

CONSOLIDATED VERSION  
(as of August 22, 2011)



**DISTRICT OF SUMMERLAND**  
**OFFICIAL COMMUNITY PLAN**  
April 28, 2008

*The Resort Planning Group* **BHA**  
*Brent Harley and Associates Inc.*

  
MVH Urban Planning & Design Inc

**CONSOLIDATED VERSION**  
**2008 SUMMERLAND OFFICIAL COMMUNITY PLAN**  
**BYLAW 2000-310**  
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## 1.0 INTRODUCTION

### 1.1 PURPOSE OF THE SUMMERLAND OFFICIAL COMMUNITY PLAN

The Summerland Official Community Plan (hereafter called the “OCP”) is a document that guides the District’s decisions concerning planning and land use management in accordance with Chapter 323, Section 875 (1) of the *Local Government Act*. Specifically, the OCP provides:

- A clear vision for Summerland’s future growth with supporting goals, objectives and policies;
- A direction aligned with current community values and development patterns, and
- The anticipation of infrastructure capacity and future needs.

The OCP also recognizes existing conditions and trends, notably the importance of the natural environment, regional and community growth management, and the preservation and enhancement of Summerland’s social character and sense of place.

The District of Summerland adopted a 20-year community plan in 1996 (“1996 Plan”) containing applicable goals and policies. This OCP is an update of 1996 Plan, taking into account the District’s current needs and changing priorities. A continuously evolving document, the OCP should be revised as circumstances arise and supporting data becomes available, notably through the OCP monitoring and reporting program. Council may review and revise policies and land use designations in the OCP through the adoption of amending bylaws in accordance with provincial legislation. Typically, municipalities review official community plans at least once every five (5) years.



### 1.2 PLAN ORGANIZATION

The OCP is organized into eight sections, with each providing an overview and/or key directions. The first two sections (“*Introduction*” and “*The Summerland Community*”) provide a general background to the OCP, and the Summerland community. The third section (“*Summerland Vision and Goals*”) identifies higher - level community values and anticipated goals. The next four sections (“*Summerland Community Directions*”, “*Community Land Use*”, “*Special Planning Areas*” and “*Development Permit Areas*”) establish more detailed directions and land use requirements for local government decision making. Finally, “*Implementation*” provides an action plan, recognizing the need for ongoing monitoring, review and public input into this community planning document. Each of the sections commence with a detailed background and justification. The attached Schedules and Appendices are part of the OCP document, and provide reference mapping and/or explicatory information.

### 1.3 PLAN INTERPRETATION AND IMPLEMENTATION

Once the OCP is adopted as a bylaw, the community plan becomes “official”. In accordance with provincial legislation, all bylaws enacted or works undertaken by Council must be consistent with the OCP. It is a policy document; hence directions contained within the plan are not regulatory but rather are more flexible in interpretation.

An effective OCP requires the identification of essential implementation tools. This includes the use of regulations or guidelines such as those contained in the zoning bylaw, the District’s financial plan, the development cost charges bylaw, and the subdivision and development servicing bylaw. This Plan does not authorize the commencement of any proposed development or works except in accordance with other provisions of the *Local Government Act* and other applicable legislation. Council may endeavor to undertake projects suggested when the financial resources have been allocated during their annual budgetary process.

### 1.4 PLAN PREPARATION

The District of Summerland originally embarked on the update of the 1996 OCP in September 2003. Consultants UMA Group Ltd. were retained by the District and initiated the review process together with a Council appointed advisory stakeholder committee (including representatives from community interest groups and/or perspectives, Council and the Development Services Department). This process included public open houses, questionnaires, and newsletters together with extensive deliberations by the stakeholder committee. By April 2004, the first draft of the updated OCP was presented to the Stakeholder Committee, District staff and Council. Revisions followed in October 2004 and November 2005.

