to a minimum. A Santa Fe colour palette shall be utilized, which includes shades of tan, olive green, cream, pale yellow, taupe, grey, and blue-grey. Facade colours shall be harmonious with adjacent buildings. Consideration will be given to complementary accent colours that are not included in this list.
- p) The use of stucco, stone, or brick building materials is encouraged for facades. The use of fibre cement or vinyl siding is strongly discouraged.
- q) Roof pitches shall be within a 4/12 to 6/12 slope and should be similar across groups of buildings on one site. Mono-sloped roofs are permitted. Flat roofs may be used but only in conjunction with parapets.



- r) Porches or protected stoops at front entrance doors of single-detached dwellings, duplexes, and townhouses should be used to create friendly and safe-feeling streetscapes, where possible.
- s) Multiple multi-family buildings on the same site shall have complementary shapes and exterior finishes.

### .2 Neighbourhood Planning

- a) Street rights-of-way (ROWS) shall interconnect to facilitate convenient and safe vehicular, pedestrian and bicycle access within individual developments and to the surrounding neighbourhood. Cul-de-sacs are discouraged except when needed to service otherwise inaccessible properties.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- b) Development shall be tailored to site conditions including topography, solar orientation and other natural features, and will maximize opportunities for views.
- c) To create a consistent neighbourhood feel, decorative lighting that meets Town standards shall be installed along streets and footpaths, and in parking areas, parks and green spaces.
- d) Trees shall be planted along street and lane rights-of-way (ROWs).

### *.3 Site Design*

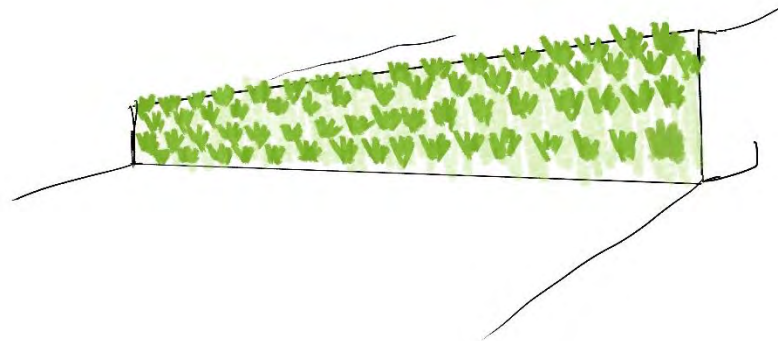
- a) Vehicle parking access should be via rear lanes, where lanes exist. Detached garages should front on to the laneway. Shared parking is encouraged in areas where lanes are not present.
- b) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- c) Vehicle site access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- d) Parking shall be situated to the rear or below buildings, where appropriate, for apartment developments. Parking for townhouse and duplex developments with internal road access may be located in the front or rear of buildings subject to specific site design.
- e) Parking for motorized scooters and bicycles should be provided and located in an easily accessible location. For apartment buildings, this should be beneath or within the building to conserve amenity space.
- f) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- g) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety where appropriate.
- h) Outdoor common amenity areas such as courtyards, community gardens, off-leash dog areas, and playgrounds are encouraged.
- i) Clustering and other creative spatial arrangements to create usable common amenity areas are encouraged, particularly for developments with more than one building on site.
- j) Orient patios, balconies, and decks away from neighbouring yards where possible. Screening should be used to improve privacy where orientation away from neighbouring yards is not possible.
- k) Rooftop patios and gardens are encouraged as a form of outdoor common or private amenity space.

### *.4 Landscaping*

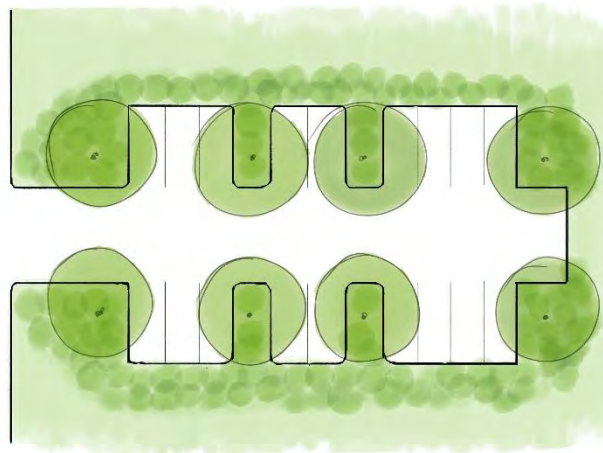
- a) A landscape plan prepared by a registered Landscape Architect or related professional shall be submitted as part of the Development Permit application.
- b) Xeriscaping principles, including the use of drought tolerant native species, shall be implemented to minimize water usage. The installation of water features is discouraged.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- c) Retain existing healthy and mature trees and vegetation where possible.
- d) Retaining walls should be unobtrusive in appearance; poured concrete and concrete block are discouraged, and if used the inclusion of plantings over their vertical faces is recommended.



- e) Permeable surfacing materials should be used, where possible, to enhance on-site drainage.
- f) Screening in the form of landscaped buffers and/or solid fencing is required along side and rear property lines.
- g) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment for multi-family buildings shall be screened by trees and vegetation and/or enclosed by solid fencing, and located in rear yards where possible.
- h) Shared parking areas shall be interspaced with trees and shrubs for visual relief, shade and screening.



- i) Where shared parking areas for row or apartment housing abut other residential uses, visual screening in the form of solid fencing or landscaping shall be provided.

## 8.C. DPA-3: Mixed Use and Commercial Development Permit Area (CDPA)

### .1 Purpose

The purpose of the Mixed Use and Commercial Development Permit Area is to promote quality architectural and site design for mixed use and commercial developments that reflect and are complementary to the character of Osoyoos.

### .2 Justification

Well-designed mixed use and commercial developments are key reflections of Osoyoos. These developments are frequented by residents and tourists alike. The CDPA is designated under section 488 (1) (f) of the *Local Government Act* to guide the form and character of commercial uses.

The objective of this development permit area is to ensure that mixed use and commercial developments are integrated into the community in a manner that preserves and complements Osoyoos's existing unique character.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The CDPA is designated under the following sections of the *Local Government Act* to guide development to:

- promote energy conservation, section 488 (1) (h);
- promote water conservation, section 488 (1) (i); and
- reduce greenhouse gas emissions, section 488 (1) (j).

The CDPA is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Mixed Use and Commercial DPA is applicable to development occurring in areas designated on Map 17 and any property to be developed for mixed use or commercial purposes within the Town.

### .4 Exemptions

The following types of development are exempt from applying for a Mixed Use and Commercial Development Permit:

1. Interior renovations not resulting in any change to the exterior of the building;
2. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
3. Minor text or content changes to existing signage;
4. Building additions to a maximum of 100 m<sup>2</sup>;



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

5. Emergency circumstances to remove any immediate danger from the site;
6. Installation or repair of overhead canopies or other pedestrian weather protection devices; and
7. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

### .5 Sustainability

All applications for a Mixed Use and Commercial Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Reduction of on-site stormwater through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and outdoor shared spaces.

### .6 Required Documents and Reports

The Town may require the submission of development approval information as part of a development permit application as per section 487 (1) (b) of the *Local Government Act* to ensure the proposed development meets the objectives of the CDPA. Applications for a Mixed Use and Commercial Development Permit must include:

- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings that may outline proposed building materials and colours, interior floor plans, and context photos.

### .7 Guidelines

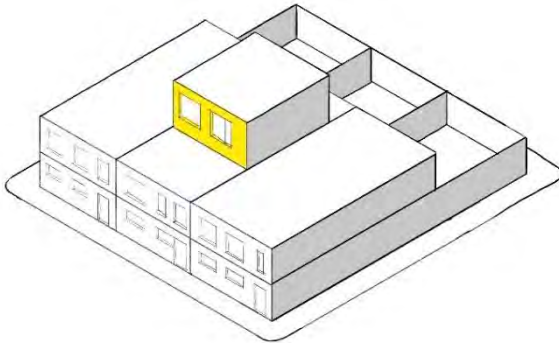
Development permits issued under the Mixed Use and Commercial DPA shall be in accordance with the following guidelines:

#### .1 Buildings and Structures

- a) Building massing should be considerate of uses on adjacent properties.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- b) Facades shall be stepped-back for buildings with three or more storeys that are located in the Downtown, sited adjacent to buildings with two or fewer storeys, or when it is desirable to preserve an important view or corner street space.



- c) Where appropriate, taller and narrower buildings shall be considered instead of longer buildings to preserve views or green space.
- d) Buildings on the same site shall have complementary massing and exterior finishes.
- e) Roof top mechanical equipment (e.g. HVAC units) shall be enclosed and screened from view by incorporating vertical screening that is complementary to the building's design and materials.
- f) Buildings must be oriented to face the street. Corner buildings should be oriented to face both adjacent streets. Buildings situated on a laneway shall be oriented to face the laneway.
- g) Buildings should be located within close proximity to the front property line to encourage pedestrian-friendly orientation (with the exception of a setback for the provision of patio space).
- h) Door openings and windows should reflect the character of the facade, have bold frames, and be recessed.
- i) Building entrances should be easily identifiable, highlighted through use of material and colour variation, and give the appearance of depth.



- j) Weather protection devices, such as overhead canopies or awnings, should be installed at building entrances.
- k) Long expanses of blank facades are discouraged.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- l) Consider the use of exterior finishes that include stucco, brick, masonry, or stone rather than fibre cement or vinyl siding for facades.
- m) Encourage simple colour schemes with few colours. Consider the use of colour schemes that are harmonious with existing development in Osoyoos that generally

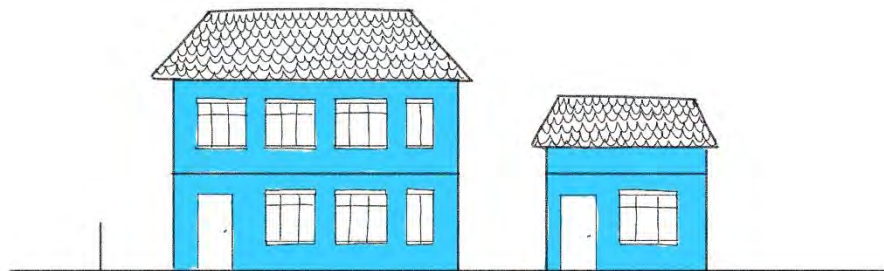


include shades of tan, olive green, cream, pale yellow, taupe, grey, and blue-grey. Facade colours should be complementary to adjacent developments.

- n) Front facades should have visual interest, variegated fenestration, and architectural detail. All facades which are exposed to public view on corner lots should maintain the same level of visual interest.

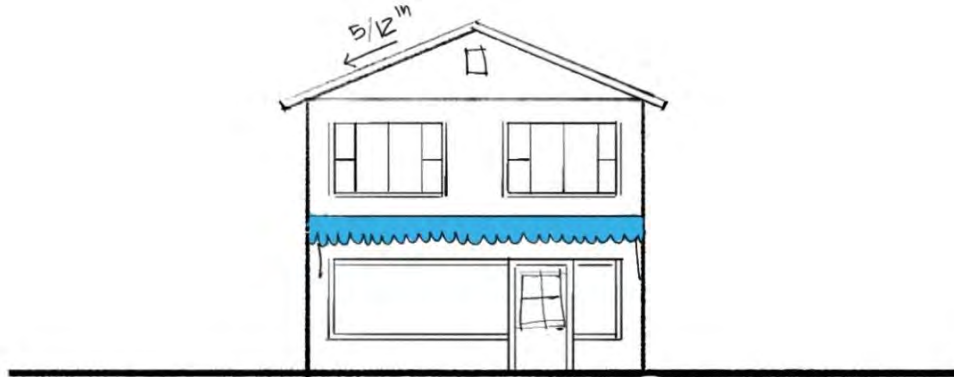


- o) Laneway facades should include a similar colour scheme, materials and architectural style as the rest of the building. Consideration should also be given to interior building layouts which would enable future public access and commercial use of laneways.



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

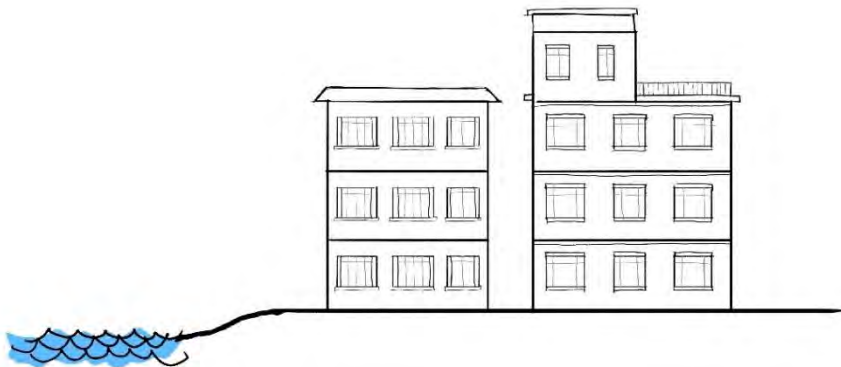
- p) Ornamental attachments and applications on facades which add to the desert character of Osoyoos, but do not dominate the facade, are encouraged.



- q) Discourage roof pitches steeper than 5/12 inches. Sloped roof overhangs that project far beyond the facade are discouraged, as well as metal and wood roofing materials.
- r) Sun angle calculations should be used for the design and placement of structures to maximize shading of walls and outdoor use areas during the summer while permitting sun exposure during the winter. The use of pergolas, trellises and arbours is encouraged along facades which will receive long exposures of sun.
- s) The architectural design of buildings must respect the guidelines outlined in this section, regardless of corporate design standards.

### *.2 Lakefront Site Design*

- a) No commercial development shall discourage or interrupt public access to the foreshore, including by placement of docks, wharves or piers.
- b) Buildings on lakefront property shall be massed and sited with attention to viewscales of Osoyoos Lake from adjoining streets and nearby buildings.



- c) Buildings on lakefront property shall be sited in a manner that is complementary to any adjacent walkways, parks, and amenity areas to accommodate both public and private



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

uses.

### *.3 Site Design*

- a) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- b) Outdoor common amenity areas such as courtyards, community gardens, off-leash dog areas, and playgrounds are encouraged.
- c) Vehicle site access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- d) Parking shall be situated to the rear, side, or below buildings, where appropriate.
- e) Parking facilities and accesses shall be sited so as to minimize negative impacts on adjacent properties.
- f) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- g) Large parking lots shall be broken down into smaller groups of parking spaces wherever possible.
- h) Loading facilities shall be designed in the least visually obtrusive manner possible and should be situated so as not to interfere with internal circulation.
- i) Parking for motorized scooters and bicycles should be provided and located in an easily accessible location.
- j) When drive thru facilities are incorporated into a development, these shall be limited to a single lane width and located internally on the site, not between building faces and streets.
- k) On-site amenity areas are encouraged, including rooftop spaces (e.g. patios, gardens).
- l) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety.

### *.4 Landscaping*

- a) Retaining walls should be unobtrusive in appearance; poured concrete and concrete block are discouraged, and if used the inclusion of plantings over their vertical faces is recommended.
- b) Screening in the form of landscaped buffers and/or solid fencing is required along property lines adjoining residential uses.
- c) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment should be screened by trees and vegetation and/or enclosed by solid fencing.
- d) Landscaped buffer screening shall be placed along the full length of property lines facing arterial or connector roads (except for access openings).
- e) All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for mixed use or commercial purposes, shall be suitably landscaped.
- f) Parking areas shall be interspaced with trees and shrubs for visual relief, shade and



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

screening.

- g) Xeriscaping principles are encouraged to minimize water usage. The installation of water features is discouraged.
- h) Permeable surfacing materials are encouraged where possible to enhance on-site drainage.
- i) Retain existing healthy and mature trees and vegetation where possible.

## 8.D. DPA-4: Industrial Development Permit Area (IDPA)

### .1 Purpose

The purpose of the Industrial Development Permit Area is to promote quality architectural and site design for industrial developments that are complementary to the character of Osoyoos.

### .2 Justification

Well-designed industrial developments are important for presenting a positive economic image of the Town, especially those that are visible from major highway entryways. These set the standard for attracting quality industries to the Town. The IDPA is designated under section 488 (1) (f) of the *Local Government Act* to guide the form and character of industrial development.

The objective of this development permit area is to ensure industrial developments are designed in a manner that positively complements and enhances the character of existing development in Osoyoos and minimizes conflicts with other land uses.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The IDPA is designated under the following sections of the *Local Government Act* to guide development to:

- promote energy conservation, section 488 (1) (h);
- promote water conservation, section 488 (1) (i); and
- reduce greenhouse gas emissions, section 488 (1) (j).

The IDPA is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Industrial DPA is applicable to development occurring in areas designated on Map 18 and any property to be developed for industrial purposes within the Town.

### .4 Exemptions

The following types of development are exempt from applying for an Industrial Development Permit:

1. Interior renovations not resulting in any change to the exterior of the building;
2. Exterior renovations that are consistent with the character of the development as previously approved in terms of colour, materials, and form;
3. Minor text or content changes to existing signage;
4. Building additions to a maximum of 100 m<sup>2</sup>;
5. Emergency circumstances to remove any immediate danger from the site; and

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

6. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors.

### .5 Sustainability

All applications for an Industrial Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and landscaped outdoor shared spaces.

### .6 Required Documents and Reports

The Town may require the submission of development approval information as part of a development permit application as per section 487 (1) (b) of the *Local Government Act* to ensure the proposed development meets the objectives of the IDPA. Applications for an Industrial Development Permit must include:

- a) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping.
- b) A **Site Plan** showing all existing and proposed development and their setbacks, on-site traffic circulation (vehicular and pedestrian), parking areas and the number of parking stalls, and any easements and rights-of-way.
- c) A **Concept Plan** including colour elevation drawings that may outline proposed building materials and colours, interior floor plans, and context photos.

### .7 Guidelines

Development permits issued under the Industrial DPA shall be in accordance with the following guidelines:

#### .1 Buildings and Structures

- a) Discourage building facades with unfinished/untextured concrete, or unfinished metal/aluminium.
- b) Buildings on the same site shall have complementary massing and exterior finishes.
- c) Main entrances to publicly-accessible areas of the building should be located adjacent to the street on which a building is facing. Entrances should be easily identifiable,

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

highlighted through use of material and colour variation and give the appearance of depth.

- d) Door openings and windows should reflect the character of the facade, have bold frames and be recessed.
- e) Colour schemes for facades should be kept simple, and the number of colours kept to a minimum. Colours should be reflective of tones found in Osoyoos's natural environment. Facade colours shall be harmonious with adjacent buildings. Consideration will be given to accent colours that are complementary to natural colour tones.



*Sources: Metl-Span and Christofferson Commercial Builders, Inc.*

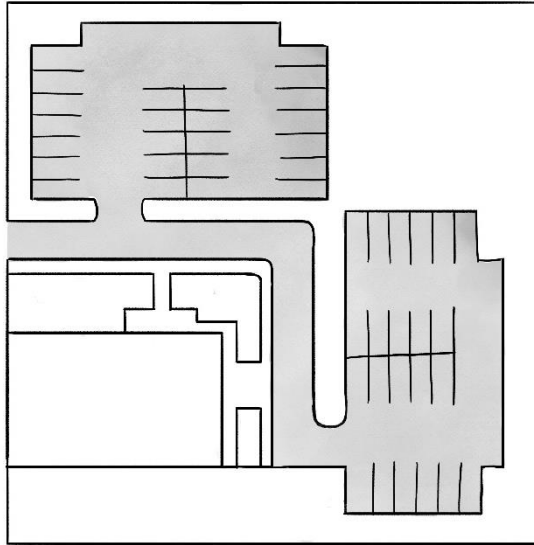
- f) Create architectural interest by varying building materials, colours, roof-lines, and other architectural elements.
- g) Long expanses of blank facades are discouraged.

### .2 Site Design

- a) Pedestrian access to and within the site shall be universally accessible, convenient and safe.
- b) Exterior lighting shall be designed to avoid glare onto abutting properties and roadways, and should consist of down-cast fixtures to reduce light pollution.
- c) Site design shall apply Crime Prevention Through Environmental Design principles to reduce crime and nuisance opportunities and enhance safety wherever possible.
- d) Vehicle access and on-site circulation shall be conveniently laid out, with minimum interference for pedestrians and cyclists.
- e) Parking areas shall be located to the rear, side, or below buildings, where appropriate.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

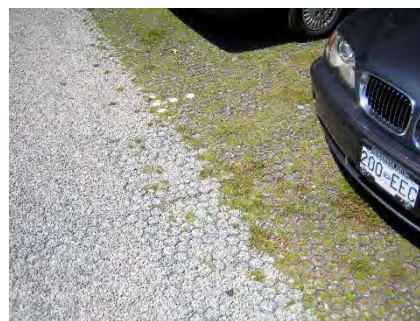
- f) Large parking lots shall be broken down into smaller groups of parking spaces wherever possible



- g) Loading facilities shall be designed in the least visually obtrusive manner possible and should be situated so as not to interfere with internal circulation.

### *.3 Landscaping*

- a) All areas not covered by buildings, structures, roadways, pathways, or parking, or otherwise not used for industrial purposes, shall be suitably landscaped.
- b) Permeable surfacing materials are encouraged where possible to enhance on-site drainage.



- c) On-site amenity areas for employees are encouraged.
- d) Screening in the form of landscaped buffers and/or solid fencing is required along property lines adjoining any residential, commercial or institutional uses.
- e) Landscaped buffer screening shall be placed along the full length of property lines facing arterial or connector roads (except for access openings).
- f) Outdoor storage areas, garbage and recycling receptacles, and mechanical equipment should be screened by trees and vegetation and/or enclosed by solid fencing.



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- g) Xeriscaping principles are encouraged to minimize water usage. The installation of water features is discouraged.
- h) Retain existing healthy and mature trees and vegetation where possible.

## 8.E. DPA-5: Foreshore and Lake Development Permit Area (FLDPA)

### .1 Purpose

The purpose of the Foreshore and Lake Development Permit Area is to protect the Osoyoos Lake foreshore from the harmful effects of private moorage facilities that could diminish species and habitat diversity. This Development Permit Area complements the Osoyoos Foreshore and Lake Zoning Bylaw No. 1294, 2012 and the Riparian Development Permit Area (RDPA) Guidelines.

### .2 Justification

A *Foreshore Inventory and Mapping and Biophysical and Habitat Index (FIM)* was prepared for the Town in 2011 that discusses Osoyoos Lake's shoreline fish habitat value. The FLDPA is designated under section 488 (1) (a) of the *Local Government Act* to support the protection of the natural environment, its ecosystems and biological diversity.

The objective of this development permit area is to ensure that ecological systems and values are being maintained through reducing habitat disturbances resulting from the installation or construction of private moorage facilities within the foreshore.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The FLDPA is designated under the following sections of the *Local Government Act* to guide development to:

- promote energy conservation, section 488 (1) (h);
- promote water conservation, section 488 (1) (i); and
- reduce greenhouse gas emissions, section 488 (1) (j).

The FLDPA is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Foreshore and Lake DPA is applicable to all development occurring within the foreshore areas designated on Map 19. As defined in the Osoyoos Foreshore and Lake Zoning Bylaw, foreshore development comprises the construction, alteration and replacement of all private moorage facilities, including facilities normally qualifying for *General Permission* as defined from time to time by the Provincial Ministry of Forests, Land and Natural Resources Operations (MFLNRO), or any successor agency. Applications for works requiring *Specific Permission* as defined by the MFLNRO are excluded from the Town's permit area because they continue to be under direct Provincial control.

### .4 Exemptions

The following types of development are exempt from applying for a Foreshore and Lake Development Permit:

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

1. Emergency circumstances to address any immediate danger on the site;
2. Acceptance by the Town of a report prepared by a QEP authorizing the removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines<sup>1</sup>) and any other applicable legislation. Environmental monitoring will be required to ensure that tree removal is carried out in accordance with the report recommendations;
3. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a QEP;
4. Boundary adjustments between lots when no new parcels are created;
5. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
6. Interior renovations to an existing building;
7. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation;
8. The maintenance of an area of existing human disturbance, other than a building or structure, if the area is not extended and the type of disturbance remains unchanged;
9. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
10. Developments for which the Town has received a copy of an authorization issued under section 35(2)(b) or (c) of the *Fisheries Act*; and
11. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season).

### .5 Sustainability

All applications for a Foreshore and Lake Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and landscaped outdoor shared spaces.

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<sup>1</sup> <http://www.env.gov.bc.ca/wld/documents/bmp/HazardTreeRemovalBMP.pdf>

### .6 Required Documents and Reports:

The Town may require the submission of development approval information as part of a development permit application as per sections 484 (e) and 487 (1) (b) of the *Local Government Act* to determine if the proposed development will pose on any impacts on the natural environment and to ensure it meets the objectives of the FLDPA. Applications for a Foreshore and Lake Development Permit Area must include:

- a) An **Environmental Monitoring Plan** that describes the proposed monitoring program to be used during the development process. This plan shall be prepared and implemented by a QEP. Monitoring must continue for a period of at least one year after development has been deemed complete by the Town, unless otherwise specified by the QEP. A post-development report shall be submitted at the end of the monitoring period to confirm that all potentially negative environmental impacts have been effectively addressed.
- b) A **Site Plan** showing all existing and proposed development (including roads and trails), site grading, environmental features, buffers, and water courses.
- c) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. Particular consideration shall be given to erosion control, stream bank protection, and the maintenance of hydrological functions. A full planting list shall be included.

### .7 Guidelines:

Development permits issued under the FLDPA must conform with all applicable terms and conditions of the Town's Foreshore and Lake Zoning Bylaw and Riparian Development Permit Area (RDPA) Guidelines, and with the following guidelines:

#### .1 Moorage Facilities

- a) Minimize impact on the natural state of the Osoyoos Lake foreshore and water whenever possible;
- b) Locate facilities in a manner that minimizes potential impacts on fish spawning and rearing habitat areas;
- c) Minimize disturbance to the lakebed and aquatic vegetation by positioning facilities in water deep enough to avoid grounding and to prevent impacts by prop wash in the case of docks. A minimum 0.8 m water depth where boats may travel is required.
- d) Do not use concrete, pressure-treated wood (i.e. creosote), paint or other chemical treatments that are toxic to fish and other aquatic organisms, and that severely impact aquatic environments;
- e) Only use untreated materials (e.g. cedar, tamarack, hemlock, plastic, etc.) as supports for structures that will be submerged in water, and do not use treated lumber which may contain compounds that can be released into the water and become toxic to the aquatic environment;
- f) Only use materials that are environmentally-friendly for structures that are above water;
- g) Do not use crib foundations or solid core structures made of cement or steel sheeting because they may block the free flow of water and cause erosion and impact habitat;

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- h) Limit all cutting, sealing and staining of materials away from the water and only use environmentally-friendly stains. All sealed and stained lumber should be completely dry before being used near water;
- i) Only use plastic barrel floats that are free of chemicals inside and outside of the barrel before they are placed in water; and
- j) Do not use rubber tires as they are known to release compounds that are toxic to fish.

### *.2 Moorage Buoys*

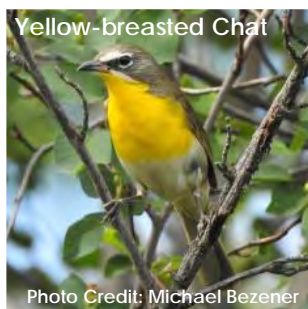
- a) Minimize disturbance to the lakebed and aquatic vegetation through appropriate positioning;
- b) Site buoys in a manner that minimizes potential impacts on fish spawning and rearing habitat areas;
- c) Use helical (versus block) anchors whenever possible; and
- d) Only use materials intended for boat moorage, such as rigid molded plastic, which do not contain chemicals that are toxic to aquatic organisms.