Municipal elections were also held in November 2005. On January 23, 2006 the new District Council authorized:

*“Staff to proceed with a proposal call for consulting services to undertake a review of the Official Community Plan with the intention of updating and renewing the OCP by providing extensive public input opportunities with respect to the current and future land use and infrastructure needs of the community and providing recommendations to manage growth and the social, economic and environmental impacts associated therewith; and*

*“THAT the OCP review process be phased based on priorities (1-Lower Town, 2-Downtown, 3-Future Growth Areas); and*

*“THAT the impacts of climate change and the need for affordable housing be included; and*

*“THAT the District reaffirms our commitment to maintaining the integrity of the ALR as in the 1996 OCP...”.*

By March 2006, the District Council had selected Brent Harley and Associates Inc. (BHA) to assist Summerland in updating their 1996 Plan. BHA has been working with the community since April 2006, collecting input and key directions from Summerland’s residents and stakeholders. This phase of the OCP update has reviewed and incorporated key issues

recognized in the 2003-2005 process, while also expanded on this work through consultation with the community, working groups, District staff and Council.

## 1.5 COMMUNITY ENGAGEMENT

As was the case in the 1996 OCP, the District of Summerland has provided many opportunities to engage the public in the development and creation of this document. In developing a work program to complete the OCP update, consultants BHA proposed an “extensive public input” program concentrating on 4 components:

1. OCP Vision, Goals and Objectives and Implementation,
2. Lower Town Strategic Plan,
3. Future Growth Areas (growth management); and
4. Downtown Strategic Plan.

This approach was intended to both efficiently and effectively meet the needs of District Council and budgetary constraints. At the same time, it allowed the community to direct comments to specific local issues. The public engagement included the following:

- Community Meeting/Issue Identification (April 2006)
- OCP Working Group (May 2006)
- Lower Town Working Group (May 2006)
- OCP Community Workshop (July 2006)
- Lower Town Community Workshop (July 2006)
- Lower Town Council Meeting (September 2006)
- OCP Community Workshop (November 2006)
- Summerland Workbook – Future Growth and Land Use (November 2006)
- Downtown Community Workshop (February 2007)
- Future Growth/Downtown Council Workshop (April 2007)
- Community Open House (September 2007)
- Council Statutory Public Hearing (April 1, 2008)
- Council Adoption (April 28, 2008)



The meetings were advertised through the local newspaper, District utility newsletters and at the District offices and website.

## 1.6 COMMUNITY WORKING GROUPS

An important contributor to the OCP's preparation was Council's appointment of community members to three working groups. These groups -- OCP; Lower Town; and Downtown -- provided detailed comments at workshop meetings as well as through written correspondence. Working groups were specifically designed to:

- Provide additional information to the community about the OCP, its update and how it relates to their interests;
- Collect input on the appropriateness of the 1996 Plan's directions alongside recent issues;
- Review land use issues and collect input on possible directions; and
- Assist in the development of the preferred vision and future policy for Summerland.

In addition to the working group workshops and community meetings, members provided written or emailed comments to the consultants to further direct the final document.

## **1.7 INFORMING STUDIES, PLANS AND REPORTS**

The OCP was developed over a four year time period. A considerable number of studies, plans and reports have been completed that have further aided in the formulation of the overall policy direction contained within this final document. Documents that were reviewed include preliminary drafts, summaries and minutes of proceedings that contributed to the UMA Group's draft OCP document. Notes and directions provided by the Citizen's of Summerland group were also reviewed and notably contributed to the development of the Summerland Workbook that considered future growth and land use.

## **1.8 EXTERNAL AGENCIES**

The following external agencies were referred and commented on the final draft of the OCP:

- Ministry of Transportation
- School District No. 67 (Okanagan Skaha)
- Regional District of Okanagan-Similkameen
- Agricultural Land Commission
- Ministry of the Environment

## 2.0 THE SUMMERLAND COMMUNITY

### 2.1 HISTORY

In 2006, the District of Summerland celebrated its centennial as an incorporated municipality, yet the history of settlement in the Summerland area extends beyond this century. Summerland's first inhabitants were the Okanagan Salish with the Nation's boundaries extending from Kamloops to southern Washington State. The area known as 'Nicola Prairie' was notably named after the Grand Chief Nicola.

A published map of the Okanagan Valley in 1827 includes only three sites for the entire Okanagan Valley; Nicola Prairie; Lone Tree (north end of Summerland); and Sandy Cove (across the lake from present day Kelowna). Summerland's proud and diverse past includes hunting and fur trading, ranching, orchards and fruit industries, transportation hubs and more recently, tourism. Immigration to the Summerland area commenced in the late 1880's when the first settlers arrived and began diverting water to irrigate orchards. The first commercial orchard was planted in the 1890's in Trout Creek, where a water license was issued to irrigate 1,000 acres.

The first settlement identified on maps of the Okanagan Valley was Priest Encampment located on the shores of Garnett Lake. Later development began on the shores of Okanagan Lake. The upper benches continued to be an important transportation route and a number of small communities were constructed or were planned for development. They included Upper Trout Creek, Balcomo, the-Prairie Valley Townsite, Mineola and Appledale. In 1892 Upper Trout Creek was established.

Summerland's former name was Trout Creek. In the 1890's George Barclay operated the largest cattle ranch in Trout Creek. In 1902 Sir Thomas Shaughnessy bought the Barclay Ranch and formed Summerland, while incorporation was not completed until 1906. By the 1920's the present location of downtown Summerland was developed and the earlier areas on the upper benches were not utilized or forgotten. Downtown Summerland (Siwash Flat) was originally part of the Penticton Indian Reserve #3 (exchanged between 1904-06 following a mutually agreeable land deal). The subject lands eventually became known as West Summerland.

Present day Lower Town was the original town site of Summerland. In the early 1900's the Summerland Development Company with Sir Thomas Shaughnessy (President) and J.M. Robinson (Manager) primarily responsible for the initial decisions on the development of Summerland. From the Company, the community received water, septic tanks, electricity, a post office, a school and a sawmill. Settlers from across the prairies, eastern Canada and England were drawn to the Summerland area.



By 1907, Summerland had access to Peachland and Penticton with a well-established road system, and a ferry service connecting the community with the eastern shore of Okanagan Lake (Naramata). West Summerland (present day Downtown Summerland) experienced increased importance also in part due to a 1922 fire, which destroyed many of the lakeside buildings in Lower Town.

## **2.2 REGIONAL CONTEXT**

The District of Summerland is located on the southwestern shore of Okanagan Lake, with a total area of approximately 7442 hectares (18,389 acres). The municipality is located within the Regional District of Okanagan Similkameen. It is one of six incorporated areas, in addition to eight electoral areas (rural districts). Provincial Highway No. 97 connects Summerland to the Okanagan Valley's two largest centres: Penticton (18 kilometers to the south) and Kelowna (48 kilometers to the north).

## **2.3 DEVELOPMENT PATTERNS**

Development patterns throughout Summerland have typically responded to transportation routes. The first transportation routes were located on the upper benches for trade and cattle transport. When Okanagan Lake boat transportation began, development focused along the waterfront and Lower Town was developed. The Downtown core was enhanced when the Kettle Valley Railway was completed. Rural roads and early water systems to irrigate crops were built throughout most of the remaining benchland areas.

Today, residential and industrial development is somewhat dispersed throughout the District having gradually replaced many agricultural operations. Development is located close to major roads and the lakeshore, and follows existing terrain including heights of land and watercourses. Since 1972, the existence of the Agricultural Land Reserve (ALR) and the policies of the Agricultural Land Commission (ALC), generally limit non-farm development to areas outside of the established ALR boundary.