## 8.F. DPA-6: Environmentally Sensitive Development Permit Area (ESDPA)

### .1 Purpose

The purpose of the Environmentally Sensitive Development Permit Area is to protect environmentally sensitive terrestrial areas and wetlands that are not connected to a stream from potentially harmful effects of development and/or site alteration that could diminish species and habitat diversity.



### .2 Application

The Environmentally Sensitive DPA is applicable to subdivision and development in areas designated on Map 20, as well as any other environmentally sensitive terrestrial areas and wetlands that may be identified by a Qualified Environmental Professional.

### .3 Justification

The Osoyoos area is one of the most ecologically diverse regions in Canada, but is also one of the most threatened. One of the most characteristic ecosystems in the area is the Antelope-Brush Grasslands and associated ecosystems (i.e. cliffs, talus, riparian), which is recognized as one of the most endangered ecosystems in Canada, and is home to many rare and similarly endangered species of birds, small mammals and reptiles. Careful stewardship of our unique ecology not only has intrinsic value for preserving species diversity, but also helps to sustain the Town's cultural identity and attractiveness for tourists. The ESDPA is designated under section 488 (1) (a) of the *Local Government Act* to support the protection for the natural environment, its ecosystems and biological diversity.

The objective of this development permit area is to ensure that critical habitats, wildlife corridors, and other significant environmental features are protected from development.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The ESDPA is designated under the following sections of the *Local Government Act* to guide development to:

- promote energy conservation, section 488 (1) (h);

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- promote water conservation, section 488 (1) (i); and
- reduce greenhouse gas emissions, section 488 (1) (j).

The Environmentally Sensitive Development Permit Area is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .4 Exemptions

The following types of development are exempt from applying for an Environmentally Sensitive Development Permit:

1. Interior renovations to an existing building;
2. External alterations that are entirely within the existing building footprint;
3. Emergency circumstances to address any immediate danger on the site;
4. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);
5. Boundary adjustments between lots when no new parcels are created;
6. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
7. The removal of trees identified as hazardous and/or invasive by a Certified Arborist, recommending their removal with consideration given for bird nesting season and the potential for nesting habitat;
8. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a Qualified Environmental Professional (QEP);
9. The removal of trees that are deemed to be a wildfire hazard as per provincial FireSmart standards and identified as such by a Certified Arborist, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
10. Land development without construction where the sole purpose of development is the restoration of an environmental feature or hand removal of invasive species, as identified by a Qualified Environmental Professional, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
11. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
12. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development; and
13. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation.

### .5 Sustainability

All applications for an Environmentally Sensitive Development Permit must provide examples of

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.
4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and landscaped outdoor shared spaces.

### .6 Required Documents and Reports:

The Town may require the submission of development approval information as part of a development permit application as per sections 484 (e) and 487 (1) (b) of the *Local Government Act* to determine if the proposed development will pose on any impacts on the natural environment and to ensure it meets the objectives of the ESDPA. Applications for an Environmentally Sensitive Development Permit must include:

- a) An **Environmental Assessment Report** prepared by a QEP that includes the following:
  - i. A map delineating where construction work will occur on the site
  - ii. Details of the proposed development
  - iii. Identification and assessment of sensitive ecosystems, habitats, and features on the site in the form of detailed descriptions of each supplemented by a map. This includes an inventory of any provincially and federally listed Species at Risk found or known to be present on the site. Any wetlands identified by the QEP as providing benefit to fish habitat shall be subject to the provisions of the Riparian Development Permit Area Guidelines.
  - iv. Identification of any invasive species on the site and recommended steps for their safe removal.
  - v. Identification of trees with significant environmental value and recommendations for how they can be protected during the construction period and post construction.
  - vi. Recommendations on how to protect environmental features, including a description of where any necessary vegetative buffers and/or fencing shall be installed.
  - vii. Identification of and recommendations on how to protect active bird nests.
  - viii. Recommendations for the maintenance of the hydrological functions of any water features, including wetlands and riparian areas.
  - ix. Assessment of any proposed on-site drainage measures to control erosion and help with slope stability.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- x. Recommendations for when construction work and rehabilitation of the site should occur.
  - xi. A restoration plan for any proposed site disturbances, including restoration of areas where invasive species have established.
  - xii. If more than two years passes since the time an environmental assessment was completed as required under this section and development has not yet proceeded, the environmental assessment must be reviewed by a QEP and updated accordingly. Any revisions to the proposed development as described in the original application may also prompt a review of the submitted environmental assessment by a QEP.
- b) A Site Plan showing all existing and proposed development (including roads and trails), site grading, environmental features, buffers, and water courses.
  - c) A Landscape Plan prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. A full planting list shall be included.
  - d) An Environmental Monitoring Plan that describes the proposed monitoring program to be used during the development process. This plan shall be prepared and implemented by a QEP. Monitoring must continue for a period of at least one year after development has been deemed complete by the Town, unless otherwise specified by the QEP. A post-development report shall be submitted at the end of the monitoring period to confirm that all potentially negative environmental impacts have been effectively addressed.

### .7 Guidelines:

Development permits issued under the Environmentally Sensitive Development Permit Area shall be in accordance with the following guidelines:

#### .1 General

- a) Timing of development should consider and aim to avoid when possible times of the year when critical wildlife activities occur as recommended by the Province.
- b) Sensitive features and natural areas should be temporarily fenced or protected from damage prior to commencing development activities.
- c) Building and structure design should incorporate the existing terrain as much as possible to minimize impacts to the natural environment.
- d) Development shall occur in a manner that minimizes the total developed area of the site during and after construction.
- e) Measures to eradicate or control any invasive species on the site shall be implemented.

#### .2 Site Design – Habitat Protection

- a) Any rare or endangered species and their natural habitats identified on the subject lands shall be protected.
- b) Any wildlife corridors shall be protected and interconnected with other nearby corridors wherever possible.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- c) Conserve, remediate, and enhance any valued ecosystem components identified on the site.
- d) Establish adequate buffers between natural areas and development as indicated by the QEP in the Environmental Assessment Report.
- e) Any development, construction, or land alteration that may disturb critical habitat, active nesting sites or breeding areas for wildlife are not recommended unless properly guided by a QEP.
- f) Streets and trails shall be designed in a manner that limits disturbances to adjacent natural areas.

### *.3 Site Design – Habitat Restoration*

- a) Actions to rehabilitate and restore any environmentally sensitive areas to an enhanced ecological state are encouraged on sites that have been subject to negative impacts as a result of past development activities.
- b) Any damage that may occur to sensitive features and natural areas during the development process shall be properly restored to an enhanced ecological state.
- c) Revegetation of exposed soils shall occur after any necessary land alteration is complete in order to prevent erosion and noxious weed infestation.
- d) Any habitat restoration must be monitored for successful establishment for a period of one year after the development has been deemed complete by the Town, unless otherwise specified by a QEP.

### *.4 Landscaping*

- a) Landscaping in buffer areas should only consist of native species. Trails and landscaping features such as lawns or gardens are not permitted within these buffers.
- b) Permeable paving materials should be used to protect groundwater supply and minimize erosion from surface runoff.
- c) Retention of existing trees is encouraged.



## 8.G. DPA-7: Riparian Development Permit Area (RDPA)

### .1 Purpose

The purpose of the Riparian Development Permit Area is to protect, enhance and restore lake, stream and wetland shorelines in accordance with the *Riparian Areas Protection Regulation* from the effects of residential, commercial, and industrial development and/or the alteration of land.



### .2 Justification

The *Local Government Act* allows for the establishment of development permit areas providing protection for the natural environment, its ecosystems and biological diversity under section 488 (1) (a). The objective of this development permit area is to ensure that water quality, fish, and fish habitat are protected, flooding is limited, biodiversity is supported, and habitat restoration is encouraged.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The *Local Government Act* allows for the establishment of development permit areas relating to:

- promoting energy, section 488 (1) (h);
- water conservation, section 488 (1) (i); and
- and the reduction of greenhouse gas emissions, section 488 (1) (j).

Each development permit area in this bylaw is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Riparian DPA is applicable to subdivision or development occurring within a Riparian Assessment Area for any stream as designated on Map 20 and as per the *Riparian Areas Protection Regulation*.

### .4 Exemptions

The following types of development are exempt from applying for a Riparian Development Permit:

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

1. Acceptance by the Town of a report prepared by a Qualified Environmental Professional (QEP) concluding that there is no stream on the subject lands or adjacent lands that may be affected by the proposed development;
2. Acceptance by the Town of a report prepared by a QEP authorizing the removal of infested, diseased, or hazardous trees in accordance with Best Management Practices for Tree Topping, Limbing and Removal in Riparian Areas (Provincial Guidelines<sup>1</sup>) and any other applicable legislation. Environmental monitoring will be required to ensure that tree removal is carried out in accordance with the report recommendations;
3. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a QEP;
4. Boundary adjustments between lots when no new parcels are created;
5. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
6. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);
7. Interior renovations to an existing building;
8. External alterations that are entirely within the existing building footprint or additions that do not extend into the Riparian Assessment Area;
9. Emergency circumstances to address any immediate danger on the site
10. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
11. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
12. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation;
13. Developments for which the Town has received a copy of an authorization issued under section 35(2)(b) or (c) of the *Fisheries Act*; and
14. The maintenance of an area of existing human disturbance, other than a building or structure, if the area is not extended and the type of disturbance remains unchanged.

### .5 Sustainability

All applications for a Riparian Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.

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<sup>1</sup> <http://www.env.gov.bc.ca/wld/documents/bmp/HazardTreeRemovalBMP.pdf>

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage social sustainability such as bike lockers and showers and landscaped outdoor shared spaces.

### .6 Required Documents and Reports:

The Town may require the submission of development approval information as part of a development permit application as per sections 484 (e) and 487 (1) (b) of the *Local Government Act* to determine if the proposed development will pose on any impacts on the natural environment and to ensure it meets the objectives of the RDPA. Applications for a Riparian Development Permit Area must include:

- a) A **Riparian Assessment Report** prepared by a QEP that follows the Riparian Areas Protection Regulation Technical Assessment Manual (November 2019). The assessment report must be submitted to the Minister of Environment and Climate Change Strategy for approval prior to submission to the Town. If more than two years passes since the time a riparian assessment report was completed and development has not yet proceeded, the riparian assessment report must be reviewed by a QEP and updated accordingly. Any revisions to the proposed development as described in the original application may also prompt a review of the submitted riparian assessment report by a QEP.
  - a. The assessment report must include:
    - i. A description of the assessment activities carried out and the results of the assessment;
    - ii. A description of the proposed development including:
      - 1) whether it is residential, commercial, or industrial;
      - 2) if the development is new or a change to an existing development;
      - 3) the location of the development;
      - 4) the code for the watershed in which the development is proposed to occur;
      - 5) the name of the affected stream and the length of the affected portion of the affected stream in the riparian assessment area;
      - 6) design drawings for the proposed development; and
      - 7) A description and map of the proposed development with the Riparian Assessment Area and proposed width of the Streamside Protection and Enhancement Area (SPEA) clearly delineated, and where applicable, any potential hazards posed by the proposed development to natural features, functions or conditions in the SPEA that support the life processes of protected fish;
    - iii. An explanation of how the design of the proposed development will avoid any potential hazard(s) identified, or recommended measures for avoiding the hazard(s);
    - iv. The QEP's opinion on:

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- 1) whether the site of the proposed development is subject to undue hardship, meaning the proposed development meets the riparian protection standard if:
    - a) *the development will not occur in the SPEA, other than in a part of that area that is already an area of human disturbance;*
    - b) *the development will be situated and otherwise designed so as to minimize any encroachment in to the SPEA; and*
    - c) *if applicable, the development will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in the SPEA that support the life processes of protected fish;*
  - 2) whether the riparian protection standard is met for a proposed development that entails the subdivision of a parcel or strata lot. The riparian protection standard is not met for proposed development that creates:
    - a) *a parcel that has a developable area that is less than the allowable footprint for that parcel; or*
    - b) *a strata lot that has a developable area that is less than the allowable footprint for that strata lot;*
  - 3) whether the proposed development will meet the riparian protection standard if the development proceeds as proposed in the report and complies with the measures recommended in the report.
- v. A description of the natural features, functions, and conditions of the riparian area;
  - vi. Recommendations for the conservation, restoration, and enhancement of the riparian area;
  - vii. Statements by the QEP indicating that:
    - 1) they are qualified to undertake the assessment and prepare the subsequent report;
    - 2) one of the following methods was used to determine the SPEA:
      - a) a method based on measurement from the stream boundary, or if the stream is a ravine, from the top of the ravine bank; or
      - b) a method based on the location of natural features, functions and conditions that support the life processes of protected fish; and
    - 3) the report was prepared in accordance with section 14 of the *Riparian Area Protection Regulation*.
  - b) An **Environmental Monitoring Plan** that describes the proposed monitoring program to be used during the development process. This plan shall be prepared and implemented by a QEP. Monitoring must continue for a period of at least one year after development has been deemed complete by the Town, unless otherwise specified by the QEP. A post-development report shall be submitted at the end of the monitoring

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

period to confirm that all potentially negative environmental impacts have been effectively addressed.

- c) A **Site Plan** showing all existing and proposed development (including roads and trails), site grading, environmental features, buffers, and water courses.
- d) A **Landscape Plan** prepared by a registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping. Particular consideration shall be given to erosion control, stream bank protection, and the maintenance of hydrological functions. A full planting list of any new plantings for restoration shall be included.
- e) The Town may require the property owner to place a conservation or restrictive covenant on the property to ensure the conditions of the permit are maintained.
- f) Notwithstanding section 8.G.6 a), in the case of retroactive developments where the Minister of Environment and Climate Change Strategy will not approve a Riparian Assessment Report because the development that is the subject of the report has already occurred, a **Riparian Assessment Report** prepared by a QEP must be submitted that includes all of the requirements outlined in section 8.G.6 a), with the exception of section 8.G.6 a) iv., and clearly identifies the level of impact of the development that has occurred as one of the following:
  - a. No development has occurred in the SPEA or that could affect the integrity of the SPEA and no restoration is required;
  - b. Development has occurred in the SPEA or that could affect the integrity of the SPEA and restoration measures have been prescribed to improve the area without removing any buildings or structures; or
  - c. Development has occurred in the SPEA or that could affect the integrity of the SPEA and restoration measures have been prescribed to remove any buildings or structures and restore the area to the natural condition.
- g) Notwithstanding section 8.G.6 b), in the case of retroactive developments, the submission of an **Environmental Monitoring Plan** will be provided at the discretion of the QEP.

### .7 Guidelines

Development Permits issued under the Riparian Development Permit Area shall be in accordance with the following guidelines:

#### .1 Site Design – Habitat Restoration

- a) Minimize soil disturbance associated with development and avoid activities that disturb existing vegetation (except invasive plants), slopes, retaining walls, or bulkheads unless they will enhance fish and wildlife species and habitats.
- b) The upper boundary of a SPEA must be clearly marked during development. Disturbance within this area is only permitted as directed by a QEP.
- c) Where the SPEA has been impacted by previous land use or development activities, restoration or enhancement will be a condition of subdivision approval. Restoration or enhancement will be directed by a QEP and designed to support ecosystem functionality including flood mitigation, shoreline erosion, and water quality.

#### .2 Landscaping

- a) Landscaping within the SPEA is not permitted, only the restoration of ecological areas and ecosystem functions.



## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- b) Landscaping for the restoration of ecological areas and ecosystem functions must include native species.

## 8.H. DPA-8: Hillside Development Permit Area (HDPa)

### .1 Purpose

The purpose of the Hillside Development Permit Area is to enhance the visual impact of development on steep slopes, as well as protect development from hazardous conditions; and protect the natural environment, its ecosystems and biological diversity.

### .2 Justification

The Hillside Development Permit Area ensures that consideration is given for potential negative impacts to property or public safety that may occur as a result of hillside development. The Western Benchlands and slopes of Kruger Mountain contain some steep areas that could pose serious hazards if not developed properly, such as from rockslides and soil slippage. Compared with flatter areas, hillsides need special assessment and planning approaches.

The HDPa is designated under the following sections of the *Local Government Act* allows for to:

- protect development from hazardous conditions, section 488 (1) (b);
- protect the natural environment, its ecosystems and biological diversity, section 488 (1) (a); and
- guide the form and character of intensive residential development, section 488 (1) (e).

The objective of this development permit area is to ensure that residential development on slopes has minimal physical and environmental impacts on the community.

Furthermore, environmental sustainability and the implementation of climate adaptation and mitigation efforts are of utmost importance to the Town. The HDPa is designated under the following sections of the *Local Government Act* to guide development to:

- promote energy conservation, section 488 (1) (h);
- promote water conservation, section 488 (1) (i); and
- reduce greenhouse gas emissions, section 488 (1) (j).

The Hillside Development Permit Area is designated as such with the objective of enhancing sustainability efforts in new developments throughout the community.

### .3 Application

The Hillside Development Permit Area is applicable to subdivisions creating 3 or more lots, and to multifamily, commercial, industrial or institutional construction in any area with slopes in excess of 15% for a distance of 10 meters or more, or as designated on Map 21.

### .4 Exemptions

The following types of development are exempt from applying for a Hillside Development Permit:

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

1. Interior renovations to an existing building;
2. External alterations that are entirely within the existing building footprint;
3. Building additions with a floor area less than 10 m<sup>2</sup>;
4. Emergency circumstances to address any immediate danger on the site;
5. The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);
6. Boundary adjustments between lots when no new parcels are created;
7. Boundary adjustments and lot consolidations that do not involve the installation of underground services or the construction of roads;
8. The removal of trees identified as hazardous and/or invasive by a Certified Arborist, recommending their removal with consideration given for bird nesting season and the potential for nesting habitat;
9. The restoration or ecological enhancement of the site or a portion thereof, as recommended by a Qualified Environmental Professional (QEP);
10. The removal of trees that are deemed to be a wildfire hazard as per provincial FireSmart standards and identified as such by a Certified Arborist, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
11. Land development without construction where the sole purpose of development is the restoration of an environmental feature or hand removal of invasive species, as identified by a Qualified Environmental Professional, recommending their removal with consideration for bird nesting season and the potential for nesting habitat;
12. For property that is within the Agricultural Land Reserve, activities limited to those indicated as normal farm practices as defined in the *Farm Practices Protection (Right to Farm) Act* where the subject area has been previously altered for agricultural purposes;
13. For land that is used for mining or forestry-related development where a permit has been issued by the Ministry of Energy, Mines and Petroleum Resources and/or the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
14. The reconstruction or repair of a permanent structure described in Section 532(1) of the LGA if the structure remains on its existing foundation; and
15. If a covenant has been registered on the property confirming development will not occur on lands with slopes of greater than 15%.

### .5 Sustainability

All applications for a Hillside Development Permit must provide examples of how sustainability initiatives will be incorporated into the proposed development. These initiatives must include two or more of the following:

1. Retention of stormwater on-site through incorporating tools such as permeable paving surfaces, rain gardens, green roofs, retention ponds, bioswales, and grey water systems.
2. Inclusion of recycling and refuse facilities.
3. Incorporation of energy efficient elements into site and building design such as renewable energy systems, geothermal heating, and electric vehicle charging stations.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

4. Utilization of sustainable construction methods and building materials, such as locally sourced and recycled content, the rehabilitation of existing building elements, or restoration of buildings.
5. Amenities and tools that encourage energy conservation, water conservation, and the reduction of greenhouse gas emissions such as bike lockers and showers and landscaped outdoor shared spaces.

### .6 Required Documents and Reports

The Town may require the submission of development approval information as part of a development permit application as per sections 484 (e) and 487 (1) (b) of the *Local Government Act* to determine if the proposed development will pose on any impacts on the natural environment and to ensure it meets the objectives of the HDP. An assessment of proposed development will be provided to the Town and prepared by qualified professionals. The scope of the assessment will include, but may not be limited to:

- a) A topographic survey with 2 to 5 meter contours and spot elevations, showing swales, knolls, ridgelines, bedrock outcrops, cliffs, taluses, and slope transitions, seasonal and permanent watercourses, drainage routes and vegetation, and prominent views;
- b) Preliminary Concept Plan identifying information such as areas to be developed, natural areas to be preserved, existing and proposed development, site grading, topographic contour plans, slopes, water courses, road layout, proposed land uses, and preliminary site servicing.
- c) Analysis and assessment of site geology and geomorphology in respect of proposed development;
- d) Identification of potential hazards from rockslides and landslides, and potential soil erosion losses, and how these will be avoided or mitigated; and Confirmation of how the least disturbance will be made to natural features.
- e) Retaining Walls Plan and Design showing the location and design of retaining walls including plan and profile as well as materials.
- f) An Environmental Assessment Report prepared by a QEP – note that most hillside areas are also located within Environmentally Sensitive Development Permit area, so an Environmental Assessment Report will be required through that Development Permit process.
- g) A Landscape Plan prepared by a Registered Landscape Architect showing existing vegetation that is to remain undisturbed, as well as all proposed landscaping.

### .7 Guidelines

Development permits issued under the Hillside Development Permit Area shall be in accordance with the following guidelines:.

#### .1 Site Design

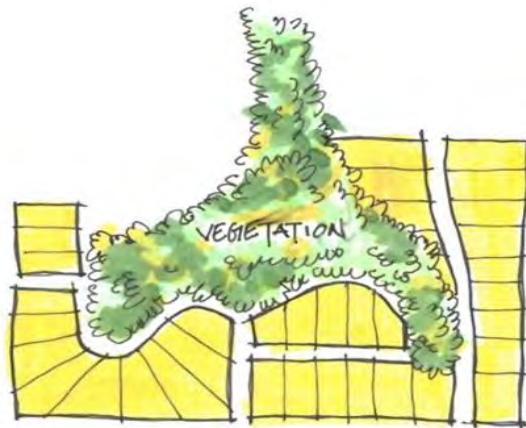
- a) Natural topography should be incorporated wherever possible and major cuts and fills should be avoided to minimize site disturbance and blasting.
- b) Maintain yard areas in a natural slope condition. Large cuts and fills to achieve flat yards will not be permitted.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- c) Contours and gradients should resemble the naturally occurring terrain. Ensure cuts and fills blend in with the natural topography, providing smooth transitions and mimicking the pre-development site contours. This can be accomplished by providing berms, grading the site to reflect original topographic conditions, and providing landscaping that mimics the site topography.
- d) Rock cuts are an acceptable alternative to retaining and they will be permitted where necessary (i.e. for roads) but with consideration for the visual impact of the exposed rock faces.
- e) Lot grading should be provided on a consistent, comprehensive basis throughout the whole of the development. Grading should not be undertaken on a parcel by parcel basis. In other words, for a subdivision, all grading and retaining should be completed by the master developer. After grading and retaining is complete by the master developer, builders should not manipulate land at an individual parcel level.
- f) Minimize numbers of road crossings across drainage and natural habitat areas;
- g) Employ best management practices for controlling storm water runoff and erosion;
- h) Retain natural drainage patterns wherever possible.

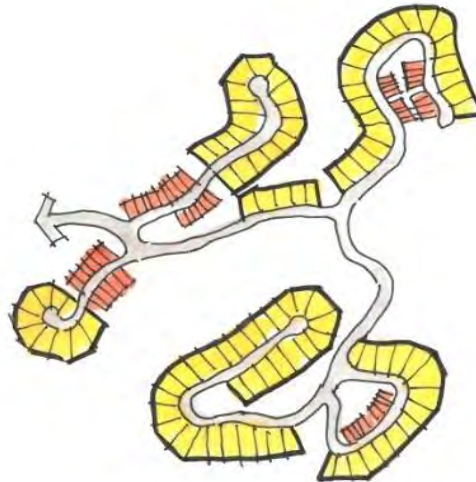
### *.2 Lot Configuration and Clustering*

- a) Subdivisions should be configured to minimize disruptions to the natural terrain and preserve natural features.

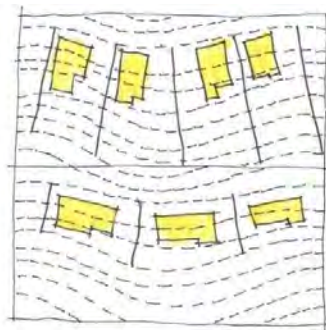


- b) Cluster development as a means of minimizing site disturbance, protecting open space in steeper areas, and protecting the natural environment.





- c) In general, locate the majority of hillside development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.
- d) Utilize alternative lot configurations (e.g. wide/shallow lots) to reflect unique site conditions.

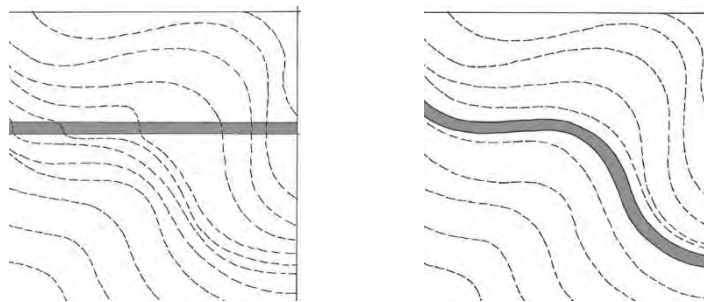


### *.3 Road Design*

- a) Align roads to follow natural site contours, conforming to topographic conditions rather than cutting across contours, and reducing the impact on hillsides.
- b) Ensure connectivity in the road network, rather than long cul-de-sacs and “dead-end” situations, where topographic conditions permit.
- c) Consider alternative approaches to turnarounds (e.g. hammerhead configurations) to reduce the amount of required grading works.
- d) Allow cul-de-sac length to be increased where connectivity in the road network is not possible due to topographic conditions, provided that appropriate emergency access is constructed.
- e) Utilize split roads and/or one-way roads to preserve significant natural features, to reduce the amount of slope disturbance, or to improve accessibility to individual parcels.
- f) Utilize modified road cross sections to reduce the impact of roads in hillside developments.

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- g) Utilize reduced pavement widths and right-of-way widths where service levels (such as snow plowing) can be maintained, emergency vehicle access can be maintained, the reduced widths provide demonstrably less slope disturbance, and the reduced widths contribute to the overall neighbourhood character.
- h) Consider reduced roadway cross sections in width if parking is to be located on private lots or if special pullout parking areas are established in strategic positions.
- i) Allow for meandering sidewalks adjacent to the road as a means of eliminating long, sustained grades, preserving natural features, or reducing grading requirements within the right-of-way. Varied offsets between the road and sidewalk will be considered for these purposes.



*As an example, rather than cutting across contours (left), roads can conform to topographic conditions (right)*

### 4 Retaining Walls

- a) Decrease the use of retaining walls to minimize site disturbance.
- b) Design retaining walls to fit with the landscape and to reduce the visual impact of the wall.
- c) Retaining materials should evoke a sense of permanence and reflect natural qualities in appearance through the use of context-sensitive materials (i.e. stone, masonry, brick, etc.), colours, and textures. Large concrete lock block is not considered to be a context-sensitive retaining material, and if used, it should be masked or screened (e.g. through the use of landscaping).