Construction of Highway No. 97 shifted growth in the community to development in a linear pattern, yet unlike many Okanagan communities did not allow service commercial uses to move to the highway frontage and as a result, the Summerland Downtown has continued to be the primary center of commerce, culture and community services.

## **2.4 SUMMERLAND'S COMMERCIAL CHARACTER**

The commercial centre of Summerland offers residents and visitors a unique Tudor based character. This theme was developed in 1989 by a group of downtown businesspersons responding to the presence of Samuel Maclure buildings in Summerland. Maclure was British Columbia's most famous Tudor-Revival architect. Only three communities have more than one of his buildings, Vancouver, Victoria and Summerland. In Summerland Maclure buildings include Major Hutton's home, the Bank of Montreal and the Bank of Montreal's manager's home, Faircrest. Summerland has developed Design Guidelines for Downtown buildings identifying the preferred form and character of buildings – referred to as the “Summerland Theme”.

## 2.5 NATURAL ENVIRONMENT

### .1 Climate

Summerland enjoys a relatively dry climate. The Region averages a total annual precipitation of just over 300 mm and 2,000 hours of sunshine. Daily temperatures range between an average of –6 degrees Celsius (22 degrees Fahrenheit) in January to a maximum average of 28 degrees Celsius (84 degrees Fahrenheit) in July. Frost-free months are usually May through September. The overall climate is well suited for fruit and vegetable production, recreation and tourism.

### .2 Physical Features

Summerland is blessed with a diverse and picturesque landscape that has been formed and influenced for more than a millennia by massive geologic forces. Natural features such as glacial silt bluffs, ravines and gullies sculpted by glacial melt waters (glaciolacustrine deposits), meandering streams, lakeshore and the geologically unique formations make Summerland a unique and aesthetically pleasing community.



Specifically Summerland overlooks Okanagan Lake, on an ancient, fertile lakebed 454 meters above sea level. This flat bench is surrounded by mountain ranges to the north and west, by a major ravine and river to the south and Okanagan Lake to the east. The most prominent natural feature in Summerland is Giant's Head Mountain, just south of the Downtown. Steep silt cliffs also line parts of the lakeshore, helping to define the community's upper and lower benches.

Aside from Okanagan Lake, Summerland has four principal water features: Garnet Lake, Aeneas Creek, Prairie Creek and Trout Creek. Garnet Lake is located at the north end of the District from which the fish-spawning habitat of Aeneas Creek flows south along the eastern municipal boundary. Trout Creek skirts Summerland's southern boundary and flows into Okanagan Lake. Prairie Creek is centrally located within the community and also flows into Okanagan Lake.

### .3 Ecological Values

The natural environment of Summerland offers many unique physical features (silt bluffs, hoodoos, knolls) and sensitive ecosystems (grasslands, riparian areas, mature and old growth forest, wetlands, shallow-soiled rock outcrops and ridges). It is the juxtaposition of these diverse habitats that contribute to a wide diversity of species, both common and rare, that are found within the Municipal boundaries.

Summerland's exceptional landscape includes part of the "pocket desert" ecosystem

of the Southern Interior. This ecosystem contributes to the ecological corridor between the dry ecosystems in the south and the arid grasslands to the north.

The Municipality's natural environment is important for supporting species that depend on functioning ecosystems connected by corridors, and unstressed by unnatural disturbances. Natural features also contribute to the built/urban environment in terms of the character and charm of the community, and add to the quality of life that Summerlanders enjoy, including the natural views, wildlife observation, hiking and other recreational activities. Fully functioning ecosystems also provide benefits to society and the economy by providing ecological or environmental services such as pollination, dilution, detoxification, pest control, erosion prevention, as well as soil, air and water renewal services "free of charge". Furthermore, natural areas complement the values of nearby urban land use properties.

#### **.4 Soil Characteristics**

Summerland's soil is variable, due to glacial, wind, and river deposits and organics. Agricultural activities primarily occur on soils with glaciofluvial deposits, which occur at higher elevations. This provides well-drained soils suitable for tree fruit and grape production as well as other crops.

Sand and gravel deposits exist at the western boundary of the community (the North Prairie Valley area). The reserves are known to be limited and are therefore worthy of protection from future growth.

#### **.5 Hazardous Areas**

In 1982, the District commissioned a study of the unstable cliffs adjacent to Okanagan Lake. These hazardous areas are identified in Schedule "H-1" and the High Hazard Development Permit Areas #1. Furthermore, in 1995 two studies evaluated both risks and options for remedial action along Lakeshore Road. The reports concluded that the public use of the road is justifiable without remedial work provided the appropriate public warning signs are posted. Similar to the approach taken by the British Columbia Ministry of Transportation, the risk of bank failures is comparable to those tolerable for situations that require balancing the cost of safety against forces associated with infrequent natural events.

Summerland also has uranium and radon issues. The Summerland-Faulder area was at one time volcanically active and therefore there is a concentration of uranium in the water in the Faulder aquifer. The concern to be addressed relates to radon gas seeping into homes and businesses, as well as uranium in potable water.

#### **.6 Terrestrial**

The dry forests, shrub and grasslands are integral ecological systems, providing summer and winter habitat for a number of species. Additionally, these areas function as a significant wild land/urban fringe and provide a buffer between semi-arid lands vulnerable to forest fires and human settlement.

The South Okanagan Region is home to 58% of British Columbia's rare, threatened and endangered wildlife species. One of the most iconic species of this area is the

Mountain Goats that inhabit the northern part of the District. It is rare to see these majestic animals so close to an urban area as this occurrences provide unique opportunities for wildlife viewing. Summerland is home to several common species that are seen frequently throughout the area depending on the season, including mule deer and black bears. Many songbirds and other migratory birds can be seen stopping over during their long travels. Hawks and other raptors such as bald eagles and osprey are regular hunters and patrol the skies, grassy slopes, silt bluffs and lakeshores for prey. Rattlesnakes and blue racer snakes are found in the dry Summerland area hillsides.

The area is also known to be home to many species listed as “at risk” and may be provincially, nationally or globally significant – yet are rare enough that many long-time residents have never seen them. The American badger is one of many such elusive species, which until recently used burrows in banks of loose soils to confirm their presence. Owls, cottontail rabbits, songbirds, woodpeckers, reptiles, bats, plants and plant communities are all represented on the list of species that are at risk, of concern, and are known to occur throughout the diverse landscape of Summerland.

## **.7 Riparian Areas**

Okanagan Lake provides a varied and extensive riparian area for the Summerland area. The Summerland Trout Hatchery is situated in Lower Town’s lakefront. There are also three creeks (Aeneas Creek, Prairie Creek and Trout Creek) flowing through the municipality, providing fish habitat. Aeneas Creek has spawning habitat at its mouth and supports fish upstream of Garnet Valley Road. Trout Creek normally supports fish upstream of the municipal water intakes. Unfortunately the installation of culverts through the developed areas of the District and along the highway to accommodate the Prairie Creek drainage has resulted in significant destruction of streamside vegetation and habitat.

Trout Creek is the second largest tributary flowing into Okanagan Lake. Kokanee and Rainbow Trout are but two of a number of fish species residing in streams and foreshore areas of Okanagan Lake within Summerland. The damselfly, Vivid Dancer resides in more than one of Summerland’s creeks. The Tiger Salamander, Great Basin Spadefoot, and other amphibian species are dependant on ponds, marshes and temporarily wet areas in the district. Amphibians can be heard calling in the warm spring evenings. Great diversity of invertebrate species also occur in the marshes on the foreshore of Okanagan Lake, including a freshwater mussel at risk that occurs nowhere else except in the Kootenay and Okanagan River systems.