*Example of Large concrete lock block that is not considered to be a context-sensitive retaining material, and if used, it should be masked or screened*

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- d) Retaining walls should generally be curvilinear and follow the natural contours of the land.
- e) Utilize terracing of retaining walls to break up apparent mass and to provide planting space for landscaping features.
- f) Use systems of smaller, terraced retaining walls where significant retaining is necessary, rather than providing a single, large, massive wall. The height and depth of terraced walls should be consistent with the natural terrain and the general pre-development slope conditions above and below the walls.
- g) Provide landscaping to screen or supplement all retaining features.
- h) Minimize the height of retaining walls. Retaining walls should not exceed 1.5m in height. In site-specific circumstances, wall height may be varied to allow higher walls. Retaining walls over 1.5m in height should either be terraced with landscaped tiers, be screened by landscaping, have a unique surfaced texture/pattern, Use innovative design techniques (e.g. green retaining wall systems) to mitigate visual impacts.
- i) Note that for proposed walls in excess of 1.5m the developer will be required to show that the wall is essential (i.e. to accommodate road geometry).



*This drawing provides an example of appropriate uses for retaining walls that are low in profile, use natural materials, and are broken up into sections to reflect the natural terrain.*

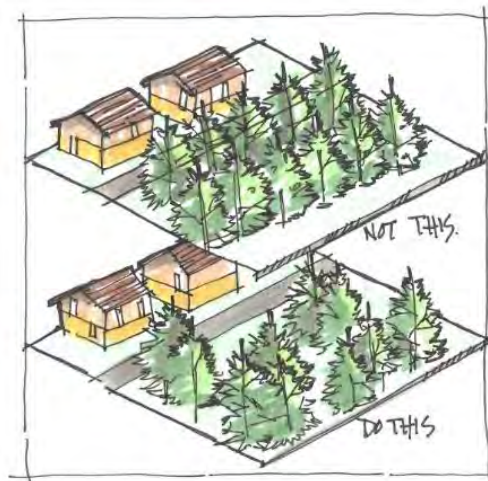


*Examples of visual impact of retaining walls subdued by using context-sensitive natural materials in combination with landscaping*

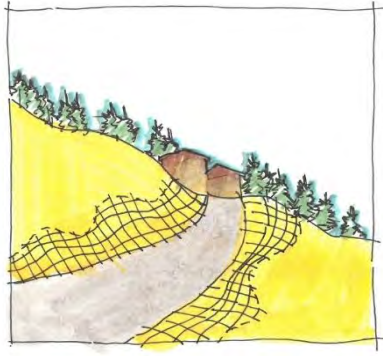
### *.5 Restoration of Vegetation in Disturbed Areas*

## 8. DEVELOPMENT PERMIT AREA GUIDELINES

- a) Restore disturbed areas to an enhanced ecological state as soon as possible and prior to occupancy in accordance with a detailed re-vegetation plan that is designed specifically to promote plant health, mitigate erosion, and offset any visual impacts of hillside development.
- b) Use native plant materials to the greatest extent possible.
- c) Utilize hardy low maintenance native plant material for site restoration and residential landscaping as much as possible. Where the use of native plant material is not possible given site or maintenance constraints, select plant material that is similar in appearance, growth habit, colour and texture to native plants that will not out compete native plants
- d) For dry slopes, replant with drought and fire-resistant species.
- e) Plant trees, shrubs and grasses in masses and patterns characteristic of a natural setting and with the intent of encouraging biodiversity
- f) landscape each lot, with particular attention to areas adjacent to street frontages and areas adjacent to retaining features.
- g) Replace vegetation in a manner that replicates the characteristics and performance of the natural setting, including the provision of a sufficient density of trees, sufficient ground cover, and intensity of vegetation. Trees should be planted in organic clusters rather than in lines or formal arrangements.



- h) Manufactured slopes should not appear engineered but should blend with existing slope conditions.



- i) Limit the use of irrigation. Irrigation is supported as a means of re-establishing planting for a maximum of three years and regular irrigation should not be necessary for any plant species proposed on the site, including those on private property.
- j) Employ water-conserving principles and practices in the choice of plant material (“xeriscaping”) and in the irrigation design and watering of residential and public landscapes on hillside sites.
- k) Temporary drip irrigation systems and hand watering are preferred.
- l) Automatic shut-off valves should be provided for all irrigation systems to prevent risk of accidental erosion due to system failures
- m) Use landscaping to minimize the impact to viewscales by screening buildings, landscape cuts and retaining walls.
- n) Re-vegetation should consider viewscales from the hillside.
- o) Do not plant trees that will encroach on the viewscales of others. Take into account the location, height and foliage density at maturity of tree species being planted.

### *.6 Building Setbacks*

- a) Adjust building setbacks to allow greater flexibility locating a building and reduce the visual massing effect.
- b) Any change in setbacks should enable off-street parking and utilizing the road right-of-way behind the curb or sidewalk to accommodate parking is appropriate.
- c) Side facing or setback garages are supported as a means to reduce excessive cut/fill, help to avoid hazardous slopes or sensitive areas, and enhance the neighbourhood.
- d) The front yard setback may be reduced provided this is permitted in the statutory building scheme.
- e) Side yard setbacks may be reduced to meet hillside design objectives, but generally should not be reduced below a 1.2m minimum on each side for single storey and 1.5 m for 2 or more storey buildings.



## 9. IMPLEMENTATION



## 9. IMPLEMENTATION

### Introduction

The Town of Osoyoos's Official Community Plan defines the vision for our community as we move grow and develop from the time of adoption of this plan in 2021 to 2040. Building on the policy direction outlined in this plan to ensure that the vision is fully implemented, a number of future projects have been identified in this section for Council's consideration. These projects will assist Town Council and staff with ensuring that the community's vision becomes a reality.

### Projects

A series of projects are outlined in the table below with recommended completion terms. These projects may be considered by Council and included in future Strategic Plans and budgets.

SHORT-TERM (2021 – 2026)	
PROJECT	DESCRIPTION
Land Use Procedures Bylaw Update	Update to reflect direction provided in the Development Permit Area Guidelines in this OCP.
Wayfinding and Informational Signage Program	Resort Municipality Initiative Strategy identifies this project with the goal of celebrating Osoyoos's rich heritage and that of the Syilx Peoples.
Public Art Program	Partner with the Osoyoos Arts Council to identify funding opportunities to create a program to select, commission, acquire, install, and maintain public art pieces.
Housing Strategy Update	Update the 2010 strategy to reflect the findings of the 2020 Housing Needs Report
Economic Development Plan	Work with the South Okanagan Chamber of Commerce, Destination Osoyoos, Osoyoos Indian Band, and the RDOS to devise a strategy for business attraction and retention.
Short-term Rental Policy	Regulate short-term rentals that provide tourism accommodations.
Zoning Bylaw Update	Update the existing Zoning Bylaw to reflect the direction of this OCP.
Infrastructure Master Plans (Sewer, Water, Roads)	Create new master plans that guide the provision of infrastructure, including extensions and upgrades.

Parks and Trails Master Plan Update	Update the existing parks and trails master plan to include a recreation and culture component, as well as better reflect the direction outlined in this OCP.
Development Cost Charges Bylaw Update	Update the DCC Bylaw to reflect the direction provided in this plan, as well as incorporate the projects identified in the infrastructure master plans, once complete.
Affordable Housing Reserve Fund	Establish a fund to support new affordable housing initiatives

## A. Temporary Use Permits

Uses not explicitly permitted in the Town's Zoning Bylaw may be permitted on a temporary basis throughout the Town of Osoyoos through the issuance of a Temporary Use Permit, as per the *Local Government Act*. These permits are typically issued to accommodate long-standing businesses that may be located on properties that are not in compliance with the Zoning Bylaw or to enable a local business to operate from a site while they search for a suitable location that allows for full compliance.

### Temporary Use Permit Policies

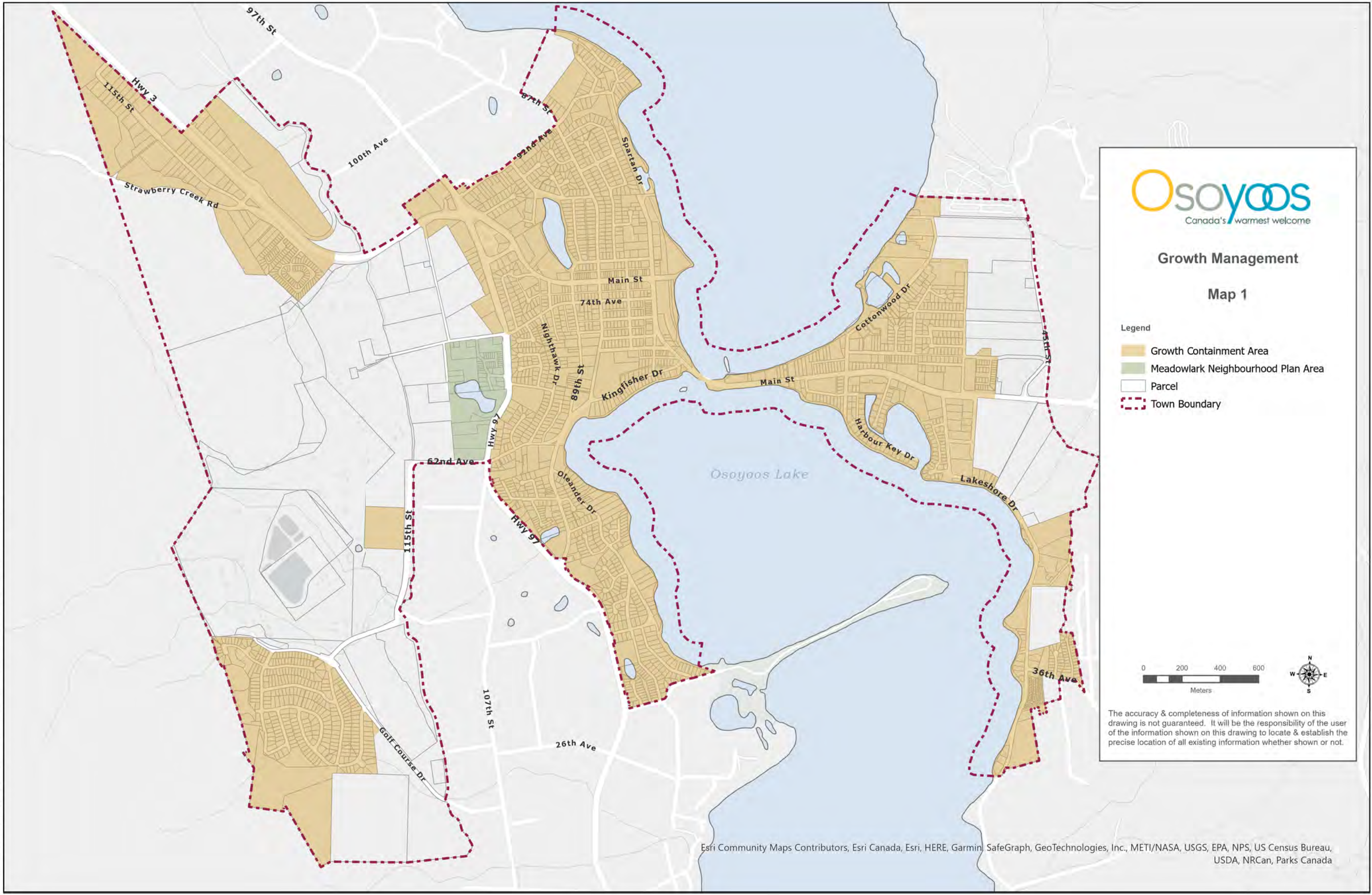
- .1 Approval of temporary use permits will be based on consideration of the following:
  - .1 Compatibility of the proposed use with any existing uses on the property and the surrounding area;
  - .2 Compatibility of the proposed use with the property's Land Use designation and the overall policy direction of the OCP;
  - .3 Potential for impact on any environmentally-sensitive areas nearby on-site;
  - .4 Minimal impact on existing servicing infrastructure
  - .5 Any proposed alterations to the site may be deemed temporary in nature;
  - .6 The proposed use's ability to generate positive economic activity for the area (if a Commercial or Industrial use is proposed);
  - .7 The proposed use is temporary or seasonal; and
  - .8 No noxious or undesirable sights, odours, sounds, vibrations, radiation, or interferences will be caused.
- .2 The Town may apply any conditions to a temporary use permit, including but not limited to the hours of operation, gross floor area, maximum lot coverage, landscaping, site rehabilitation, screening and fencing, or any other matters deemed appropriate by Council.
- .3 Temporary use permits may be issued for a period of up to three years.
- .4 Temporary use permits may be issued in all areas of the Town.



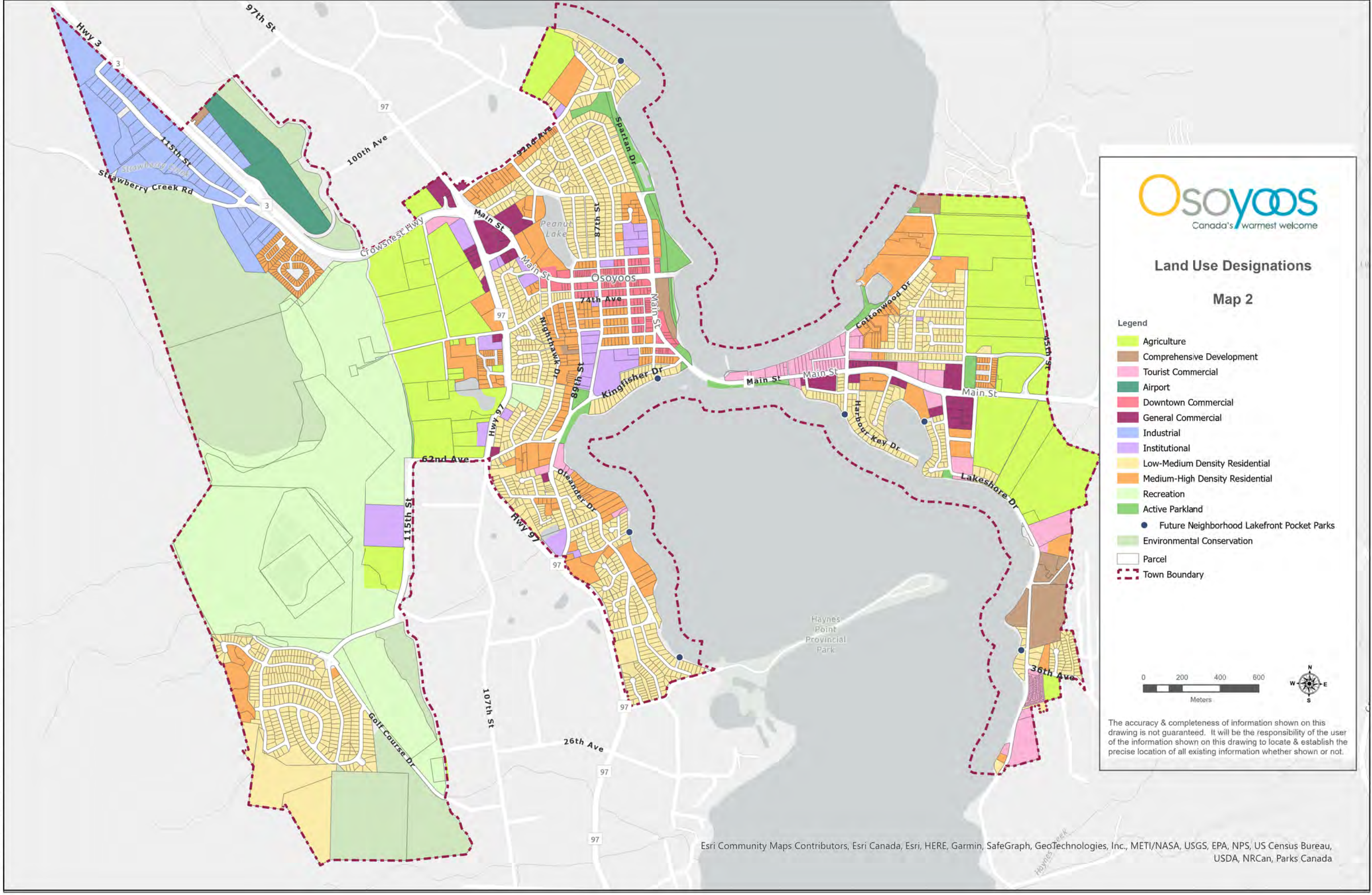
## 10. MAPS



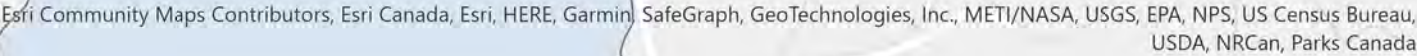






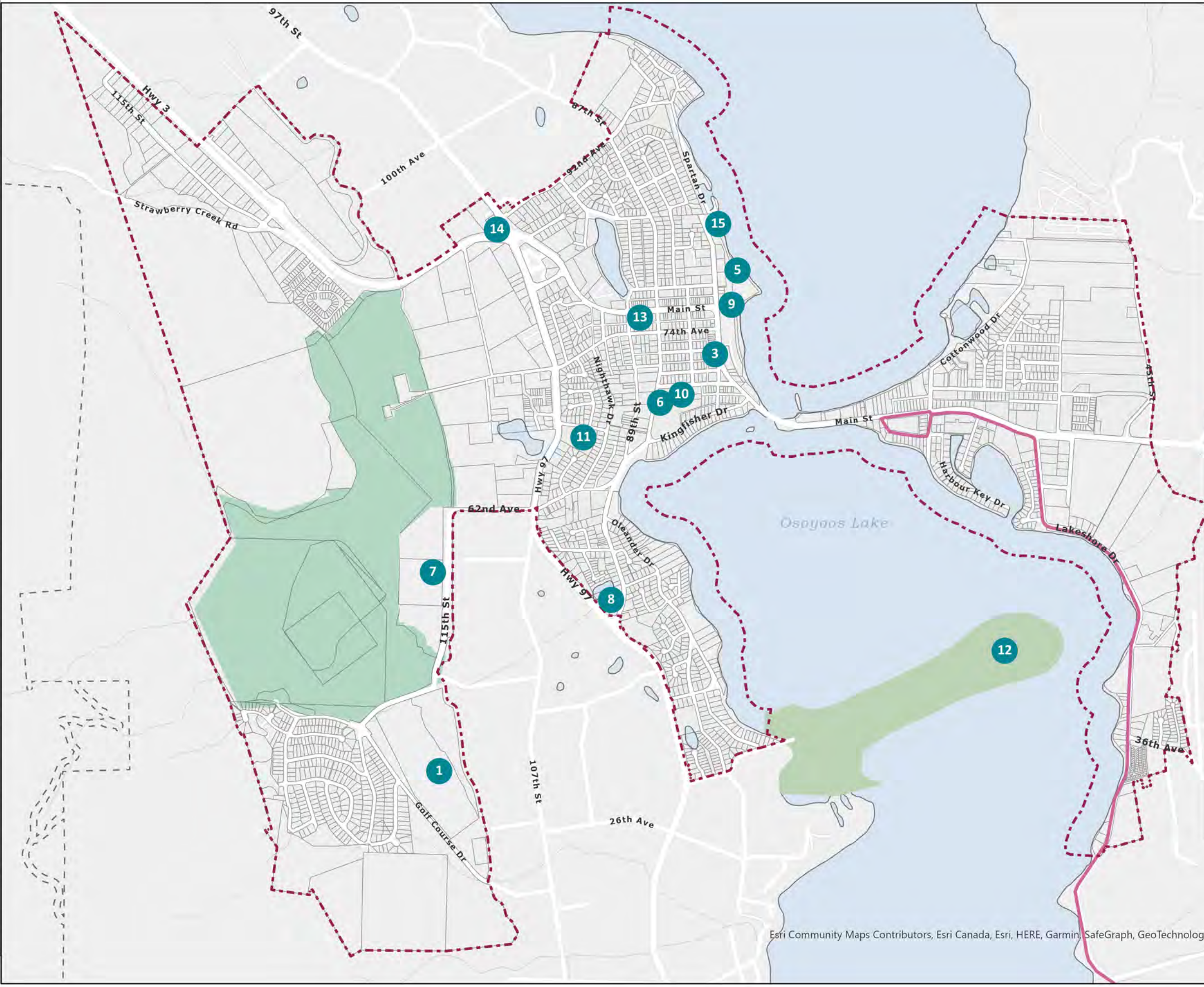








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Last exported by rhangs on February 16, 2022 at 4:48 PM  
Last printed by rhangs on September 25, 2017 11:46 AM

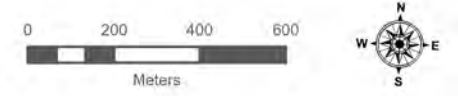


## Public and Recreational Facilities

### Map 4

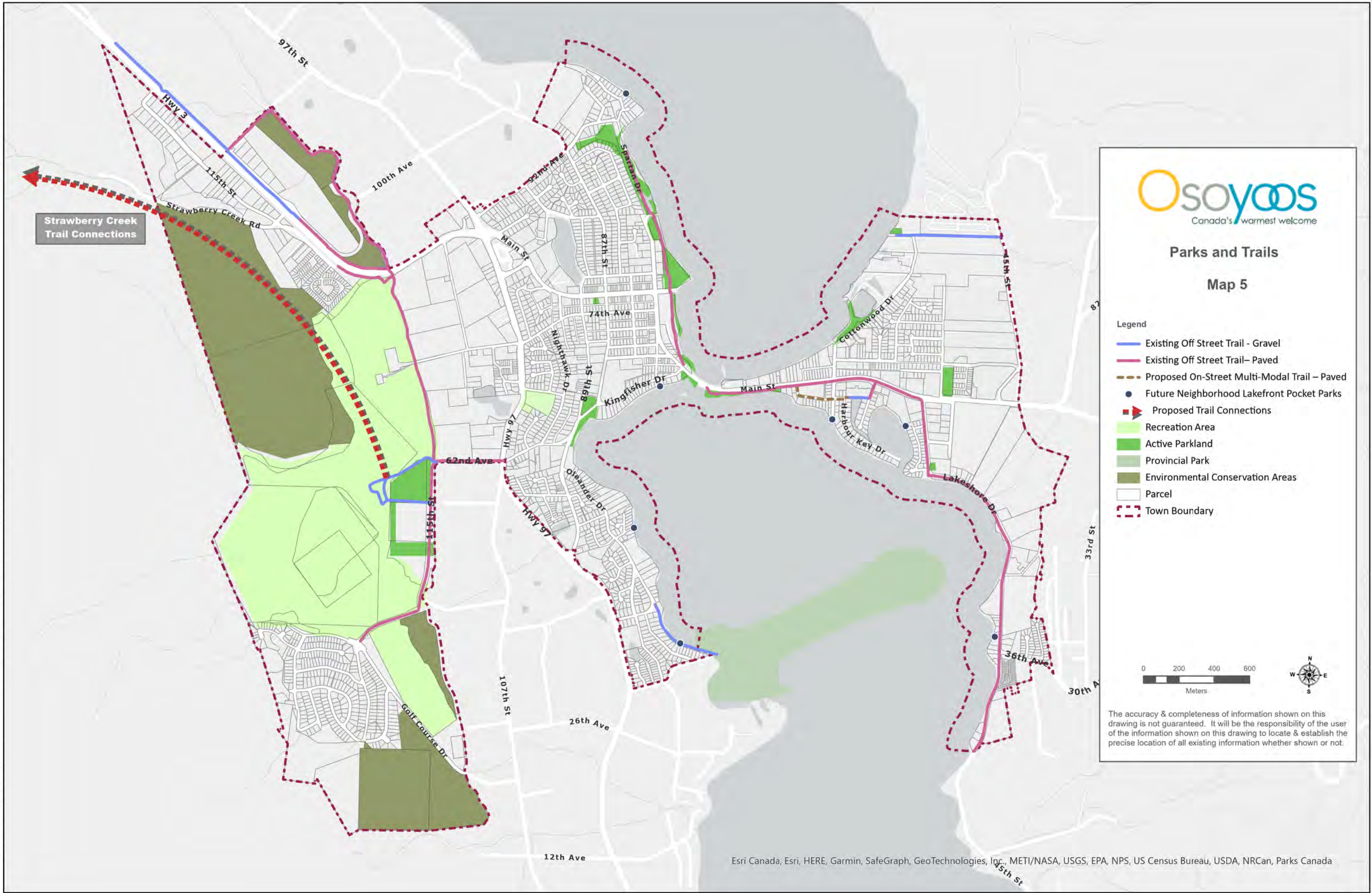
#### Legend

- |  |   |
|--|---|
| 1 Exhibition Grounds                   | 11 Sun Bowl Arena                         |
| 3 Learning Centre                      | 12 s'wi'ws Provincial Park (Haynes Point) |
| 5 Museum                               | 13 Town Hall, Art Gallery and Fire Hall   |
| 6 Osoyoos Elementary School            | 14 Visitor Centre                         |
| 7 Osoyoos Interior Health Centre       | 15 Lake Osoyoos Sailing Club              |
| 8 Osoyoos Secondary School             | Lakeshore Walkway                         |
| 9 Seniors Centre                       | Golf Course                               |
| 10 Sonora Community Centre and Library | Protected Area                            |
|  | Parcel                                    |
|  | Town Boundary                             |

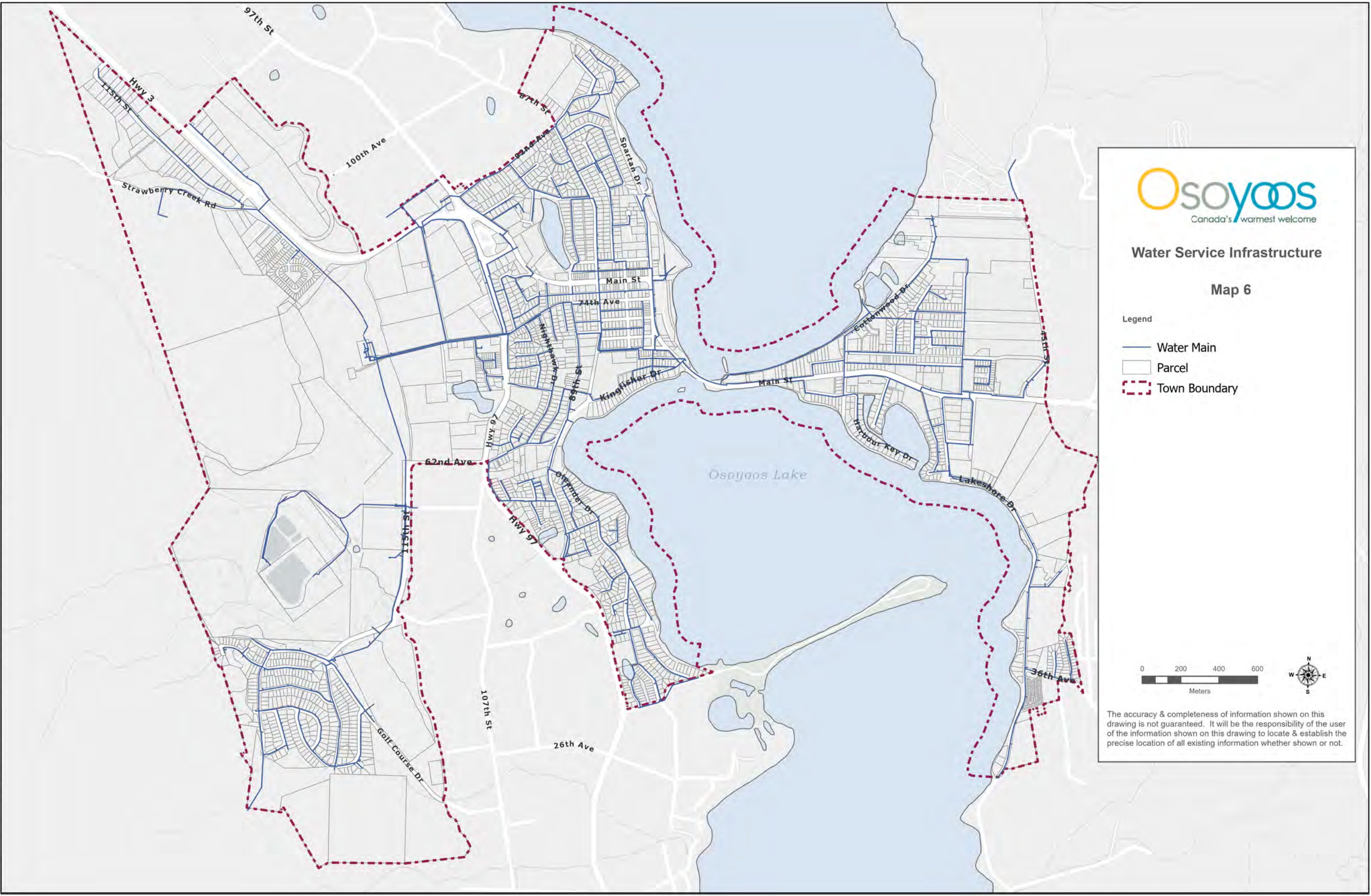


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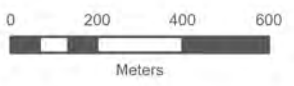