## **BYLAW 2000-412 ADDED THE FOLLOWING SECTION (SEPTEMBER 13, 2010)**

## **.8 Climate Change**

Climate change is a measurable long-term shift in climate that can be caused by natural processes and human activity. The build-up of greenhouse gas (GHG) emissions in the atmosphere from the burning of fossil fuels is a major concern. The Government of British Columbia is committed to addressing climate change and to reducing greenhouse gas emissions by enacting Bill 44 that commits to a province-wide reduction of GHG emissions below 2007 levels of 33 per cent by

2020 and 80 per cent by 2050. Local governments have influence over GHG levels and need to mitigate local GHG emissions that contribute to climate change.

To aid municipalities, the provincial government prepared Community Energy and Emissions Inventory (CEEI) reports that estimate energy use and GHG emissions within a community over one year with 2007 as the baseline year. Based on the June 2010 CEEI report, the District of Summerland emitted a total of 77,365 tonnes of carbon dioxide equivalent in 2007. Total 2007 energy and GHG emissions emitted by the District of Summerland are broken-out by sector such a buildings (26.4%), on-road transportation (54.6%), and solid waste (19.0%).

## 2.6 AGRICULTURAL CAPABILITY

Agriculture has been part of the Summerland community for more than 120 years. In 1972, lands with agricultural potential (including land areas having improved soil qualities) were protected by provincial legislation with the establishment of the Agricultural Land Reserve (ALR). These lands are subject to the Agricultural Land Commission Act, with the sole mandate to “preserve agricultural land” ensuring that this land base will be available in the future for food production. Approximately 35% of the District’s total area is reserved explicitly for agricultural use within the Agricultural Land Reserve.

*“It is of importance to the economic, social and environmental health of the province to maintain a working land base for agriculture. While all of the land in the ALR is important for agricultural industries, much of the high quality ALR and agricultural growth pressures were in consideration of industry, housing and recreation values is often more persuasive than agricultural values. The province has removed this debate from the local arena to ensure that provincial sustainability goals for food security, the agricultural industry and future generations are met. Indeed, a new report from the Ministry of Agricultural and Lands highlights the growing need to safeguard the province’s agricultural land base for food security reasons.”*

SOURCE: BRITISH COLUMBIA’S AGRICULTURAL LAND RESERVE: A LEGAL REVIEW OF THE QUESTION “COMMUNITY NEED” – SMART GROWTH B.C.

## 2.7 SOCIAL ENVIRONMENT

### .1 The Community

Summerland is a close-knit community of approximately eleven thousand people. Residents bring warmth and spirit to their year round festivals and activities by taking pride in their rich history and offering a wide range of agri-tourism and heritage attractions.

Summerland’s community has a rich social, cultural and artistic environment and features strong, service-oriented groups. Active community involvement is supported throughout the year with events celebrating Summerland’s history, economy, cultural arts, and sports.

Summerland’s lakeshore, beaches, hillsides, parks, schoolyards and trails provide the community with acres of outdoor opportunities. Indoor recreational facilities include an aquatic and fitness centre, skating and curling rink, two (2) public elementary schools, two (2) alternative schools, a public middle school and secondary school. Summerland also has a public library, theatre, art gallery and museum.

### .2 Demographics

Summerland's population is approximately 11,000 people (10,828 Statistics Canada 2006 Census), which demonstrates a 1.0% growth rate between 2001-2006. The 2006 Census indicated that Summerland, in comparison to the rest of British Columbia, has an older population, with 20% of residents over the age of 65 years and only 14% of the residents under the age of 15 years (comparable provincial percentages for seniors and children are 16% and 6.58% respectively). In 2001, (2006 Census results not yet available for this indicator) the community was predominately English speaking (88%) and relatively stable as nearly 60% have lived in the same residence for the previous 5 years. In 2001 and 2006 permanent residents occupied approximately 96% of Summerland's total private dwellings, indicating a stable, year round dwelling occupancy (provincial average is 92%). Summerland also has a high rate of ownership with 80% of residents owning their homes (provincial average is 67%).