Water Service Infrastructure

Map 6

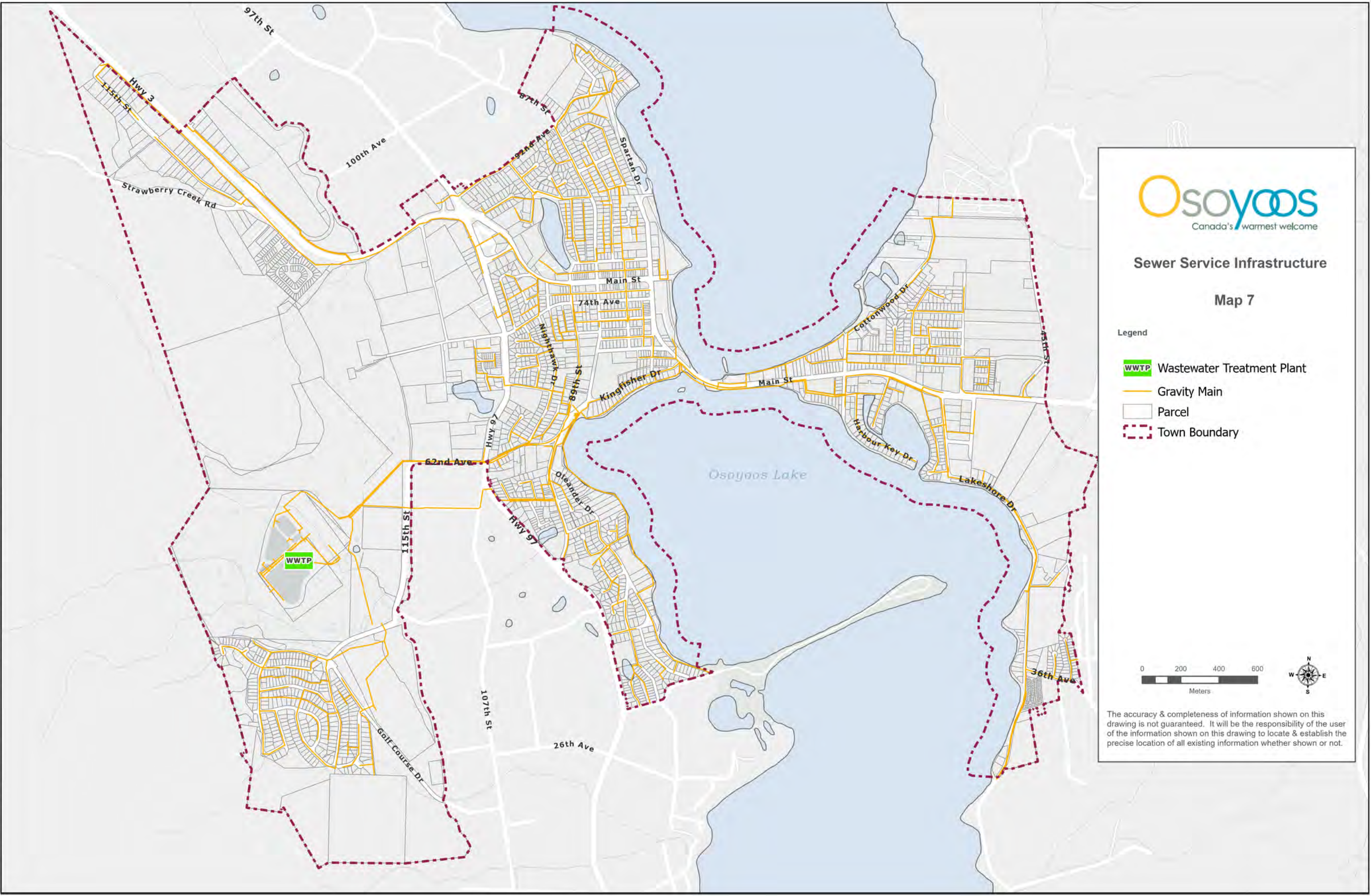
Legend

- Water Main
- Parcel
- Town Boundary



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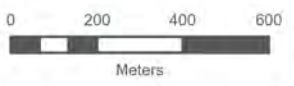


Sewer Service Infrastructure

Map 7

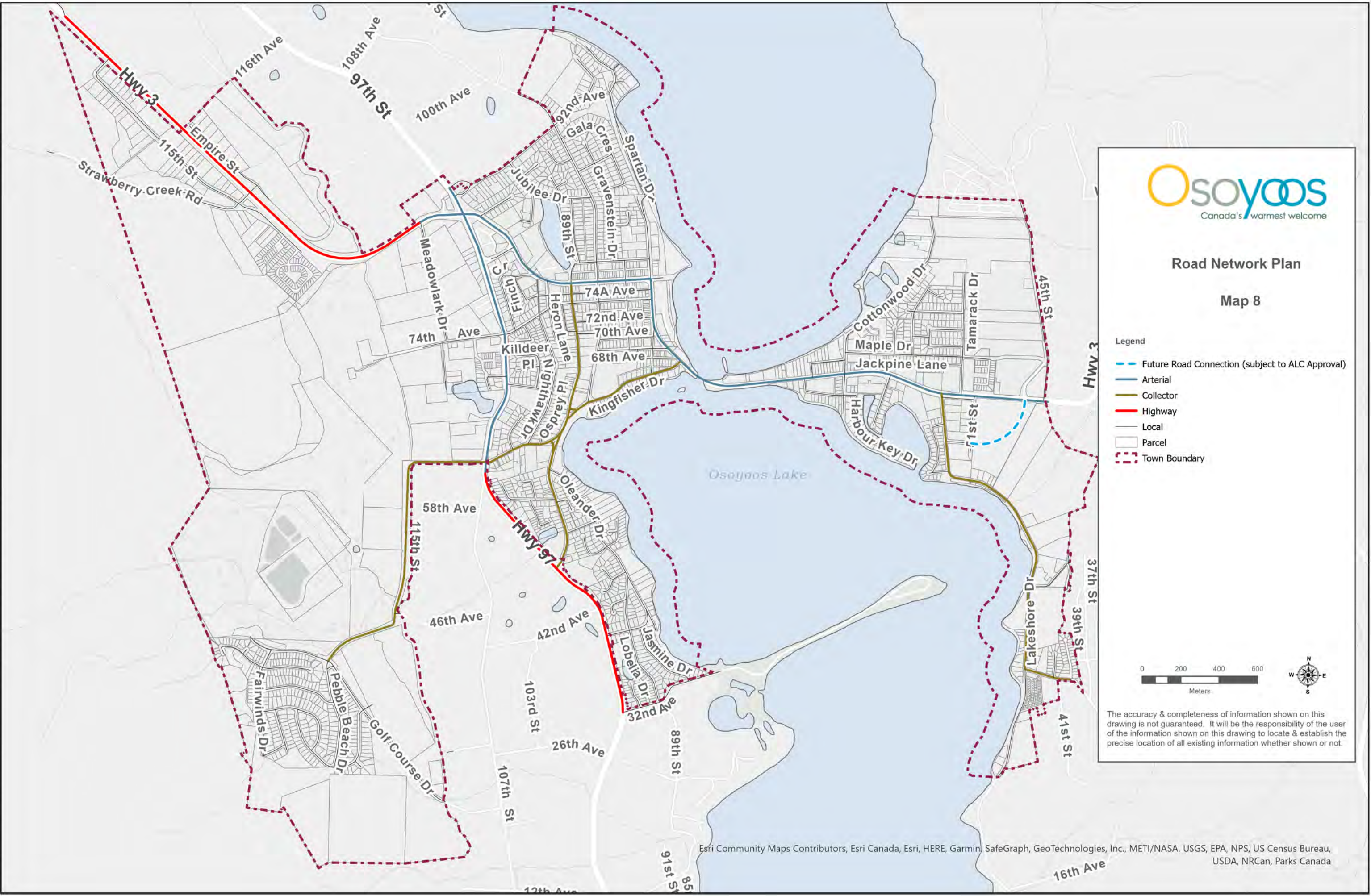
Legend

-  Wastewater Treatment Plant
-  Gravity Main
-  Parcel
-  Town Boundary



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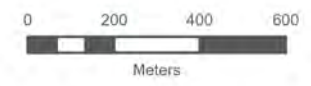


Road Network Plan

Map 8

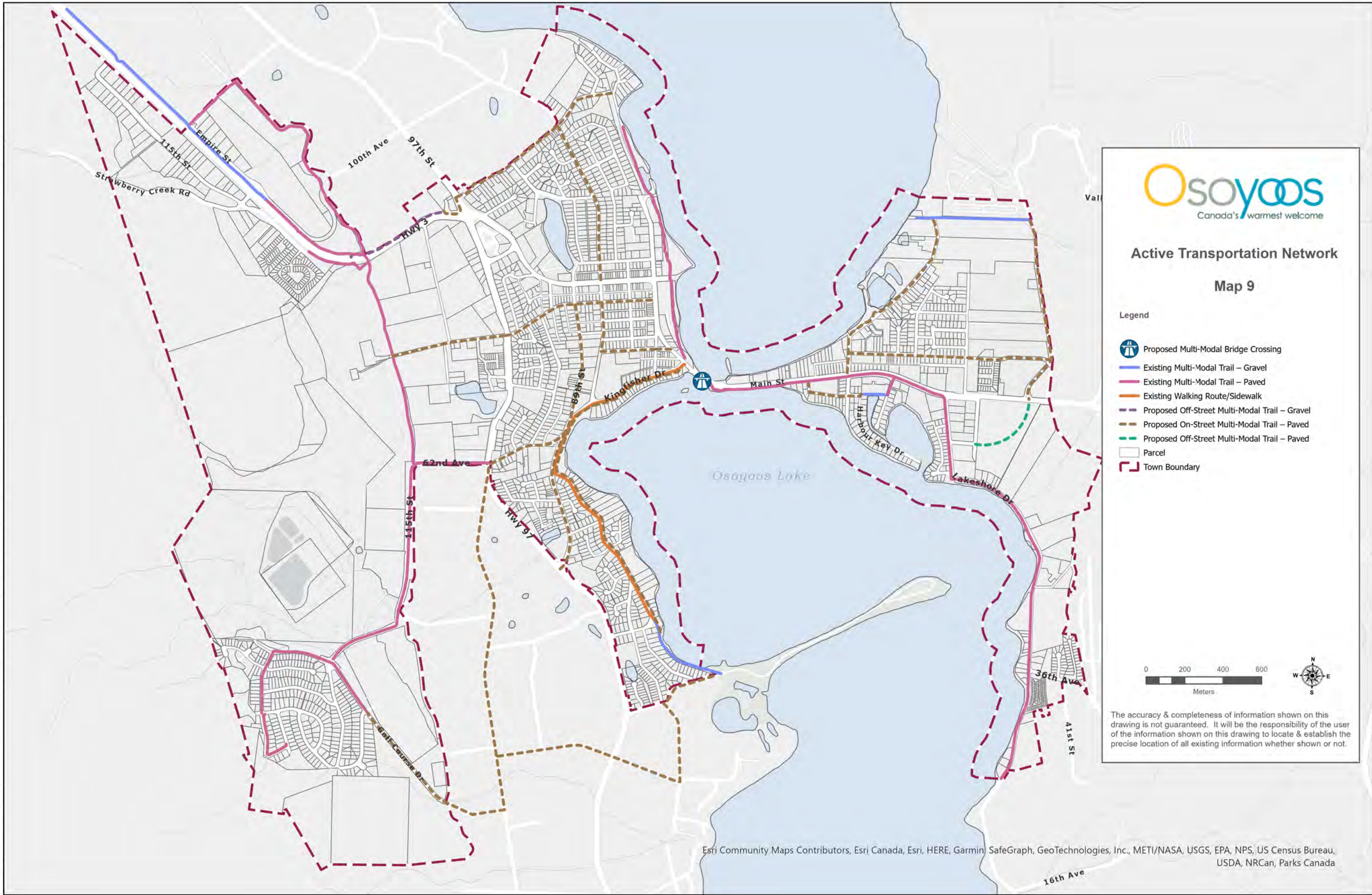
Legend

- Future Road Connection (subject to ALC Approval)
- Arterial
- Collector
- Highway
- Local
- Parcel
- Town Boundary

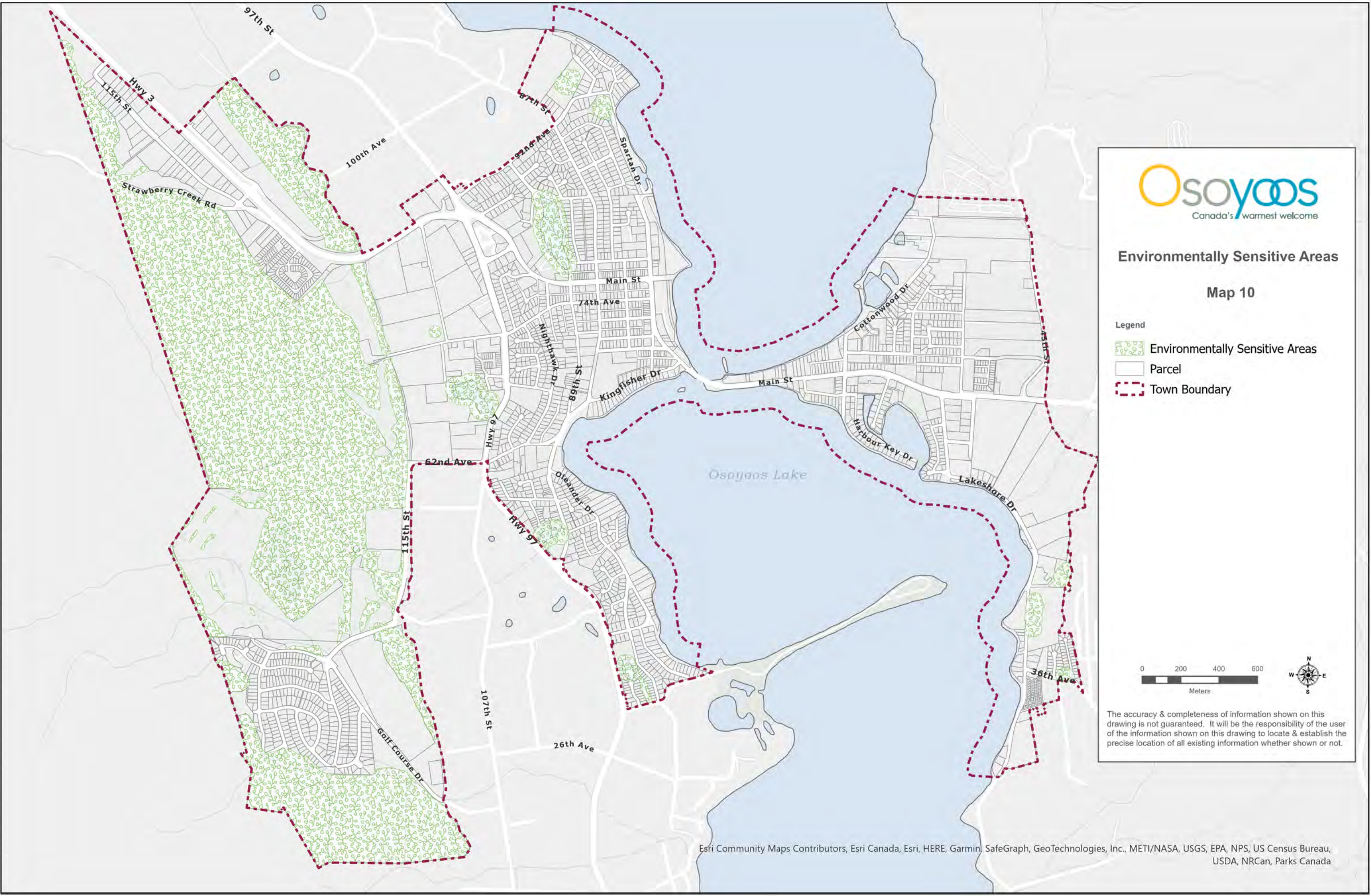


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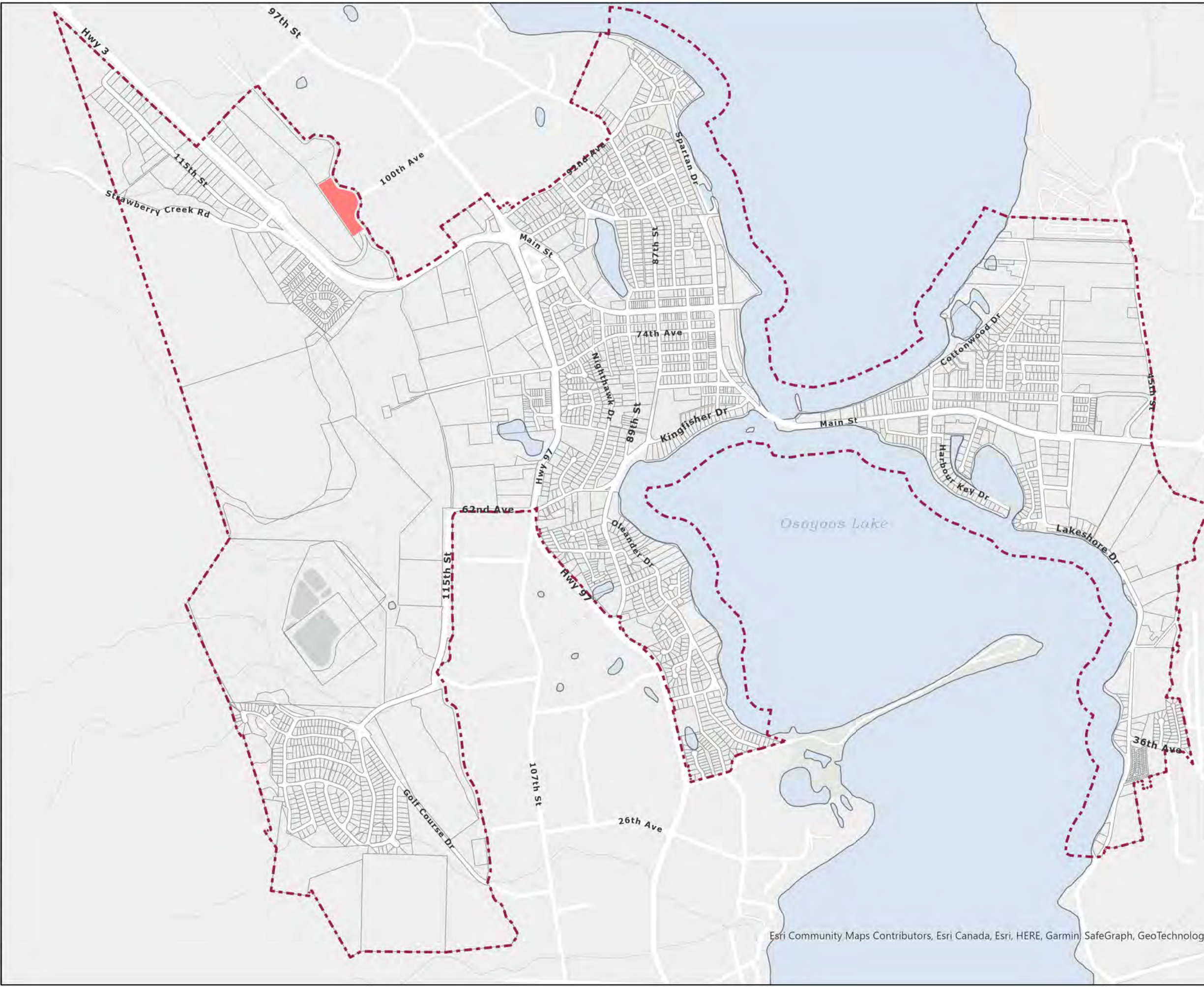








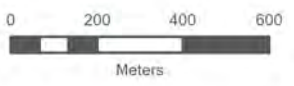




## Aggregate Resources

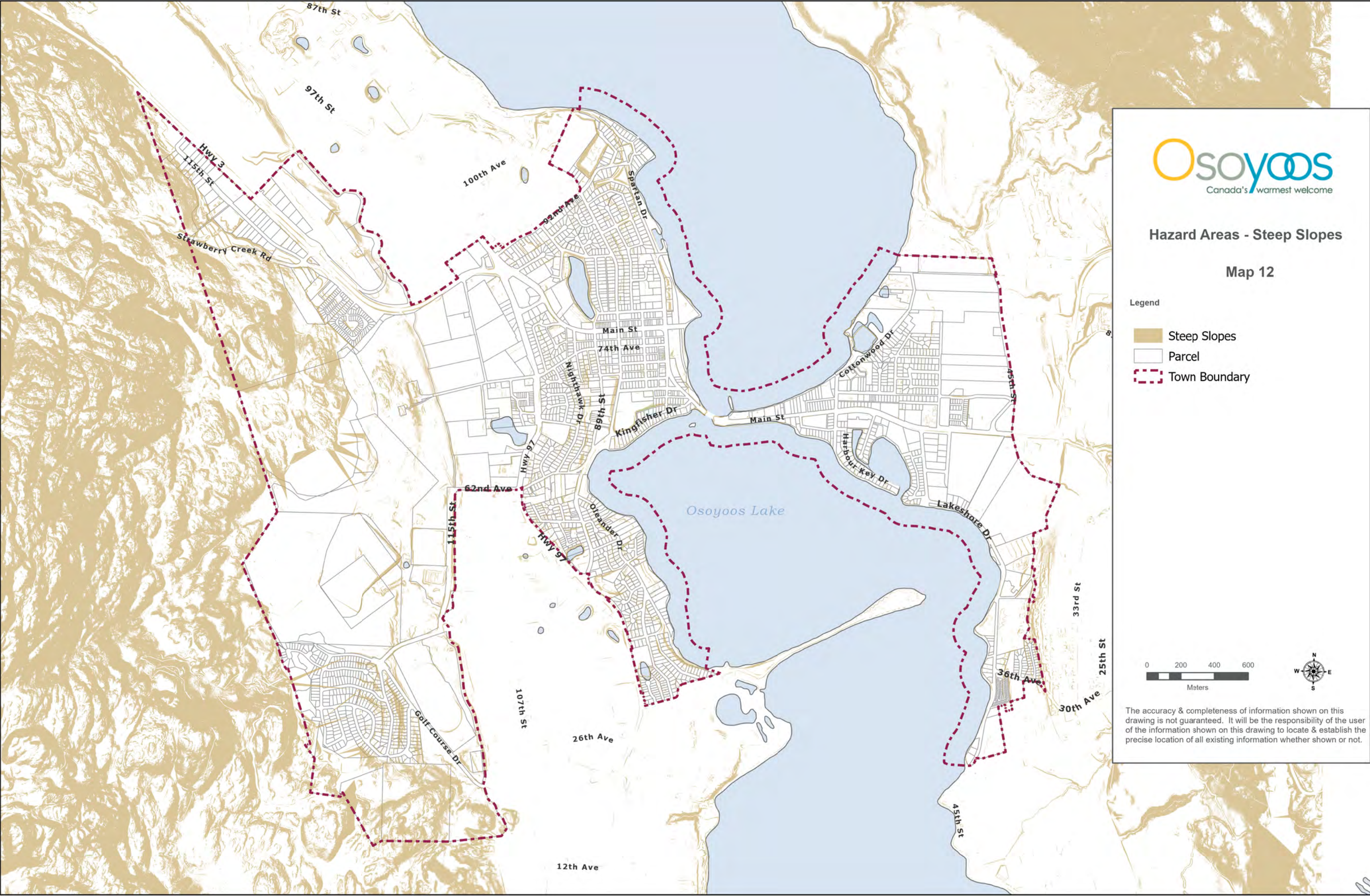
### Map 11

- Legend
- Sand and Gravel Deposits
  - Parcel
  - Town Boundary



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Hazard Areas - Steep Slopes

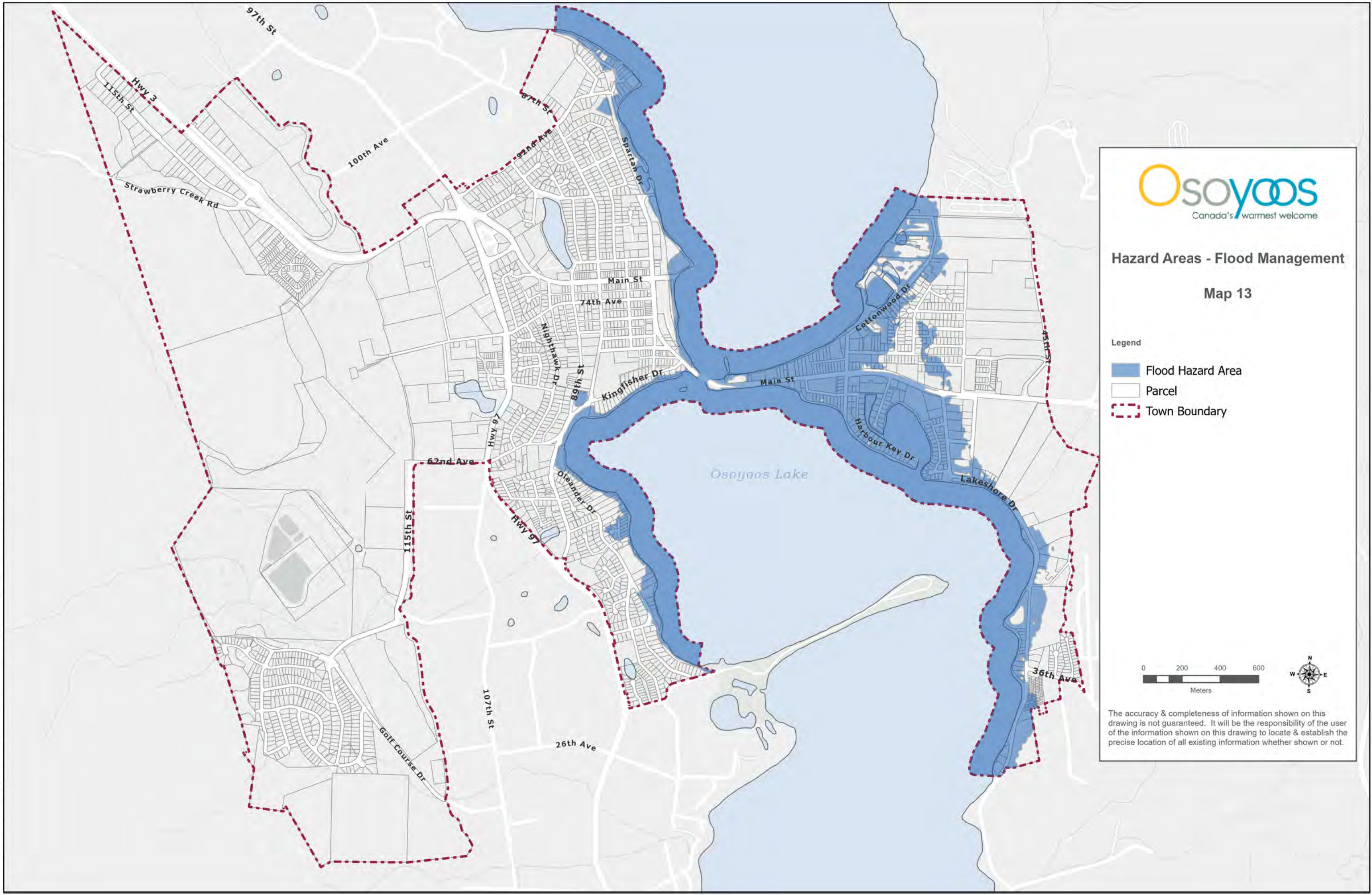
Map 12

- Legend
- Steep Slopes
  - Parcel
  - Town Boundary

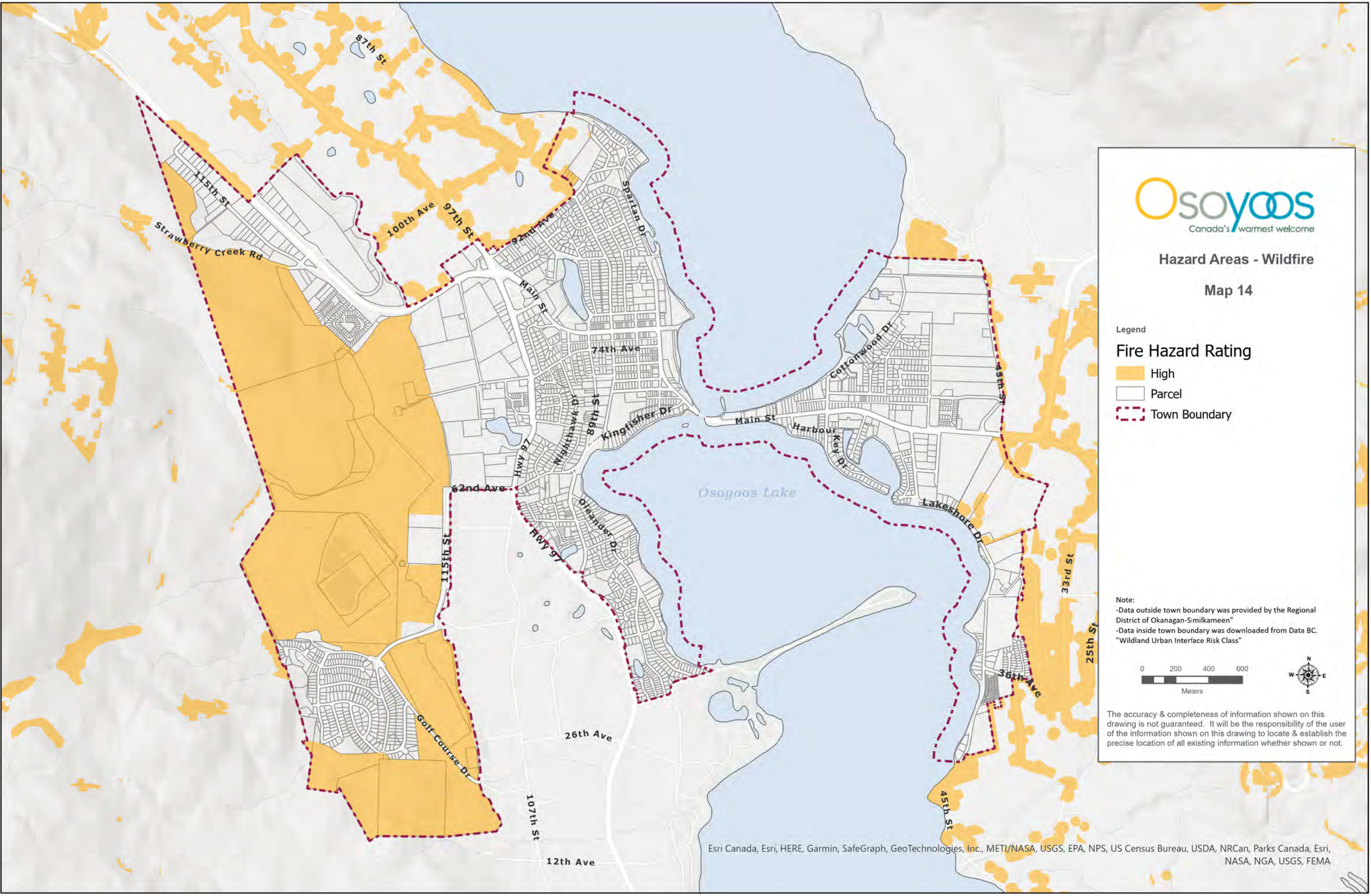


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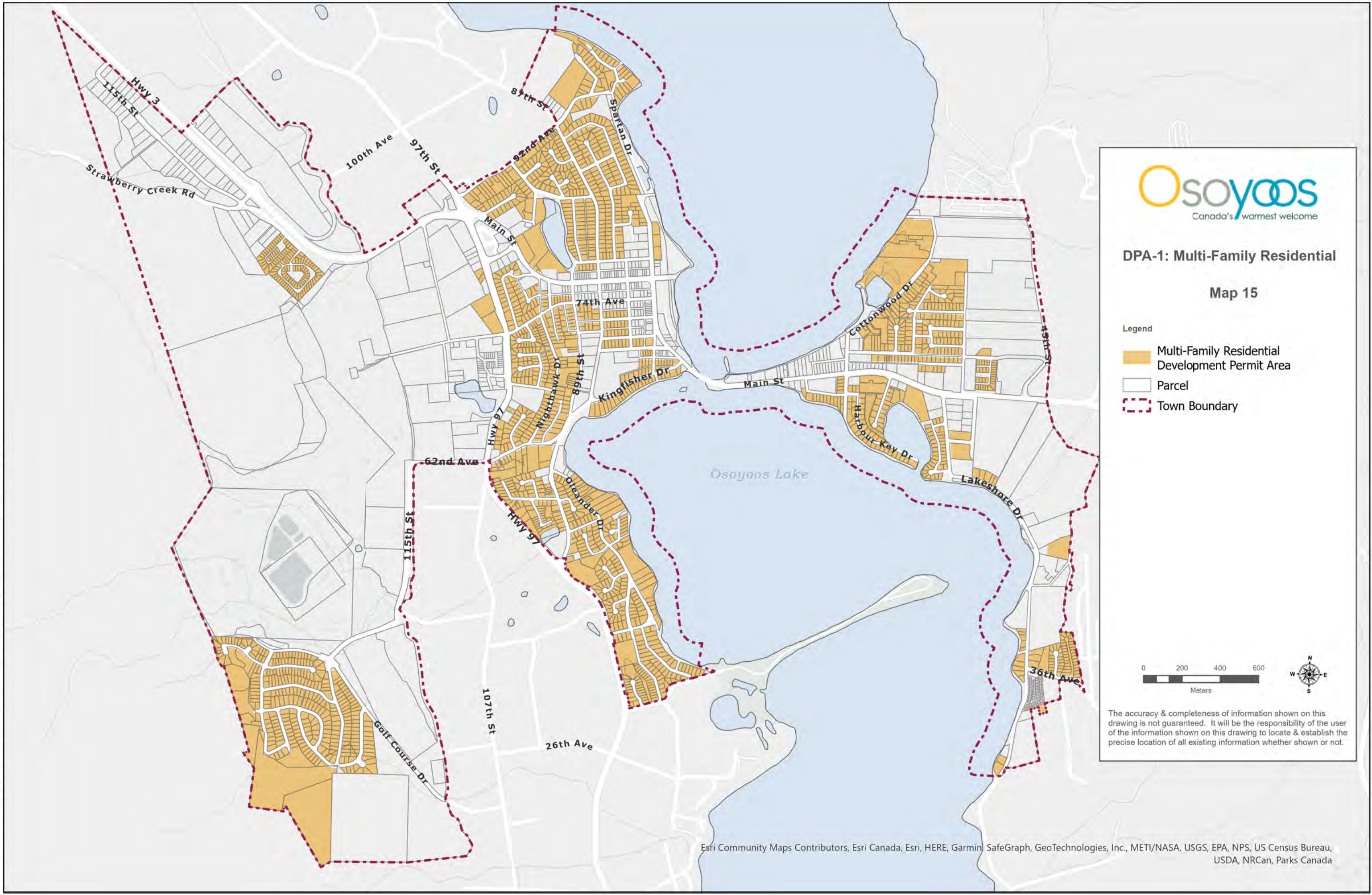




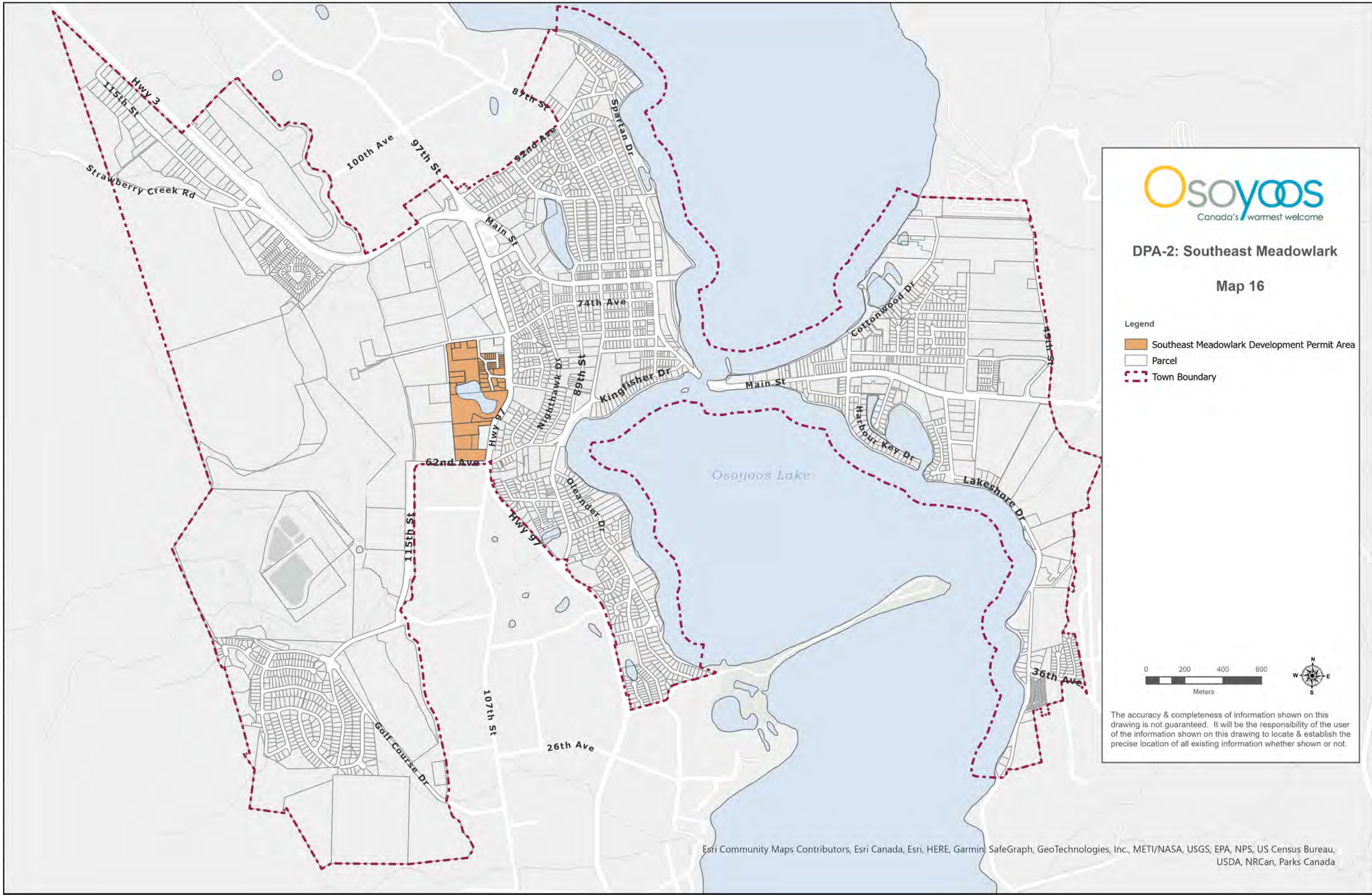




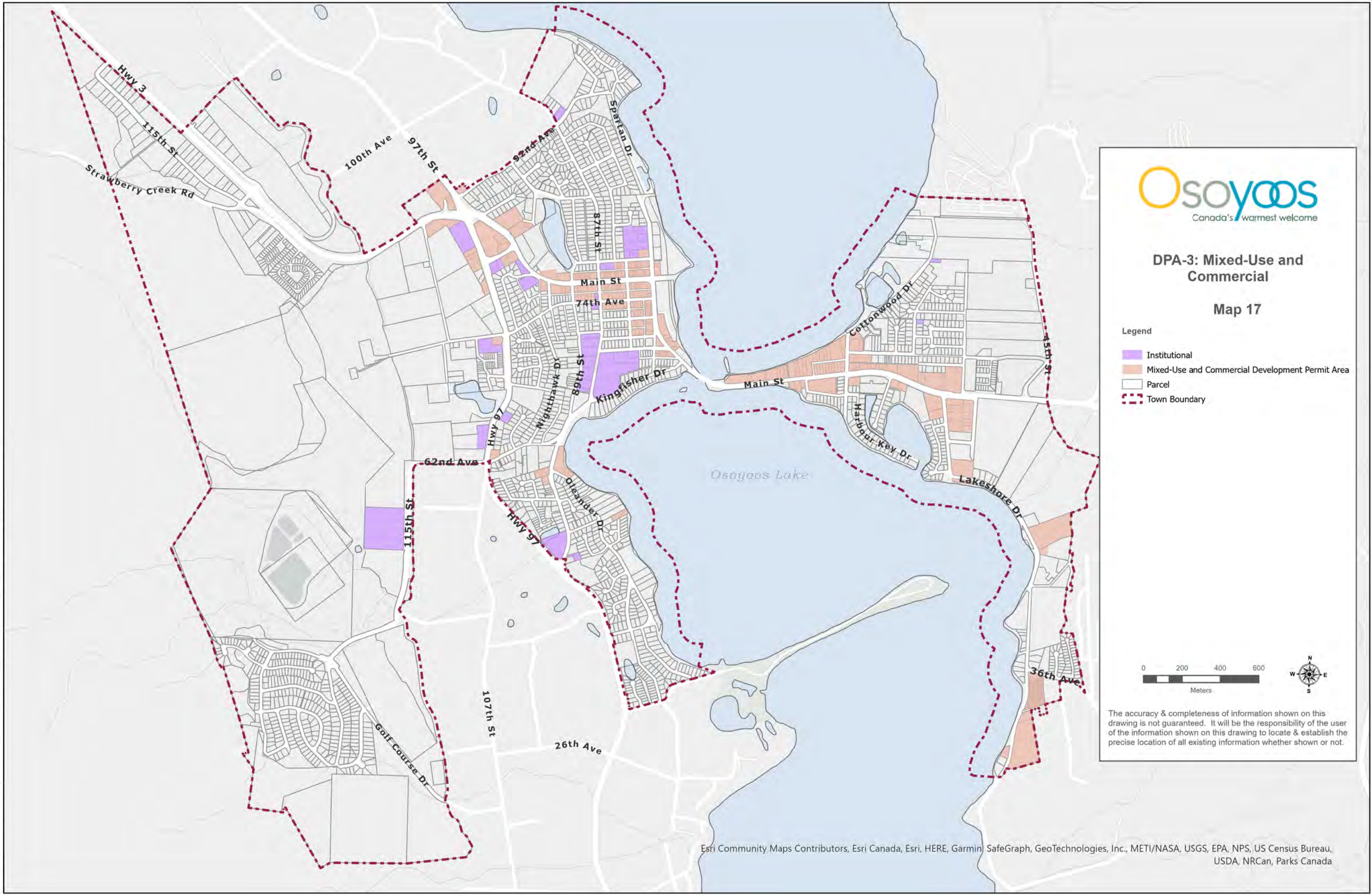




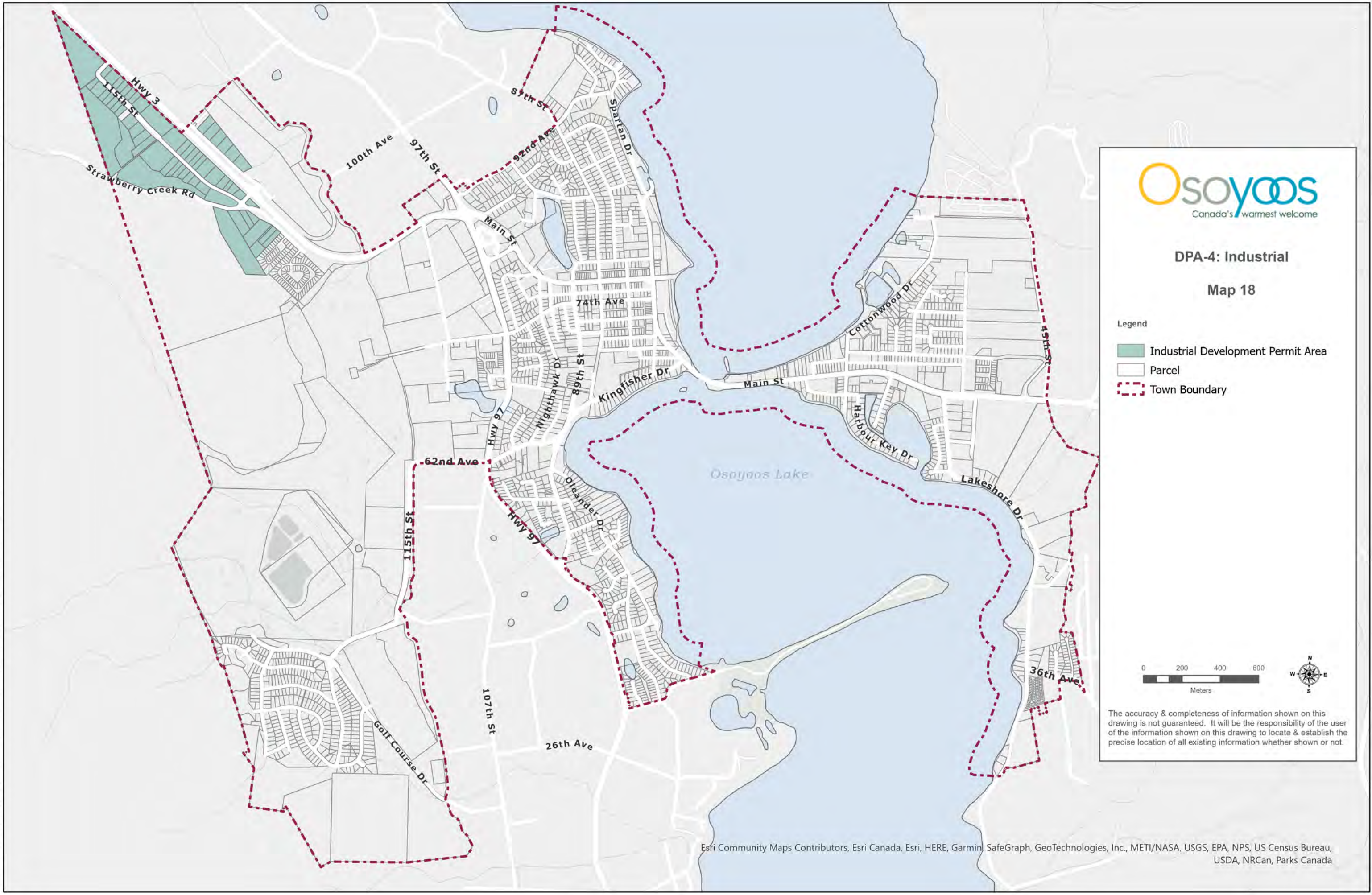






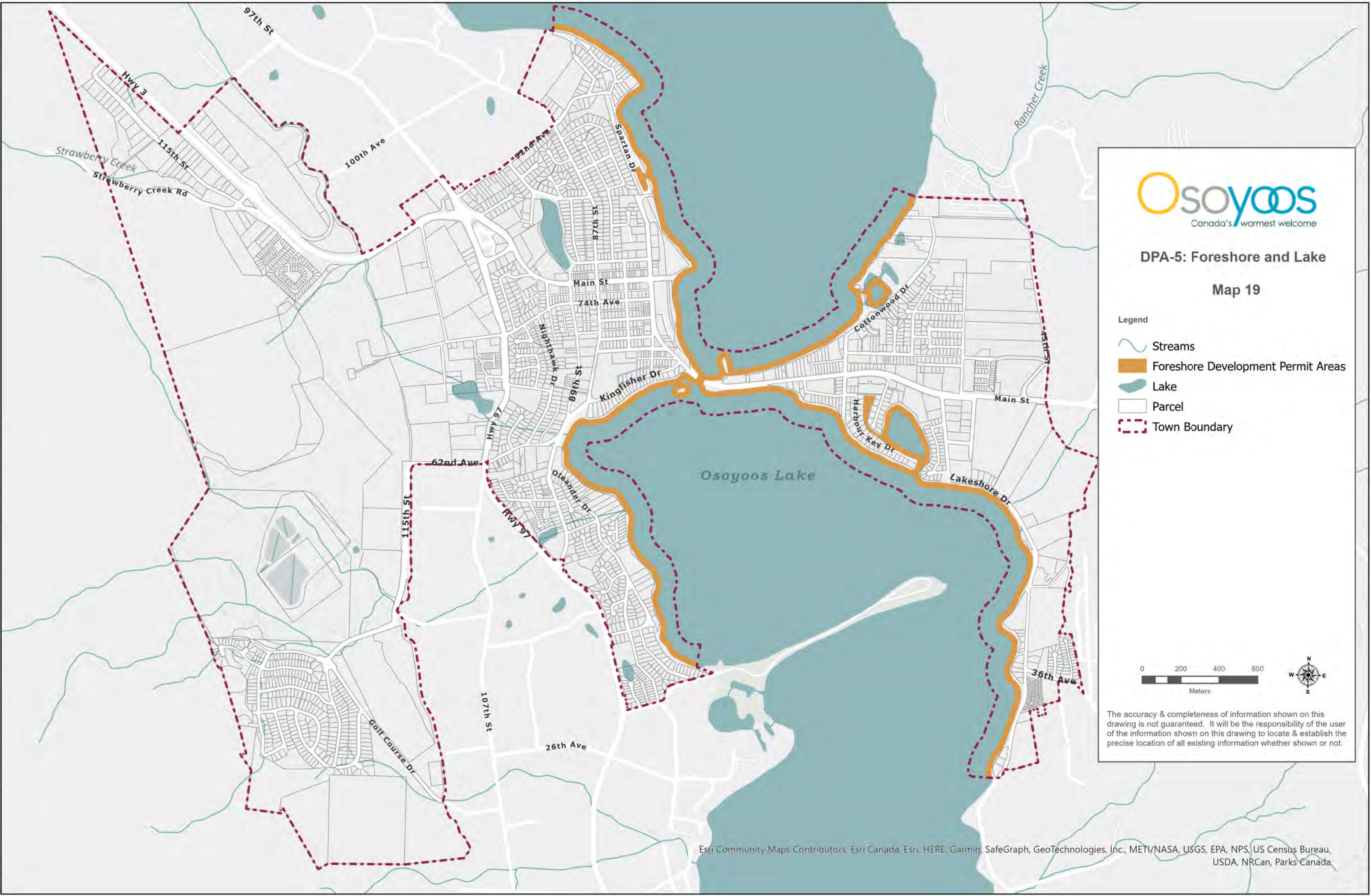




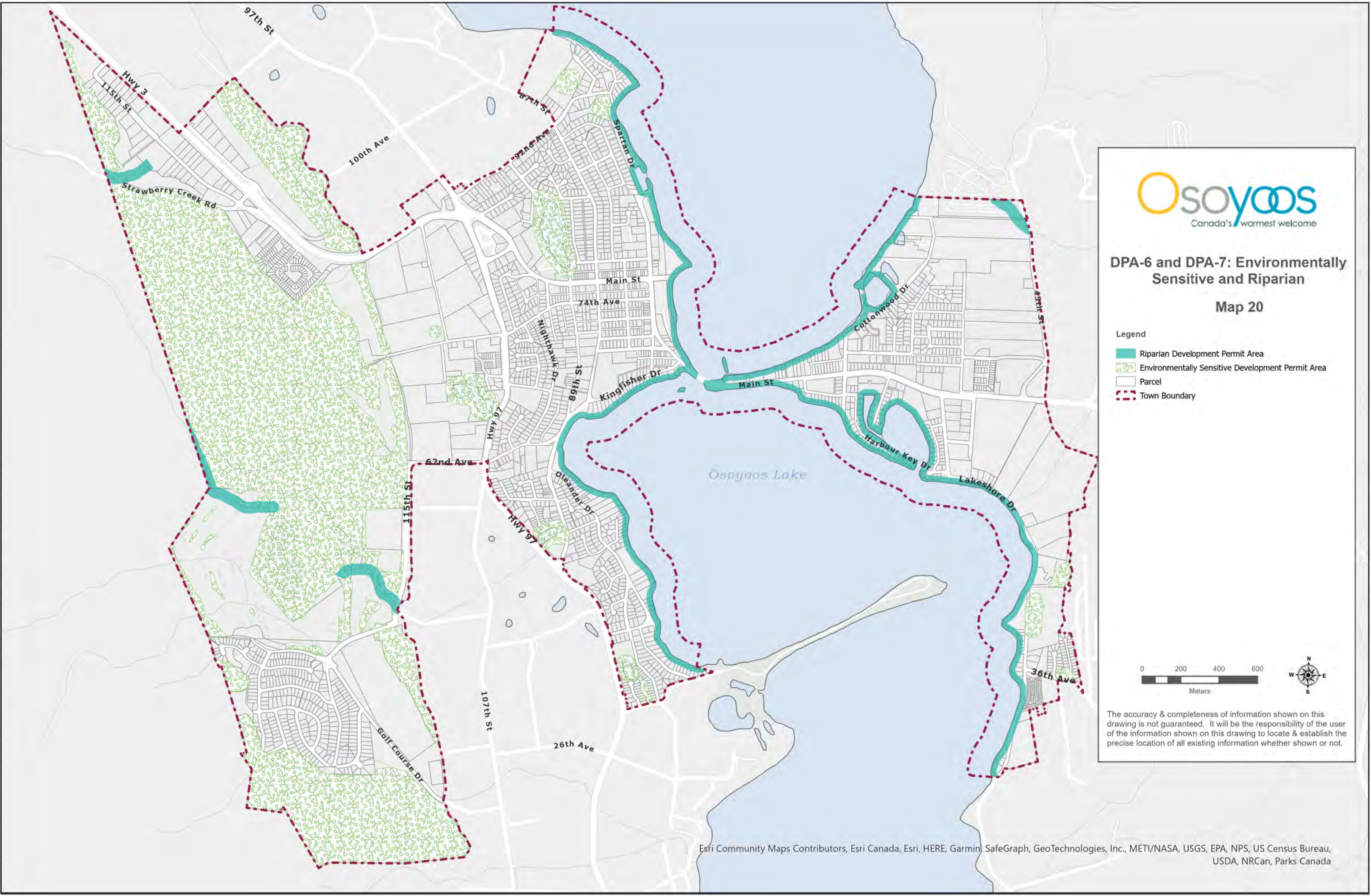




U:\Projects\_KEL\055200\0421010-Design\GIS\Projects\Pro\_Projects\Osoyoos OCP Update.aprx\Map 19\_DPA-5: Foreshore and Lake  
Last updated by rhanga on February 16, 2022 at 4:37 PM  
Last exported by rhanga on February 16, 2022 at 4:37 PM  
Last printed by rhanga on September 25, 2017 11:46 AM