## **2.8 ECONOMIC PROFILE**

### **.1 Employment**

The average income in 2001 for individuals was \$27,830 and for families was \$51,559. Both figures are slightly below provincial averages. Employment focuses on health and education (20%), wholesale and retail trade (16%), manufacturing and construction industries (15%), business services (12%) and agriculture and other resource based industries (9.5%). In comparison, Summerland had significantly fewer jobs in business services while health and education and agriculture positions were greater than provincial averages.

### **.2 Industry**

Summerland offers a diverse economy with an array of agriculture, service and industrial economic generators and regionally competitive tax rates. Industries include fruit production and processing together with a modest fabrication, construction and manufacturing sector.

## **2.9 INFRASTRUCTURE**

The District of Summerland is a large municipality with distinct urban areas and vast expanses of agricultural land. The differing intensities of land use between rural and urban and the sheer physical size and mountainous terrain of the District's jurisdiction creates challenges for community infrastructure including: water supply, wastewater collection/treatment, roads and storm drainage management.

### **.1 Water**

Most areas of the District have community water servicing for domestic, industrial/commercial and irrigation purposes. Some issues exist vis-à-vis adequate water supply and water quality.

The District currently has two existing water licences for Okanagan Lake (which they are currently pursuing for an alternative municipal water supply). The following summary of the status of the water system in Summerland has been

informed by an overview provided in the 2006 Facet Summerland Agricultural Plan (not adopted) and further updated by the Engineering and Public Works Department.

#### **Summerland's Water System:**

- The genesis of Summerland's water supply system is as an irrigation district and domestic supply. The split between these two water users is difficult to project until a metering system is in place, however, it is estimated that the domestic use range from the 15%-30%.
- The farmers and residents have made a substantial commitment to environmental sensitivity and specifically the protection of aquatic habitat in the Trout Creek Water Use Plan.
- There are approximately 185 km of water pipeline.
- The 2004 assessment roll lists 1151 irrigation users (3769 in 277), 4669 urban units, 102 acres of commercial development and 175 acres of industrial development.
- The District controls 25 water licenses within the two main watersheds, Trout Creek and Garnet Valley, and it is the primary water users. Planning is required to not only guarantee this water requirement today, but also for one, five, twenty-five or even fifty years into the future.

#### **Trout Creek System:**

- Includes eight active reservoirs storing 11,600 acre-feet of water, supplying approximately 90 per cent of the district, and including Thirsk Dam (expansion), Crescent, Whitehead, Isintok and the four headwater reservoirs.
- The District of Summerland possesses Water licences to store 12,500 acre-feet in the Trout Creek system, and to use 15,000 acre-feet per year.
- A commitment has been made (and to be completed in 2008) to expand the Trout Creek system with an additional 2500 acre-feet of storage. This additional storage is committed to satisfying the requirement of the Trout Creek Water Use Plan and to replacing lost allocations to current users.
- In 2004, wells were added, capable of supplying 4 acre-feet per day while limited to use of 100 days/year, which during the 180-day irrigation season would supply 720 acre-feet of water (Sellars et al., 2004).

#### **Garnet Valley System**

- Holds 1,963 acre-feet and supplies Garnet Valley.

Facet further states that the present water situation in Summerland is:

- An endless supply of water is not guaranteed;
- The District controls the water licence, not by the agricultural businesses that rely on the present supply of water;
- The cost of implementing workable urban solutions is uneconomic in the agricultural community; and
- More long term planning is required for the economic redevelopment or rebuilding of the water supply system.