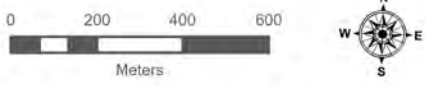






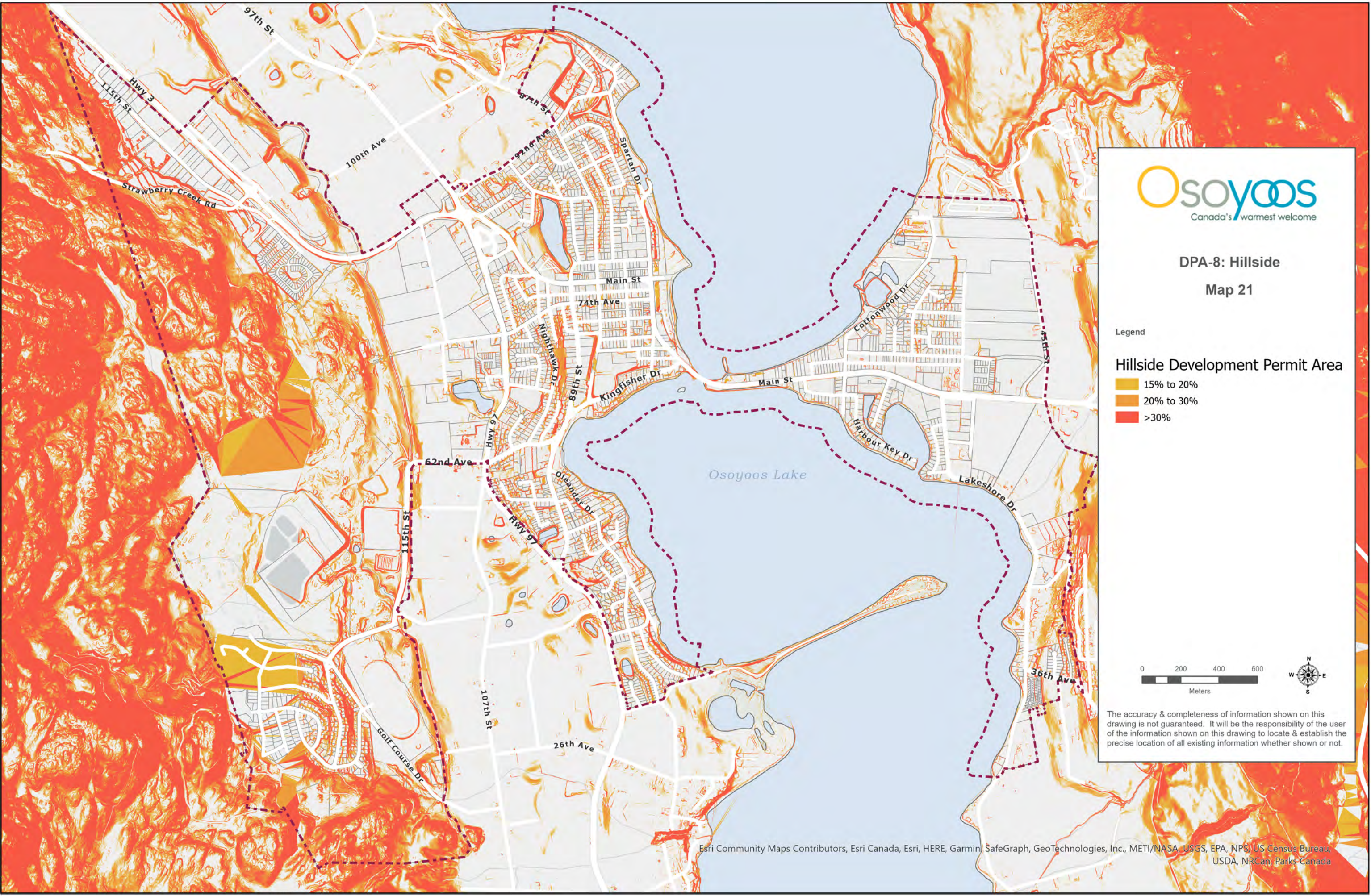
**DPA-6 and DPA-7: Environmentally Sensitive and Riparian**  
**Map 20**

- Legend**
- Riparian Development Permit Area
  - Environmentally Sensitive Development Permit Area
  - Parcel
  - Town Boundary



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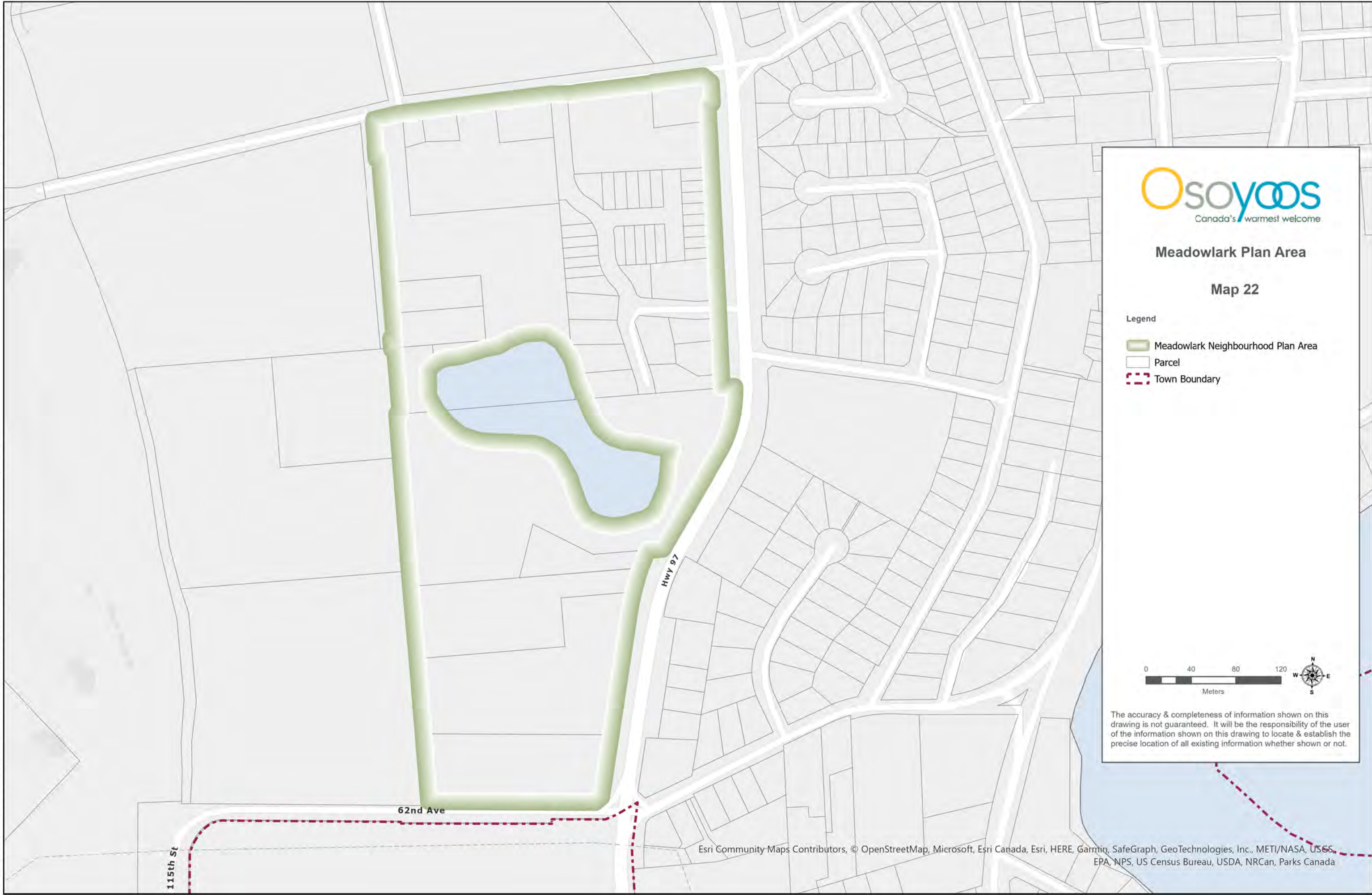
DPA-8: Hillside  
Map 21

- Legend
- Hillside Development Permit Area
- 15% to 20%
  - 20% to 30%
  - >30%



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## 11. APPENDICES





## A. DEFINITIONS

### Affordability

Means forms of housing that do not require a household to spend more than 30% of its pre-tax income on such shelter, according to the Canada Mortgage and Housing Corporation (CMHC).

### Apartment

Means a building containing multiple dwelling units. These buildings may provide rental or privately-owned housing, or a combination of both. The Statistics Canada Census program classifies apartment buildings in three categories:

- Apartments in a building that has five or more storeys
- Apartments in a building that has fewer than five storeys
- Apartment or flat in a duplex

The latter is a residential building that contains two dwelling units that are located one above the other.

### Crime Prevention Through Environmental Design (CPTED)

Means a multi-disciplinary approach to crime prevention through the use of urban and architectural design techniques to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among civilians so they can gain territorial control of areas, reduce crime, and minimize the fear of crime.

### Development

Means new construction and redevelopment, as well as subdivision and land/building alteration.

### Development (in Riparian and Environmentally Sensitive Areas)

means

- a) the addition, removal or alteration of soil, vegetation or a building or other structure;
- b) the addition removal or alteration of works and services required for the subdivision of land; and
- c) subdivision.

## DEFINITIONS

### Double-fronting lots

Means a lot which abuts a street and a lane or two streets, both of which are parallel, or nearly parallel, to the lot.

### Multi-family residential

Means residential development comprising of townhouses, duplexes, apartments, plex developments, etc.

### -Plex Development

Means a residential development comprising of three or more, up to a total of six, attached dwelling units intended to be occupied by separate households.

### Qualified Environmental Professional

means an applied scientist or technologist, acting alone or together with another qualified environmental professional that

a) is registered and in good standing in British Columbia with the appropriate professional association under an Act for the individual's profession; and

b) when carrying out part of an assessment, is acting

- i. within the individual's area of expertise;
- ii. within the scope of professional practice for the individual's profession; and

under the code of ethics of the appropriate professional association and is subject to disciplinary action by the professional association.

### Ravine

means a narrow, steep-sided valley that is typically eroded by running water and has a slope greater than 3:1.

### Riparian Assessment Area

means

a) For a stream, the 30 m strip on each side of the stream, measured from the stream boundary;

b) For a ravine that is less than 60 m wide, a strip on each side of the stream that is measured from the stream boundary to a point that is 30 m beyond the top of the ravine bank, and;

## DEFINITIONS

c) For a ravine that is 60 m wide or greater, a strip on each side of the stream that is measured from the stream boundary to a point that is 10 m beyond the top of the ravine bank.

### Stream

means

a) a watercourse or body of water, whether or not usually containing water, and

b) any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph a):

- i. a ditch, whether or not usually containing water;
- ii. a spring, whether or not usually containing water; or
- iii. a wetland.

### Stream Boundary

means whichever of the following is farther from the centre of the stream:

a) the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; or

b) the boundary of the active floodplain, if any, of the stream.

### Streamside Protection and Enhancement Area

means the portion of the riparian assessment area for the stream that

a) includes the land, adjacent to the stream boundary, that

- i. links aquatic to terrestrial ecosystems; and
- ii. is capable of supporting streamside vegetation; and

b) in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions in



## DEFINITIONS

the area referred to in paragraph (a) that support the life processes of protected fish.

### Top of a Ravine Bank

means the first significant break in a ravine slope where

a) the grade beyond the break is less than 3:1 for a minimum distance of 15 m measured perpendicularly from the break; and

b) the break does not include a bench within the ravine that could be developed.

### Universal Accessible Design

Means the use of design techniques to structure an environment in a manner that can be accessed and used to the greatest extent possible by people of all ages and abilities.

### Wetland

means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries, and similar areas that are not part of the active floodplain of a stream.

## 12. SCHEDULES



# **TOWN OF OSOYOOS SOUTHEAST MEADOWLARK AREA PLAN**

**SCHEDULE 'A' OF OSOYOOS  
OFFICIAL COMMUNITY PLAN**





# CONTENTS

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<b>Definitions.....</b>	<b>4</b>
<b>SECTION 1. INTRODUCTION .....</b>	<b>5</b>
1.1 Status of Plan .....	5
1.2 Plan Objectives.....	5
1.3 Plan Implementation .....	5
1.4 Relationship with General OCP .....	6
1.5 Public Consultation Process .....	6
1.6 Policies .....	7
Figure 1. Location Map.....	8
<b>SECTION 2. CURRENT AND FUTURE LAND USES.....</b>	<b>9</b>
2.1 Overview .....	9
2.2 Baseline OCP Designations and ALR Status.....	9
2.3 Baseline Land Uses.....	10
2.4 Future Land Use Patterns.....	10
2.4.1 Retention of Current Designations .....	10
2.4.2 New Fire Hall Site .....	11
2.4.3 Medium Density Residential Use.....	11
2.4.4 Future Street Requirements .....	11
2.5 Transition of Land Uses .....	11
2.6 Policies .....	12
Figure 2. Southeast Meadowlark. Baseline OCP Designations.....	13
Figure 3. Southeast Meadowlark. Baseline Land Uses.....	14
Figure 4. Southeast Meadowlark. Future Land Uses .....	15
<b>SECTION 3. AFFORDABLE HOUSING.....</b>	<b>16</b>
3.1 Overview .....	16
3.2 Why Affordable Housing? .....	16
3.3 Core Target Group for Affordable Housing .....	17
3.4 Near-Market Affordable Housing Program .....	18
3.5 Partnership Approach .....	19
3.6 Inclusionary Zoning.....	20
3.6.1 How it Works .....	20
3.6.2 Public Policy Rationale.....	20
3.6.3 Legal Basis .....	20
3.6.4 Cost-Sharing .....	21
3.7 Supply of Affordable Units .....	21
3.8 Policies .....	21
<b>SECTION 4. URBAN DESIGN .....</b>	<b>23</b>
4.1 Overview .....	23
4.2 Overall Architectural Concept .....	23
4.3 Innovative Housing .....	23
4.4 “Form and Character” Development Permit Areas (DPA’s) .....	23
4.5 Kettle Pond Access.....	24
4.6 Urban / Rural Edge Planning .....	24
4.7 Policies .....	25
Figure 5. Southeast Meadowlark. Reserved Public Shoreline Access to Kettle Pond .....	26

<b>SECTION 5. INFRASTRUCTURE.....</b>	<b>27</b>
5.1 Overview .....	27
5.2 Street Pattern .....	27
5.3 Sanitary Sewer Service .....	27
5.4 Water Supply and Distribution .....	28
5.5 Policies .....	28
Figure 6. Southeast Meadowlark. Suggested Road Network Plan.....	29
Figure 7. Southeast Meadowlark. Sanitary Sewer Servicing Plan.....	30
Figure 8. Southeast Meadowlark. Water Servicing Plan .....	31

## DEFINITIONS

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The following definitions are provided for purposes of this Area Plan. Cross-references between definitions are shown by means of *italics*.

**Area Plan:** this Area Plan for Southeast Meadowlark (SEM), Bylaw No. 1230.07, 2010, as may be amended from time to time.

**Core Target Group:** moderate-income working households who need housing assistance.

**Official Community Plan (OCP):** the Town of Osoyoos Official Community Plan 2007, Bylaw No.1230, 2007, as may be amended from time to time.

**Medium Density Residential:** includes multifamily apartments, row houses and fourplexes, and narrow frontage detached and duplex homes, with a minimum density target of 30 residential units per developable hectare.

**Near-Market Affordable Housing:** home ownership or rental housing made available by a private developer at a price less than market value as agreed upon with the *Town*, and for use of the *core target group*.

**Town:** Town of Osoyoos, British Columbia.



# **SOUTHEAST MEADOWLARK AREA PLAN**

---

## **SECTION 1. INTRODUCTION**

### **1.1 Status of Plan**

This Area Plan for Southeast Meadowlark (SEM) is Schedule 'C' to the Town of Osoyoos Official Community Plan (OCP), and has all the same force and effect as an "official community plan" under the *Local Government Act (LGA)*. The Area Plan provides specific policies for development of a 40-acre block of lands delineated on the following Figure 1. The lands lie between 74<sup>th</sup> Ave. to the north and 62<sup>nd</sup> Ave. to the south, and extend from Highway No. 97 westwards to include Meadowlark Drive and a line extrapolated from it southwards.

### **1.2 Plan Objectives**

Objectives of this Plan are to:

1. Manage an orderly transition from the area's current rural fringe character to become an integral part of the Osoyoos urban area.
2. Expand the Town's supply of much needed lands for medium-density housing to serve a mix of family and other household needs.
3. Include a strong affordable housing component for moderate-income working families.
4. Accommodate Town needs for a modern strategically-located fire hall.
5. Service local residents with amenity areas.
6. Develop the area as a showpiece for urban design excellence.
7. Support development with efficient and cost-effective urban infrastructure, including streets, sanitary sewers, and water supply and distribution.

### **1.3 Plan Implementation**

Required measures for implementing the Plan include:

1. Obtain Agricultural Land Commission (ALC) approval for a block exclusion of all lands presently within the Agricultural Land Reserve (ALR).
2. Extend the Town's Urban Growth Boundary (UGB) around the area and designate lands for their future intended uses on the OCP Land Use Map.
3. Review development applications as they are received for rezonings, development permits, subdivisions and other approvals in accordance with this Plan and other applicable bylaws and policies.
4. Enter into housing agreements with developers to provide affordable housing.

## **1.4 Relationship with General OCP**

The subject lands of this Area Plan were pre-identified in Figure 6-1 Growth Areas of the OCP as a potential future growth area “endorsed in principle by the ALC for exclusion from the ALR”. The Agricultural Land Commission’s granting of preliminary approval for releasing this area recognizes that it has already been cut up by scattered development and no longer offers good potentials for agriculture. However, the Commission required that a plan be submitted for their review “which establishes a broad range of suitable land uses (including affordable housing), road patterns and edge planning guidelines for the west, south and north ALR boundaries”.<sup>1</sup>

The Area Plan implements other OCP policies. It is Town policy that any conversion of ALR lands for urban use should be targeted towards meeting *community priority land use needs that cannot be accommodated elsewhere* (OCP Policy 6-3), with one of these priorities being “land for ground accessible, affordable and other lower-cost housing in undeveloped areas that can be economically serviced and are close to central facilities” (OCP s.6.4.3). Southeast Meadowlark meets these criteria by virtue of containing undeveloped lands that can accommodate affordable housing mixed in with other medium density housing, and by being located adjacent to urban services and with easy access to the Downtown. Also, the OCP identifies that area planning is needed “to integrate existing and new development together with efficient street and servicing networks and subdivision layouts, and to insure inclusion of lower cost housing” (OCP s.6.7).

## **1.5 Public Consultation Process**

The following consultation process was followed in preparing this Area Plan:

- An Osoyoos Affordable Housing Strategy was completed parallel with the Plan, with input from a community volunteer task force, questionnaire survey and public open house. The Strategy projects affordable housing needs and recommends housing solutions for all of Osoyoos, including but not limited to Southeast Meadowlark.
- Following Council review, a draft of the Plan was referred to the Provincial Agricultural Land Commission (ALC) and the Ministry of Transportation (MOT) for review according to their respective mandates.
- The draft Plan was taken to a public open house February 11, 2010 and then to a public hearing on March 15, 2010
- The final Plan was adopted by Council on April 6, 2010

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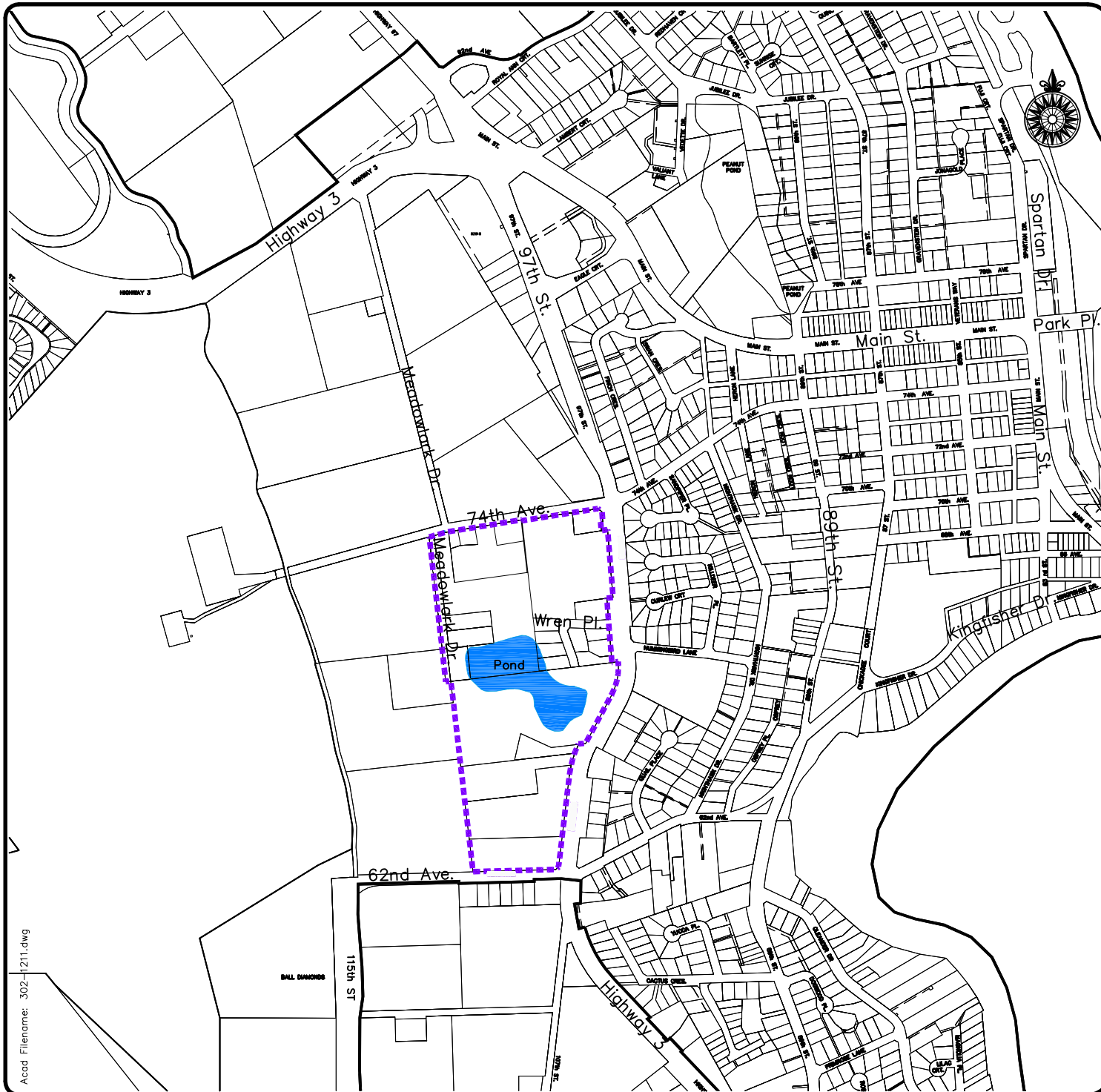
<sup>1</sup> Correspondence to Mayor John Slater from Erik Karlsen, Chair Provincial Agricultural Land Commission, September 12, 2007. The Commission actually uses the terminology “neighbourhood plan” rather than area plan.

## **1.6 Policies**

Town general policies for the Southeast Meadowlark are to:

- SEM01 Promote and implement development in Southeast Meadowlark in accordance with this Area Plan, the Official Community Plan, and other applicable bylaws and policies.





# SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

## Location Map

Scale: 1:10,000

## LEGEND

KETTLE POND



SOUTHEAST MEADOWLARK  
BOUNDARY



TOWN OF OSYOOS  
BOUNDARY



Figure 1

# **SOUTHEAST MEADOWLARK AREA PLAN**

---

## **SECTION 2. CURRENT AND FUTURE LAND USES**

### **2.1 Overview**

The Town of Osoyoos will manage an orderly transition of Southeast Meadowlark from its current rural fringe character to become an integral part of the Osoyoos urban area. Most of the area is currently within the Agricultural Land Reserve (ALR), but the nature of land uses in the area shows that it already transitioning away from agricultural use. A change to urban uses in the area will allow for a much needed expansion of medium-density residential development with a strong affordable housing component (for latter, see next section). A site is also reserved for a modern strategically-located fire hall.

### **2.2 Baseline OCP Designations and ALR Status**

Southeast Meadowlark is approximately 16 ha (40 acres) in size. The following Figure 2 shows property boundaries and OCP land use designations at the time of preparing this Plan. The average property size in the area is 1.47 acres / or 4.16 acres if only larger non-residential properties are counted, which is not suited for commercial farming. Nevertheless, nearly all of the area is within the Agricultural Land Reserve (ALR), though this does not tell the whole story because some smaller lots are not subject to its regulations and one lot is conditionally excluded. The ALR status of individual properties is summarized as follows:

- Only the property designated General Commercial at the corner of 74<sup>th</sup> Ave and Highway No.97 is outright excluded from the ALR.
- The Baptist Church property (previously Elks Hall) fronting onto Highway No. 97 is designated Institutional and is conditionally approved for exclusion from the ALR subject to satisfying Agricultural Land Commission (ALC) requirements for fencing, buffering and setback requirements along its western edge.
- The 8-lot subdivision on Wren Place is designated as Low Density Residential but is still within the ALR; however the Commission has confirmed that these properties are exempt from regulations of the Agricultural Land Commission (ALC) Act.
- Other smaller lots including the Reflections Guest House at the south end of Meadowlark Drive are also exempt from the ALC Act, subject to it being verified that as of December 21, 1972, the parcels were smaller than 2 acres and had their own separate certificate of title.
- All the remaining 80% of lands in Southeast Meadowlark are designated Agriculture and are completely subject to the ALC Act.

It is the Town's objective to have all the Southeast Meadowlark block completely released from the ALR.

## **2.3 Baseline Land Uses**

Baseline land uses in Southeast Meadowlark at the date of preparing this Plan are shown on the following Figure 3, and their respective acreages are totalled below in Table 2. The information presented shows that the area is already in transition from agricultural use, which supports the Town's proposed conversion of it for much needed urban uses. Combined urban residential, commercial and institutional uses already make up almost 20% of the area. Lands in active agricultural use only make up 38.8% of the total, and the lack of conversions from orchards to vineyards is noteworthy given recent trends in the South Okanagan. A full 26.8% of lands are currently unused for either agricultural or urban purposes. Also of note, a kettle pond in the middle of the block takes up 11.2% of the area. There are 21 single-family "detached" homes in the area, some of which have relatively high assessment values.

<b>Table 1. Existing Baseline Land Uses (as of July 31, 2009)</b>				
<b>Uses</b>	<b>No. Single-Family (SF) Residences</b>	<b>Area</b>		<b>Breakdown of Area %</b>
		<b>Ha.</b>	<b>Acres</b>	
Low Density Residential	15	2.34	5.79	14.6
General Commercial	-	0.20	0.49	1.3
Institutional	-	0.64	1.58	4.0
Agriculture	4	6.91	15.33	38.8
Currently unused land	2	3.57	10.57	26.8
Kettle pond	-	1.80	4.45	11.2
Internal street right-of-ways (ROW's)	-	0.53	1.32	3.3
TOTAL	21 SF units	15.99 ha	39.53 acres	100.0%

## **2.4 Future Land Use Patterns**

When all lands are released from the ALR, land use designations on the general *OCP Land Use Map* will be amended in conformity with the following Figure 4. Future Land Uses, i.e.

### **2.4.1 Retention of Current Designations**

Currently designated Low Density Residential, General Commercial, and Institutional areas will be retained for those uses.



#### 2.4.2 New Fire Hall Site

An Institutional site will be designated for a new fire hall within the Town-owned “Richter” property on 74 Ave, with a maximum size of 0.6 ha (1.5 acres). This site was selected following recommendations made in a professional fire hall study completed for the Town in 2007 by F.P.I Consulting Services. The current Osoyoos fire hall is outdated, cannot be expanded, and is inconveniently located on a busy section of Main Street. A new fire hall on 74 Ave. will provide good access to both west and east sides of Town, and will also be conveniently located for servicing any new growth to the north. The new site is large enough for building a modern 8-bay facility that can be extended out to 12 bays in the future as needed.

#### 2.4.3 Medium Density Residential Use

All other areas in Southeast Meadowlark will be designated for Medium Density Residential use, i.e. multifamily apartments, row houses and duplexes, as well as narrow-frontage detached and duplex homes, and including a significant portion of affordable units. Medium-density housing is an appropriate use for the area because it will make good use of the land while not overpowering existing residences, and is suitable for families with children. Assuming that all areas become available for development, it is estimated that some 270 new residential units could be accommodated at build out.

#### 2.4.4 Future Street Requirements

Figure 4 also shows the primary street pattern that will be required to service future land uses. Secondary access streets are not shown because their alignments will be determined through the development permitting process. (Further details on street servicing are provided in Part 5 of the Plan).

### 2.5 Transition of Land Uses

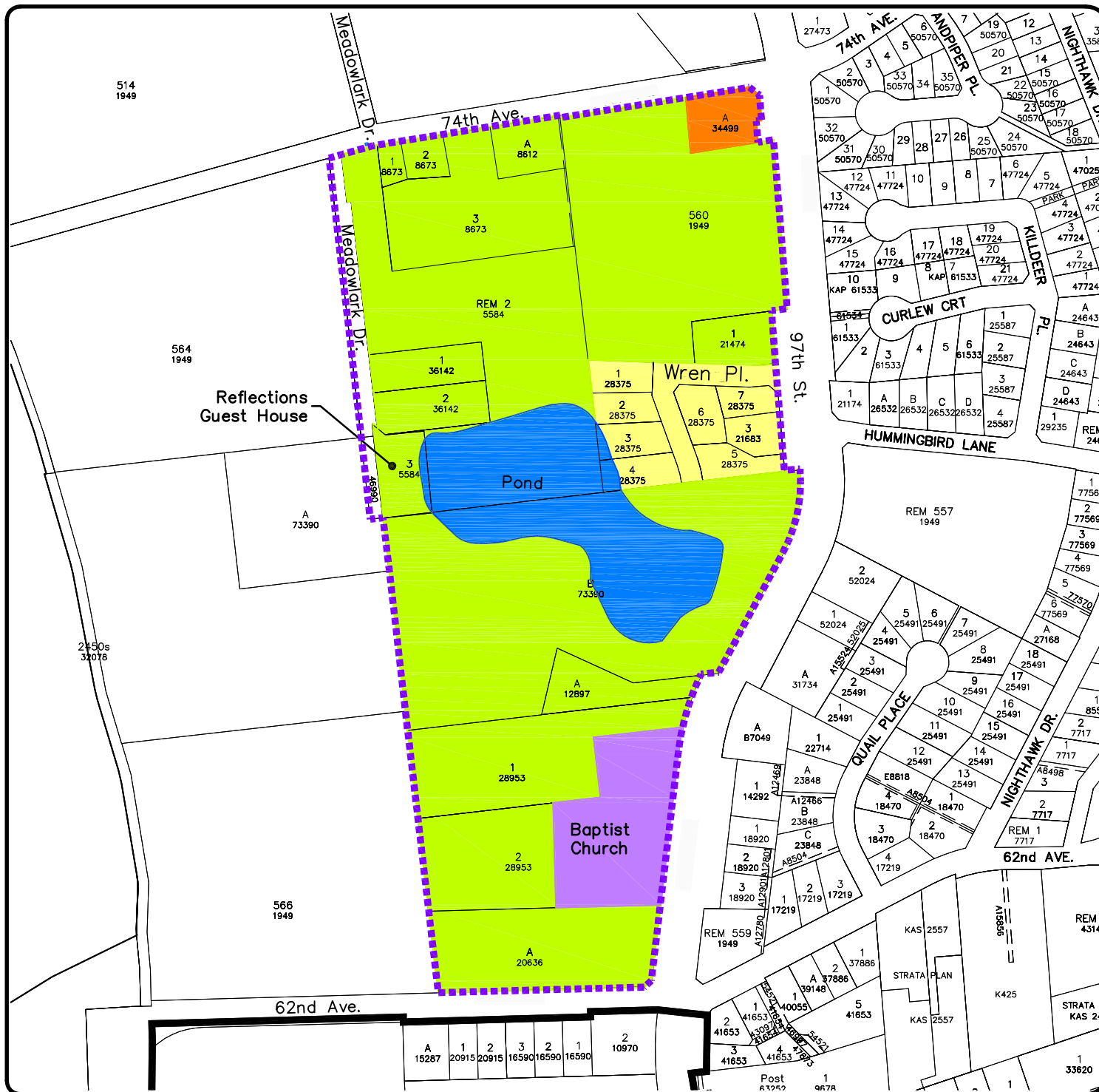
Development of the area will be opened up subject to Council-approved rezoning applications that accord with this Area Plan. The following Table 2 shows future land uses at build-out and how they compare with current uses. As can be seen, medium-density residential developments will become the predominant land use in the area by conversions of current agricultural or unused areas and, to a small degree, of single-family home properties. Building of the new Town fire hall will add to institutional uses (the Baptist Church is expected to stay). As the area densifies with development, an increasing proportion of it will be needed for street right-of-ways. Build out of the area could take between 5 to 10 years depending upon demand.

<b>Table 2. Transition of Land Uses</b>				
<b>Uses</b>	<b>Future Build-out Land Uses</b>			<b>Current Baseline Land Uses (from Table 1)</b>
	<b>Ha.</b>	<b>Acres</b>	<b>Breakdown %</b>	<b>Breakdown %</b>
Medium Density Residential	9.03	22.31	56.5	-
Low Density Residential	1.28	3.16	8.0	14.6
General Commercial	0.20	0.49	1.3	1.3
Institutional	1.07	2.64	6.7	4.0
Agriculture	-	-	-	38.8
Currently unused land	-	-	-	26.8
Kettle pond	1.80	4.45	11.2	11.2
Internal street right-of-ways (ROW's)	2.61	6.45	16.3	3.3
<b>TOTAL</b>	<b>15.99 Ha</b>	<b>39.50 acres</b>	<b>100.0%</b>	<b>100%</b>

## **2.6 Policies**

Town policies for land uses in Southeast Meadowlark are to:

- SEM02      Apply to the Provincial Agricultural Land Commission for immediate removal of the entire 40-acre block from the Agricultural Land Reserve (ALR).
- SEM03      Retain currently designated Low Density Residential, General Commercial, and Institutional properties for the same use on the OCP Map.
- SEM04      Designate an Institutional site in the Town-owned "Richter property" and reserve for a new Town fire hall.
- SEM05      Designate all other areas on the OCP Map for Medium Density Residential use, i.e. multifamily apartments, row houses and fourplexes, as well as narrow-frontage detached and duplex homes, and including a significant portion of affordable units.
- SEM06      Target residential development at a minimum density of 30 residential units per developable hectare, and require that all single-family lots be of narrow frontage configuration with a maximum lot size of 3,500 ft<sup>2</sup> and that all duplex lots be commensurately sized.



## SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

## Baseline OCP Designations

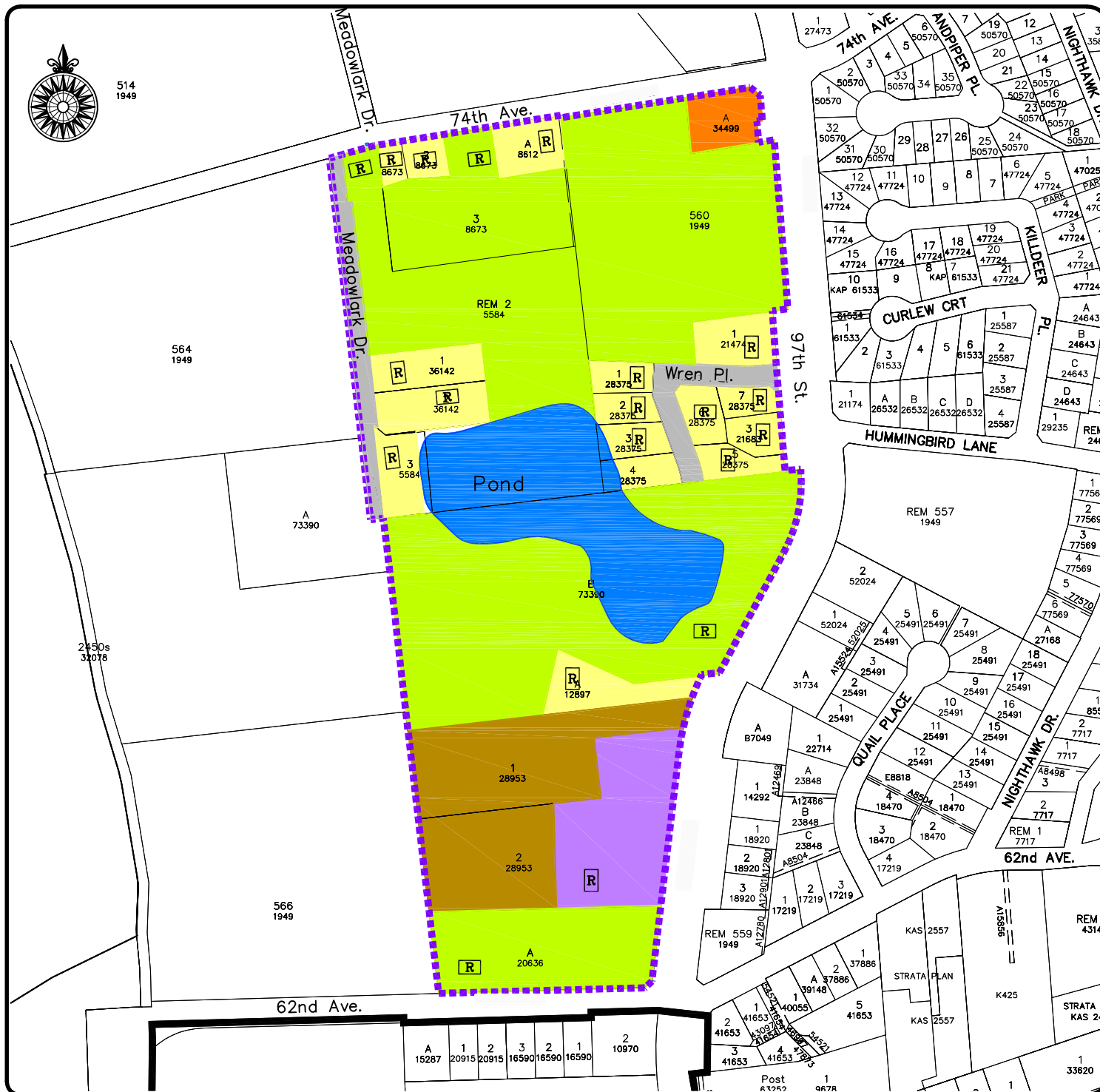
Scale: 1:4,000

### LEGEND

LOW DENSITY RESIDENTIAL	LR
GENERAL COMMERCIAL	GC
INSTITUTIONAL	IS
AGRICULTURE	AG
KETTLE POND	
SOUTHEAST MEADOWLARK BOUNDARY	-----
OSOYOOS TOWN BOUNDARY	—————

Figure 2





## SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

## Baseline Land Uses

Scale: 1:4,000

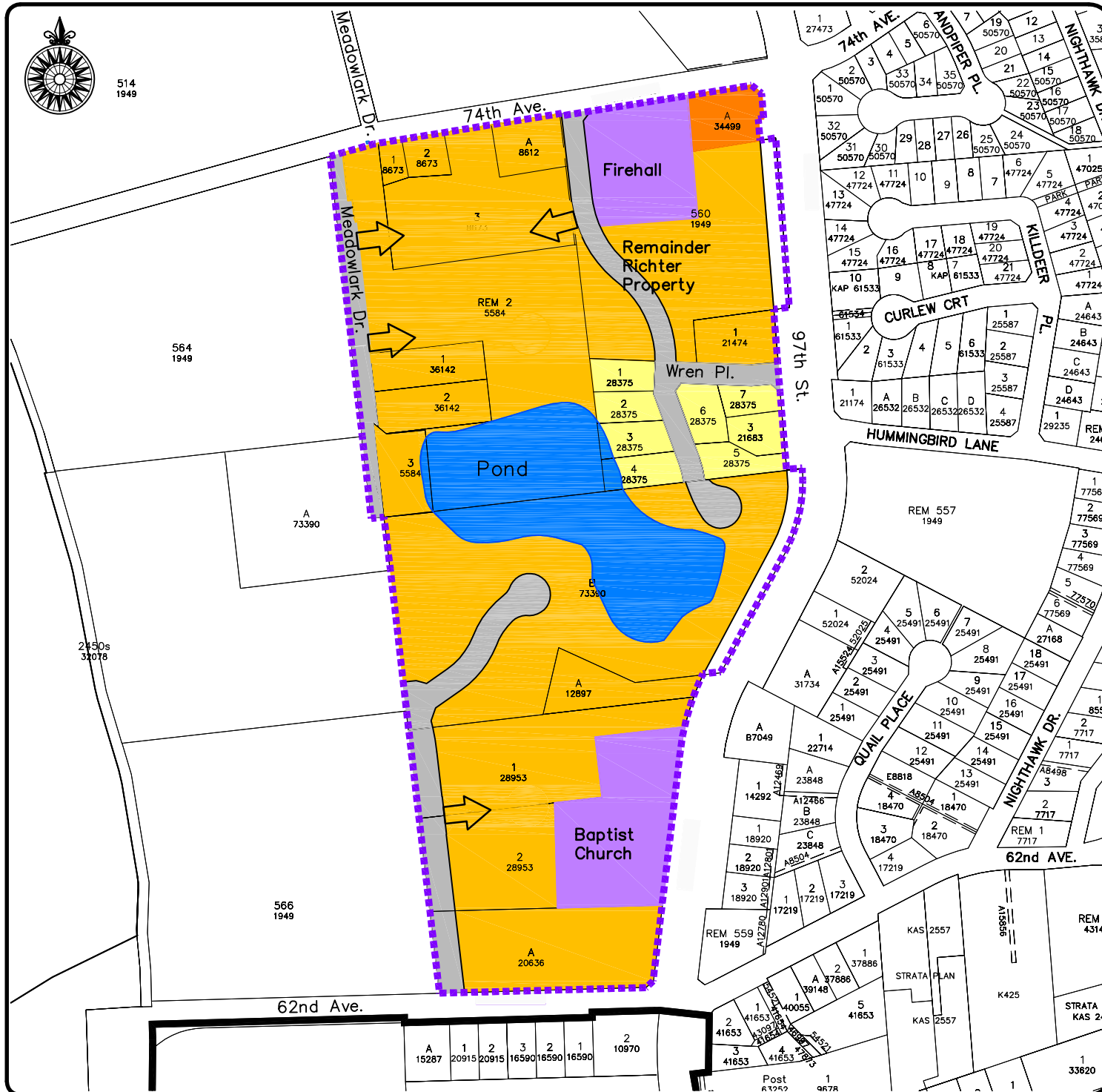
## LEGEND

RESIDENCE	[R]
LOW DENSITY RESIDENTIAL	[Yellow Box]
GENERAL COMMERCIAL	[Orange Box]
INSTITUTIONAL	[Purple Box]
AGRICULTURE	[Green Box]
LARGELY UNUSED	[Brown Box]
INTERNAL STREET RIGHT OF WAYS	[Grey Box]
KETTLE POND	[Blue Box]
SOUTHEAST MEADOWLARK BOUNDARY	[Dashed Purple Line]
OSOYOOS TOWN BOUNDARY	[Solid Black Line]

Figure 3



514  
1949



## SOUTHEAST MEADOWLARK AREA PLAN

Date: January 2010

### Future Land Uses

Scale: 1:4,000

### LEGEND

LOW DENSITY RESIDENTIAL	LR
MEDIUM DENSITY RESIDENTIAL	MR
GENERAL COMMERCIAL	GC
INSTITUTIONAL	IS
PRIMARY STREET	
POSSIBLE SECONDARY ACCESS STREET	
KETTLE POND	
SOUTHEAST MEADOWLARK BOUNDARY	
OSOYOOS TOWN BOUNDARY	

Figure 4

## **SOUTHEAST MEADOWLARK AREA PLAN**

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### **SECTION 3. AFFORDABLE HOUSING**

#### **3.1 Overview**

The Town will look to development of Southeast Meadowlark for meeting a substantial portion of its affordable housing needs. The focus will be on providing *near market housing for moderate-income working households* who cannot pay full market housing prices at this time, but on the other hand do not need heavily-subsidized social housing support. The provision of housing options for these working households will help create a more diversified and economically and socially sustainable community. Affordable units will be acquired by means of *inclusionary zoning* whereby developers set aside a proportion of their new residential units for affordable use at an agreed cost below market value as a condition of zoning approval. Both market and affordable units will be fully integrated together in medium-density residential developments.

#### **3.2 Why Affordable Housing?**

As recognized in the Official Community Plan (OCP), Osoyoos needs to expand its work force in order to grow and diversify the local economy, and to promote a more socially inclusive community (see s.9.5). However, our high housing costs are a serious deterrent to attracting and retaining work force participants, especially younger family or single-person households. Thus, new jobs and affordable housing need to be created in tandem.

As is typical for a successful resort community, Osoyoos has experienced a large influx of second-home buyers and affluent retirees that have helped to inflate house prices. Residential rental rates are correspondingly high and, to make things worse, the limited stock of available rental housing is not being expanded because of the higher returns that can be gained from building for home ownership or tourist accommodation rentals. Thus, an unwanted side effect of Osoyoos' success as a resort community is to raise housing affordability barriers against persons, often younger in age, who may wish to live and work in Osoyoos but do not yet have all the financial means to do so. Unless appropriate action is taken our economy risks being deprived of a large spectrum of permanent wage earners, spanning retail and tourist sector employees, trades and business people, health care and education workers, and other professionals. The creation of affordable housing will assist in making Osoyoos more sustainable, both by enabling work force expansion and offsetting trends to an even more elderly population than we already have.

The Town will fully integrate affordable housing into its physical and social fabric to avoid the "ghetto stigma" often associated with stand-alone projects. Southeastern Meadowlark is particularly attractive for locating affordable housing because it contains some reasonably-sized parcels that can be developed for a mix of market and affordable housing. Also, the area is well placed close to existing urban services and central amenities.



### **3.3 Core Target Group for Affordable Housing**

The core target group for affordable housing in Southeast Meadowlark will be *moderate-income working households* who have not yet saved sufficient equity for home purchase or cannot pay expensive market rentals, and thus need assistance until they become completely self-sufficient. The Canadian Mortgage and Housing Corporation (CMHC) has set a *general affordability threshold* for affordable housing whereby low and moderate income households, as they define them, should not pay more than 30% of their gross household income before tax for home ownership or rental. By this measure, it has been estimated in the *Osoyoos Affordability Housing Strategy* that a working family couple earning less than the median income in Osoyoos could not afford to purchase an average priced detached home in Town. Though a small condominium apartment would be more achievable for working couples, this would not be a suitable environment for children. And, any type of market housing would be difficult to attain for lower income, single-parent households.

The following projections are made of *additional* working households who will need affordable housing over the next 10 years, drawn from a scenario in the *Osoyoos Affordability Housing Strategy*.

- Assuming that the South Okanagan is successful in achieving planned growth and economic diversification, there will be a 15% increase over the coming 10 years of working people across all incomes. (For purposes of this analysis, the “South Okanagan encompasses the Towns of Osoyoos and Oliver, and adjoining Electoral Areas ‘A’ and ‘B’.) Under this growth-orientated scenario, 800 new working households would be added in the South Okanagan.
- About half of the additional households would be of “moderate income”, i.e. 400 households, but not all of these will need housing assistance. Drawing from examples in the housing literature and similar communities where in-migrants drive housing demand and put upward pressure on house prices, it is projected that between 15% and 25% of moderate income households would require some form of housing assistance. Over the next 10 years this translates into 60 to 100 households needing housing assistance across the South Okanagan.
- Within the South Okanagan, the Town of Osoyoos is taking a particularly proactive approach to economic development which can be expected to intensify in the future as the Town assumes responsibility for this function. The Town will actively support expanding existing businesses and attracting new businesses into the area. Considering this proactive approach, it is reasonable that Osoyoos will be the preferred home location for 50% of additional working households coming into the South Okanagan.
- Following through on this scenario means that some 30 - 50 new working households would need housing assistance over the next 10 years within the Town of Osoyoos, i.e. an average of about 3-5 households per year (though annual fluctuations can be expected). *The lower figures under this scenario should be seen as an absolute minimum because the calculations do not take into account existing demand for affordable housing among current Osoyoos residents.*

The proposed development of the Southeast Meadowlark lands is an excellent opportunity to provide housing that is affordable for moderate-income working households.

### **3.4 Near-Market Affordable Housing Program**

How will the above projected housing needs be met? It is important to match the particular needs of the core target group described above with an appropriate affordable housing program in Southeast Meadowlark, as well as to clearly differentiate other approaches which may be better applied elsewhere in Town.

The scope of various affordable housing approaches can be conceptualized in a “housing solutions continuum” shown below, which is adapted from a popular CMHC model. The focus of Town efforts in Southeast Meadowlark will be on meeting the needs of our target group of *moderate-income working households*. These households are not so disadvantaged as to be reliant on heavily subsidized social housing but do lack the means to enter the housing market at this time. Thus, the best housing solution for moderate-income working households is NEAR-MARKET affordable housing because it provides the necessary support for them to become self-sustaining without burdening the community with unnecessary subsidizations.

Focus in S.E. Meadowlark



NON-MARKET		NEAR-MARKET		MARKET	
Emergency Shelters & Transitional Housing	Social Housing	Affordable Rental Housing	Affordable Home Ownership	Lower Cost Rental Housing	Lower Cost Home Ownership
Targets disadvantaged low-income or otherwise vulnerable households who need facilities that can only be provided with high continuing levels of government subsidization and administration to meet their needs. 'Emergency shelters' and 'transitional housing' are special-purpose facilities, while 'social housing' takes on more conventional forms - typically rental apartments.		Targets households who need temporary help before they become self-sustaining, by providing housing that can be rented or purchased at less than market prices. Units are built by the private sector with promotion from government incentives, and then are made available to qualified households. Near market housing forms may mirror most market place products but at the low end of the price scale. In Southeast Meadowlark affordable units will be mixed in with market units.		The private sector may target lower cost market housing to less affluent buyers, either for rental or purchase. Government subsidies are not involved.	

While a near-market housing program is the most appropriate approach for Southeast Meadowlark, the other two housing approaches shown on the above continuum may have other applications, i.e.

1. NON-MARKET Housing is usually considered a provincial responsibility and outside of the fiscal means of a small community like ours. Osoyoos can still promote provincially-funded housing projects as needed, but they are best located closer to the Town's central core than Southeast Meadowlark because many of their residents may not own a private vehicle.
2. Lower cost MARKET HOUSING is usually only built by the private sector when demand is down for their more lucrative higher-end products. Even if developers choose to build low end homes in Osoyoos (probably at sub-prime locations), they are unlikely to target working households; more likely they will market them to incoming moderate-income retirees with cash equity from selling their previous home. It is true that some lower cost housing could provide a useful option to the generally expensive housing that has been built of late in Osoyoos. However, it can be expected that developers in Southeast Meadowlark will want to make up some of the profits foregone from including affordable housing in their projects by going higher end with their market units. Therefore, lower cost market housing will only be promoted in Southeast Meadowlark as far as this does not conflict with the provision of near-market housing.

### **3.5 Partnership Approach**

The implementation of a near-market affordable housing program will be advanced through the following partnerships:

- *The Town* will facilitate implementation of an affordable housing program by contributing leadership, coordination, regulation and incentives.
- *Private sector developers* will set aside a proportion of their new residential units for affordable use at an agreed cost below market value.
- *A non-profit society* will assist with targeting affordable housing units to qualified recipients.
- *Outside funding agencies* will be requested to fund consulting support services needed to assist the Town.

The partnership approach recognizes that the task of constructing homes is best left to profit-motivated competitive businesses. On the other hand as explained above, the private sector on its own is unlikely to provide much if any real affordable housing. Thus, to make affordable housing a reality municipal government has to create the necessary conditions for private developers to take on the task of building affordable units. Once the units are built, however, assistance is needed from an independent non-profit society to ensure that they benefit the right people. Lastly, funding will be sought from senior government and private research agencies to retain specialized consulting and legal support services and to relieve the Town of some front-end costs.



### **3.6 Inclusionary Zoning**

#### **3.6.1 How it Works**

The Town will facilitate near-market affordable housing in Southeast Meadowlark using the planning tool of “inclusionary zoning”, which is already enabled under policies 9-5 and 9-18 of our general OCP. Every developer will be required as a condition of rezoning to residential use to set aside a specified proportion of near-market affordable houses along with their market units, which they will make available at less than market value. This set-aside of affordable housing as a proportion of total residential units typically ranges across North America from 5% to 25%, with 15% being the median - which is the minimum amount Osoyoos will require. In order to realize the full potential of Southeast Meadowlark for affordable housing no option will be offered for cash-in-lieu payments; lot consolidations will be encouraged where existing lots are too small to support housing developments of their own.

#### **3.6.2 Public Policy Rationale**

The public policy rationale for inclusionary zoning is to recapture some of the increased development value accrued to the private sector by a public land use decision in the form of a public benefit, i.e. affordable housing. Currently, lands in Southeast Meadowlark do *not* present any significant development opportunities without substantial government intervention, i.e.

- Most lands are within the ALR and are agriculturally zoned
- Most of the area lies outside the Town’s urban growth boundary (UGB)
- Nearly every property has been developed with a single-family home, which is the most that can be currently developed
- There are few urban services.

Thus a public decision to allow urban growth into the area will benefit property owners and developers by expanding the currently very limited pool of developable lands in Osoyoos and enabling them to accrue a profit where they could not do so otherwise.

#### **3.6.3 Legal Basis**

Inclusionary zoning has been used successfully in Vancouver, Burnaby and Langford, is receiving increasing attention in other Provinces, and is very common practice in many parts of the U.S. In British Columbia inclusionary zoning is legally enabled as a form of “amenity zoning” whereby a local government may require public benefits from developers in return for allowing them zoning privileges (another example is “density bonusing”). The Town will draw upon the legislative basis set out in the *Local Government Act*, as follows:

- Local governments can apply amenity zoning under their general zoning powers in Section 903.
- Under Section 904, a zoning bylaw may designate specific units for affordable housing within a zone, subject to property owner consent.
- Section 905 of the Act enables a local government to require as a condition of rezoning that a developer enter into a “housing agreement” prior to issuance of a building permit, which is registered on title. Housing agreements may also apply to home purchasers.

Housing agreements may place conditions on affordable units respecting intended occupants, form of tenure, restrictions on resale or rental rates, and other matters.

#### **3.6.4 Cost-Sharing**

The costs of providing affordable housing will be shared by various parties:

- Developers will forgo some of the profits they would make if all their residential units were sold at full price in the market place.
- As shown by empirical evidence developers will seek to offset some of their lost profits by reducing their land purchase costs, resulting in somewhat reduced profits for land owners.
- It widely accepted that additional local government incentives are also needed to attract willing developers to build affordable housing, common examples being to waive or reduce payable Development Cost Charges (DCC's) and building permit fees, and to invest municipal housing reserve funds (also, density bonusing is sometimes offered as an incentive).

#### **3.7 Supply of Affordable Units**

As shown in Table 2 above, some 9 ha of lands in Southeastern Meadowlark can be built out for medium-density housing. This could accommodate a total of at least 270 dwellings, of which about 40 units would be available for affordable housing by means of a required 15% set aside.

The first near-market housing development will likely be on the Town's Richter property. After subtracting a required fire hall site and street right-of-ways from the property, it is likely that about 1.4 ha of lands would be available for accommodating at least 40 dwellings, of which at least 6 units could be set aside for perpetual near-market affordable housing. Consideration may also be given to requiring that some of the market housing be reserved as rental units for a set period of time. The Town would request Expressions of Interest (EOI) for developing the lands subject to an affordable housing agreement and a suitable design concept (for latter see section 4). The Richter development will serve as a *pilot project* so that the benefits of "learning from doing" can be transferred to other future projects in the area. As development of the whole area progresses, the Town will also learn from experience what mix of housing types work best.

#### **3.8 Policies**

Town affordable housing policies in Southeast Meadowlark are to:

- |       |  |
|-------|--|
| SEM07 | Promote a substantial component of near-market affordable housing in all residential developments to meet the needs of moderate-income working households, and thereby expand our employee base and promote more social diversity. |
|-------|--|

- SEM08 Advance the provision of affordable housing through partnerships including Town leadership, set asides of near-market units by the private sector, assistance from a non-profit society to target affordable units to qualified recipients, and funding agency support for program implementation.
- SEM09 Integrate together near-market and market housing in all residential developments, including home purchase and rental options for multifamily apartments, row housing and fourplexes, and narrow-frontage detached and duplex homes, according to demand.
- SEM10 Obtain near affordable units by means of “inclusionary zoning”, requiring as a condition of rezoning to residential use that each developer sets aside a minimum of 15% of their total residential units as affordable units, and makes them available at an amount less than market value agreeable to the Town.
- SEM11 Encourage lot consolidations of existing lots that are too small to support housing developments of their own but where the property owner wants to make them available for development.
- SEM12 Promote developers to build affordable housing with sufficient municipal financial incentives, such as reduced or waived DCC’s and building permit fees, and investments from a municipal housing reserve, as determined by Council in each case according to the circumstances.
- SEM13 Recruit a suitable non-profit society to assist with targeting the delivery of affordable units to qualified recipients, including maintaining an eligibility list.
- SEM14 Access senior government and research foundations to fund specialized consulting and legal services needed for implementing affordable housing.
- SEM15 Invite Expressions of Interest (EOI) for developers to build medium-density housing on the Richter property with a required set aside for perpetual near-market housing (and possible additional requirements that some of their market housing be reserved as rental units for a set period of time), all subject to a housing agreement and a suitable design concept.
- SEM16 Use the Richter housing development as pilot project and adapt the Town’s approach to affordable housing as needed by learning from experience.
- SEM17 Pursue opportunities with the South Okanagan Chapter of “Habitat for Communities” and their Okanagan College partner for residential construction students to gain hands-on-training by building affordable homes.



# **SOUTH-EAST MEADOWLARK AREA PLAN**

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## **SECTION 4. URBAN DESIGN**

### **4.1 Overview**

The Town of Osoyoos will promote development of Southeast Meadowlark as a showpiece of urban design excellence, with high architectural standards, innovative housing design, public access to the central Kettle Pond, and effective urban/rural edge planning.

### **4.2 Overall Architectural Concept**

It is especially important to maintain a unifying architectural concept across Southeast Meadowlark because it will incorporate a diversity of residential building types built in phases by different developers. The Town will apply its *Façade Guidelines* which blend Mediterranean / Southwest building motifs into a “dry climate” architectural theme to suit our local context. Different developments and housing types will be complementarily scaled, configured, detailed, textured and coloured. Landscaping will follow a consistent theme throughout the area.

### **4.3 Innovative Housing**

Innovative housing design solutions will be explored for market and affordable housing, e.g. zero lot setbacks, block vehicle parking areas for detached and duplex housing, and reverse-access fourplexes. Green buildings will also be promoted as well as area energy systems. New zoning will be added for narrow-lot frontage detached and duplex housing. Opportunities will be reviewed for using panelized home construction techniques in later phases of development.

### **4.4 “Form and Character” Development Permit Areas (DPA’s)**

The Osoyoos OCP currently includes three sets of Development Permit Area (DPA) guidelines for respectively guiding the “form and character” of Multi-Family Residential, Commercial and Industrial developments, pursuant to section 919.1(f) of the *Local Government Act (LGA)*. All three of these DPA’s apply our *Façade Guidelines* as well as additional guidelines tailored to the types of developments in question. It is noted that our Multi-Family Residential DPA guidelines apply to apartments and row housing and also include special guidelines for duplexes, but do not extend to single-family homes. Also, although the guidelines apply to landscaping, and the siting, form, exterior design and finish of buildings and other structures [LGA s.920 (8)], they are limited in these respects to “the general character of the development and not to particulars” [LGA s.920 (9)].

Fortunately, recent amendments to the *Local Government Act (LGA)* now allow all BC municipalities to apply DPA guidelines to detached dwellings and small-lot residential developments<sup>2</sup>. Specifically, municipalities can designate a DPA for “intensive residential development” to encompass any desired residential types, and which can apply to the particulars of development and landscaping design rather than just its general character [LGA s.919 (e)]. For good measure any designated “resort region” like Osoyoos can apply their own detailed design standards to development of all kinds. Advantage will be taken of these opportunities to add a new DPA in our OCP for ‘Intensive Residential Development’, which will assist in implementing an overall architectural context for Southeastern Meadowlark and guiding the exterior design of innovative housing forms.

#### **4.5 Kettle Pond Access**

The following Figure 5 shows reserved public shoreline accesses to the Kettle Pond, which will connect to nearby streets and sidewalks. A public park will circle as much of the pond as possible and interconnect the shoreline accesses. Remedial shoreline restoration will be undertaken as necessary and surface run-off water will be directed from future development to replenish water levels. Building heights will grade down towards the pond and select view planes of the pond will also be protected.

#### **4.6 Urban / Rural Edge Planning**

As described in Section 8.6 of our OCP it is important to plan for careful interfacing between urban development areas and surrounding agricultural lands:

ALR lands require protection from urban development to promote sustainable agriculture. Agricultural sustainability may be particularly compromised along the urban/rural edge by complaints from the general public about farming nuisances (e.g. noise, spraying, odours, dust), and nuisances experienced by farmers themselves (e.g. theft of crops, equipment damage, liability concerns). Such nuisances, especially in combination, may reduce the attractiveness of farmlands for continued agricultural use and investment and, instead, encourage pressures for conversion to urban use. The potential for urban/rural conflicts can be mitigated through appropriate urban land uses, subdivision layouts, siting of buildings, and buffering design in the farming interface zone.

The following measures will be taken to effectively manage the interfacing between urban development in Southeast Meadowlark and surrounding agricultural lands that will remain in the ALR. First, opening up Southeast Meadowlark for urban development will require extending out the Town’s Urban Growth Boundary (UGB) westwards to take in the whole block. Second, a 150m zone of lands running along the inner edge of the UGB will be subject to the Town’s existing Farming Interface Development Permit Area (FIDPA) guidelines.

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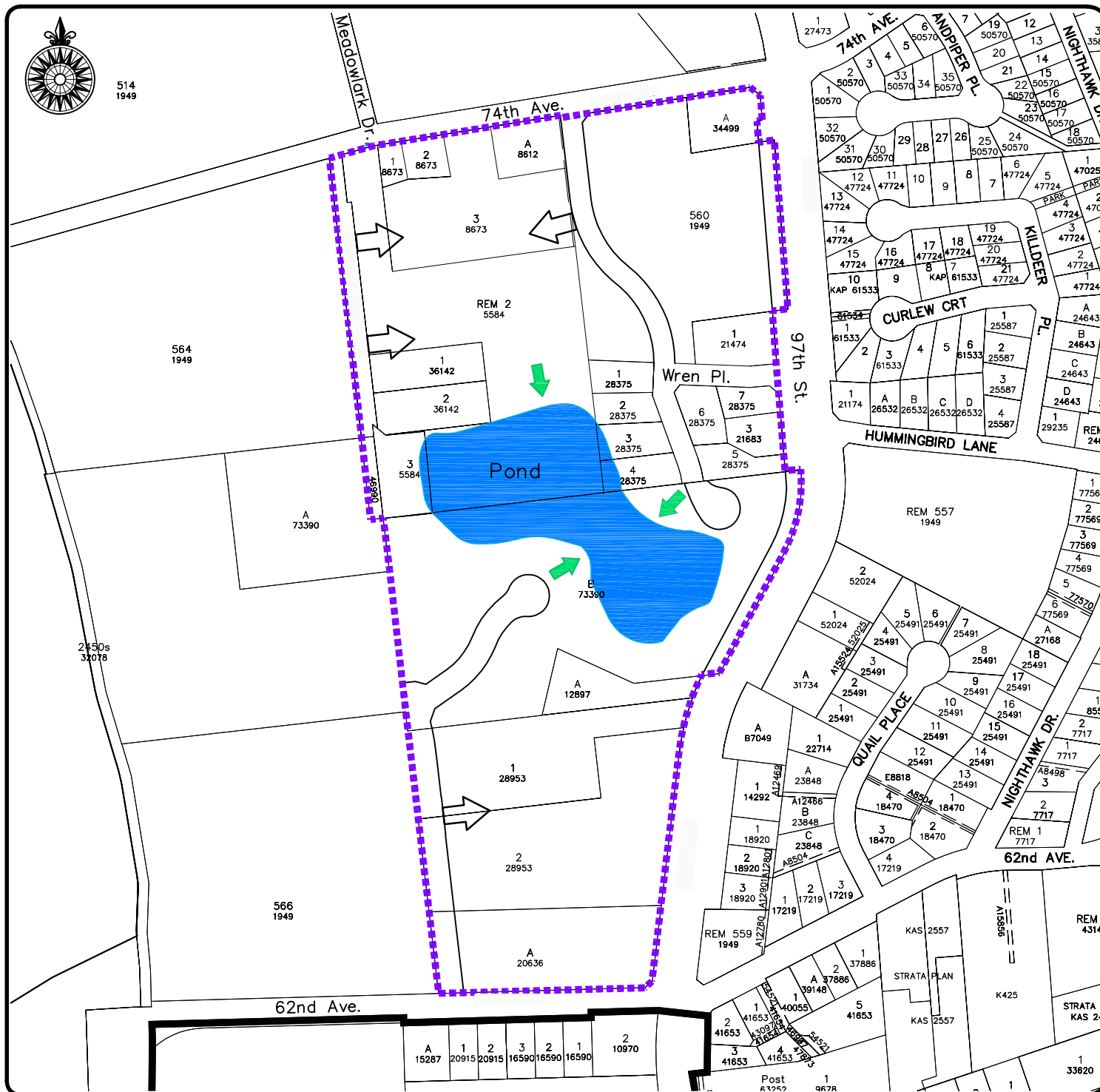
<sup>2</sup> Previously, only Vancouver could apply DPA guidelines to detached homes, and Sidney, Esquimalt and Victoria has special dispensations to regulate small-lot development.

#### **4.7 Policies**

Town urban design policies in Southeast Meadowlark are to:

- |       |  |
|-------|--|
| SEM18 | Promote a unifying architectural concept for the area to effectively interrelate different residential building types and development phases, and which incorporates the Town's <i>Façade Guidelines</i> .   |
| SEM19 | Promote appropriate innovative housing designs for market and affordable housing.  |
| SEM20 | Promote green buildings as well as area energy systems.  |
| SEM21 | Review use of panelized home construction techniques in later phases of development.   |
| SEM22 | Add new zoning for narrow-lot frontage detached and duplex housing.  |
| SEM23 | Add Intensive Residential Development Permit Area (IRDPA) guidelines into the OCP to encompass all housing in the area.  |
| SEM24 | Reserve public shoreline accesses to the Kettle Pond which will connect with nearby sidewalks and streets, and extend a park around as much of the pond as possible; restore the pond shoreline as necessary and direct run-off water from new development to replenish water levels; grade down building heights towards the pond and protect select view planes. |
| SEM25 | Apply existing Farming Interface Development Permit (FIDPA) guidelines along the inner side of the Urban Growth Boundary (UGB).  |





## SOUTHEAST MEADOWLARK AREA PLAN

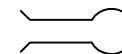
Date: January 2010

## Reserved Public Shoreline Access to Kettle Pond

Scale: 1:4,000

### LEGEND

PRIMARY STREET



POSSIBLE SECONDARY ACCESS STREET



SHORELINE ACCESS



KETTLE POND



SOUTHEAST MEADOWLARK BOUNDARY



TOWN OF OSOYOOS BOUNDARY



Figure 5

# **SOUTH-EAST MEADOWLARK AREA PLAN**

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## **SECTION 5. INFRASTRUCTURE**

### **5.1 Overview**

The following summary of infrastructure services needed for development of Southeast Meadowlark is abstracted from a specially prepared report by True Consulting. Reference should be made to the original report for a complete review of infrastructure requirements and costs.

### **5.2 Street Pattern**

The future primary street pattern for South Meadowlark is shown on the following Figure 6. The alignment of secondary access streets will be determined through the development permitting process.

The Ministry of Transportation through its South Okanagan Corridor Management Plan seeks to focus access onto Hwy.97 via major street intersections and to restrict direct property accesses. Ideally, the best way of achieving this goal in Southeast Meadowlark would be to extend Meadowlark Drive southwards the whole way through the block to 62 Ave. However, after testing a number of options this was found to be impractical because of constraints imposed by the large kettle pond in the middle of the block and the need to avoid intruding further into the ALR on the western side. The selected solution shown on the Figure is to develop two separate spine roads coming in respectively southwards from 74<sup>th</sup> Ave and northwards from 62 Ave. It is noted that the Baptist Church presently enjoys direct access onto the Highway but would have to access their property from the rear as a condition of developing or redeveloping any part of their property.

Individual developers would be responsible for road dedications and road building costs. In the case of the Richter property, the Town itself is responsible for road access coming in from 74<sup>th</sup> Ave. to the south end of the fire hall site; road costs from that point onward will be a private developer responsibility.

### **5.3 Sanitary Sewer Service**

Future sanitary sewer services for Southeast Meadowlark are shown on the following Figure 7. The only property in the area currently serviced by the Town's sanitary sewer service is the Baptist Church and its line cannot be extended to other areas because of topographical constraints. The best design objective is to service the whole area through a collection system to a single central lift station, which will both save on both construction and ongoing

maintenance costs. The best location for a central lift station is at the south end of Wren Place, which would be connected by gravity sewers extending from both the north and south ends of the area. A force main could in turn connect the lift station back to the Town's new mid-lift station on 155 St. using a common trench with the south-end gravity sewer; or in the likely scenario of the north end developing first then the force main would have to be routed via Hwy.97. A preliminary cost estimate for the lift station and force main is \$610,000, which is a considerable expenditure but justifiable given the considerable number of medium-density residential units that can be served. The lift station, force main and gravity sewers would all be developer funded, though 'latecomer charges' may apply. The 'Richter' property can be serviced with a connection across Hwy. 97 to Curlew Place to reduce front-end costs.

#### **5.4 Water Supply and Distribution**

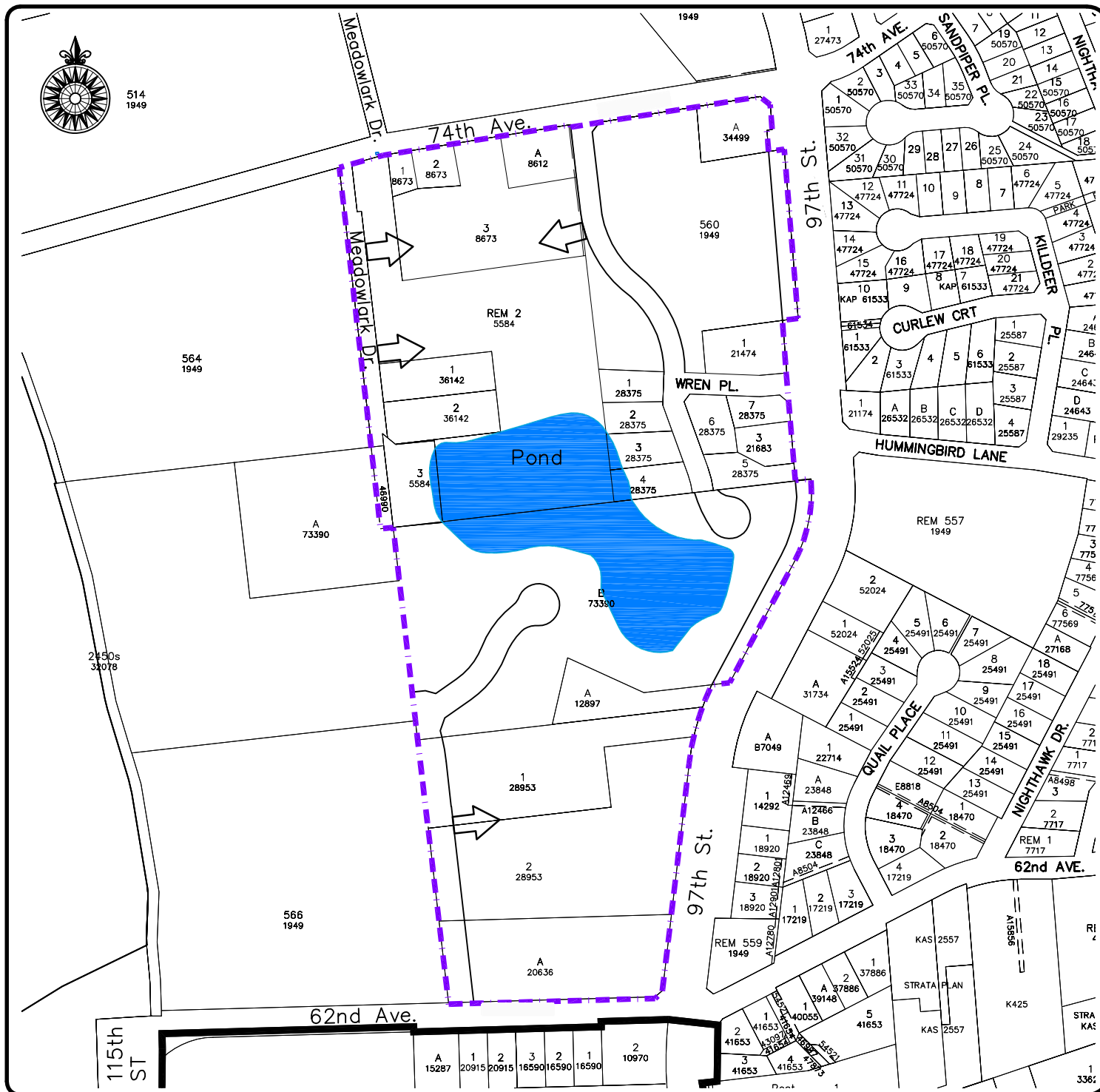
Future water supply and distribution for South Meadowlark is shown on the following Figure 8. Serving the area with water is relatively straightforward. A 250mm water main would connect south from the existing water line on 74<sup>th</sup> Ave., the whole way through to 62 Ave. Water service would be most economically provided if development proceeded generally from north to south. The overall cost of the water main is estimated as \$270,000, with the maximum contribution of the Town probably being about 25% of that figure to cover off those segments not fronting onto development properties, i.e. Wren Place and the Baptist Church property. Developers would be responsible for all segments of the water main fronting their properties as well as any connecting laterals. The water main would also supply the domestic water component of the Town's water twinning into Irrigation District System No.9; in reverse fashion irrigation water would be provided from the Irrigation System to all development properties in Southeast Meadowlark in order to conserve on domestic water supply. Thus, each property would have two separate metered services, one domestic service supplied by the Town's municipal system and one irrigation service supplied by Irrigation System No.9.

#### **5.5 Policies**

Town infrastructure policies in Southeast Meadowlark are to:

- |       |  |
|-------|--|
| SEM26 | Promote efficient and cost effective servicing of streets, sanitary sewers, and water supply and distribution.                   |
| SEM27 | Promote a system of secondary road accesses that will promote maximum use of developable lands and pedestrian interconnectivity. |
| SEM28 | Provide servicing on the "user pay" principle for infrastructure directly benefiting individual service users.                   |





# **SOUTHEAST MEADOWLARK AREA PLAN**

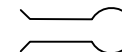
Date: January 2010

## **Suggested Road Network Plan**

Scale: 1:4,000

### **LEGEND**

PRIMARY STREET



POSSIBLE SECONDARY  
ACCESS STREET



KETTLE POND



SOUTHEAST MEADOWLARK  
BOUNDARY

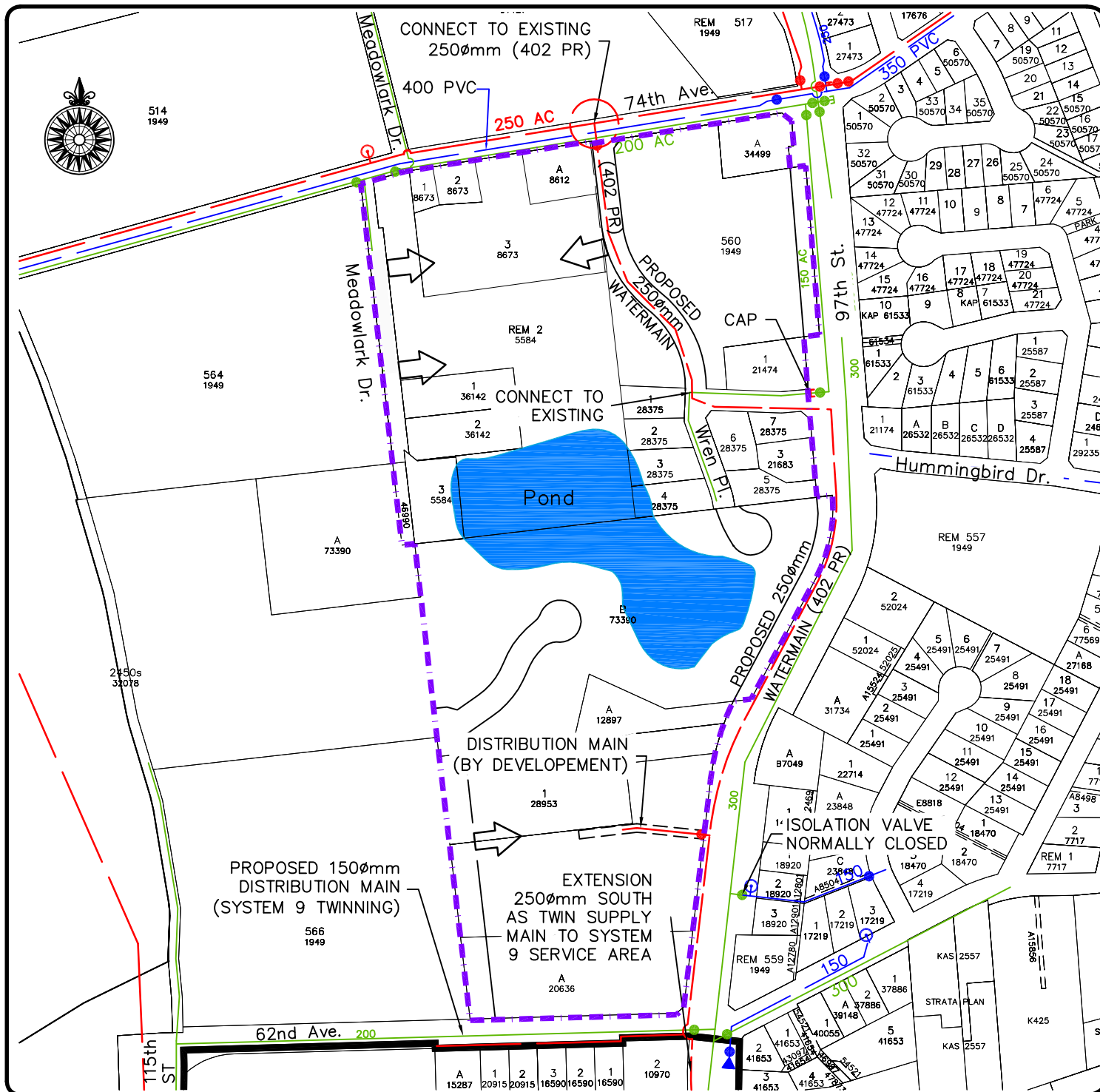


TOWN OF OSOYOOS  
BOUNDARY



Figure 6





# SOUTHEAST MEADOWLARK AREA PLAN

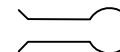
Date: January 2010

## Water Servicing Plan

Scale: 1:4,000

### LEGEND

PRIMARY STREET



POSSIBLE SECONDARY  
ACCESS STREET



MUNICIPAL SYSTEM  
(402 PRESSURE REDUCED)



MUNICIPAL SYSTEM  
(340 PRESSURE ZONE)



IRRIGATION SYSTEM 9



KETTLE POND



SOUTHEAST MEADOWLARK  
BOUNDARY



TOWN OF OSOYOOS  
BOUNDARY



Figure 8