## **.2 Transportation**

Roads within Summerland are maintained and operated by the District of Summerland, with the exception of Highway No. 97. This road is both owned and operated by the BC Ministry of Transportation. According to Ministry of Transportation staff, they are currently finalizing plans for upgrades to Highway No. 97 from the Bentley Road intersection to Okanagan Provincial Park (modest access improvements are also being considered near Sun-Oka Provincial Park). As Summerland has developed a range of different road standards have resulted, notably paved roads with curb and gutter exist within urban areas, while some roads within the rural areas follow a reduced width standard and remain unpaved.

There is currently no local transit system in Summerland. The District is currently working with regional partners to expand regional transit opportunities along the Highway 97 corridor. The District has a network of trails and sidewalks, however, greater efforts are needed to connect and continue these pedestrian and cycling routes with all neighbourhoods.

### **BYLAW 2000-412 ADDED THE FOLLOWING PARAGRAPH (SEPTEMBER 13, 2010)**

The District of Summerland adopted a Transportation Master Plan September 8, 2008. Included in Summerland's Transportation Master Plan are discussions on the road network and intersection improvements, bicycles, pedestrians, heavy vehicles, transit and electric vehicles.

## **.3 Wastewater**

From a servicing perspective, the single most significant development in Summerland has been the introduction of wastewater collection and treatment for most of the urban areas. These areas include: Downtown, Trout Creek, Lower Town and Crescent Beach neighbourhoods. The introduction of waste water collection means the ability to infill and densify within urban areas has greatly increased.

### 3.0 SUMMERLAND VISION AND GOALS

#### 3.1 SUMMERLAND'S COMMUNITY VISION

The following Summerland Vision was developed with direct input from the community:

*Our historic lakeside community has a collective sense of belonging and preserves and enhances its quality of life, agricultural character and its distinctive natural setting in a manner that reflects our strong social values.*

*We respect our traditional small town character and proactively work to ensure balance among our shared values of protecting our natural environment, supporting a sustained local economy, showcasing cultural and historical legacies, and providing quality facilities and services for our diverse population both now and for future generations.*

#### 3.2 COMMUNITY PLAN GOALS

The following Community Plan Goals were developed from community input on the goals contained in the 1996 Plan and consider important components of the Summerland community:

##### .1 Community Character

- Promote and protect a healthy and safe environment for the community.
- Manage new development in a manner that moves Summerland forward, towards an environmentally, socially and financially sustainable community.
- Ensure that new land uses or future developments enhance the overall community character and demonstrate both high quality design and construction.
- Preserve and protect community areas that are unique physical landforms, natural areas and / or historically significant.
- Continue to support and facilitate Summerland's recreational, cultural and historical experiences and facilities.

##### .2 Growth Management

- Establish an Urban Growth Area to manage growth and ensure cost effective servicing connections, while promoting a balance between farm and non-farm uses.
- Provide long-term urban growth opportunities through intensification, infill and development within the Urban Growth Area, avoiding agricultural land and ecologically significant areas.
- Promote effective transitional areas and buffering between different land uses,

*“Combining the 0.471 ha of non-irrigated land with the 0.053 ha of irrigated land adds up to just over one half a hectare (0.524 ha) of producing agriculture land is needed to produce a healthy diet for one person for one year. 10% of the land needs irrigation. In 2001, British Columbians needed 2.15 million ha of food producing land to meet their food needs.”*

B.C.'s Food Self-Reliance – Can B.C.'s Farmers Feed Our Growing Population? B.C.

**Ecological Values:**

particular environmental principles and attributes that are significant to the Summerland area (as noted in Section 2.5.3).

particularly the residential and industrial/agricultural interface.

- Ensure new development follows accepted ecological standards and practices and are respectful of ecological values.

**.3 Agriculture**

- Support the framework and policies of the Agricultural Land Reserve and land based agricultural activity within the farmland designation.
- Recognize farmland as a land and water based industry, contributing to Summerland's economic, social and environmental well-being.

**.4 Natural Environment**

- Identify, preserve, enhance, expand and protect Summerland's ecological biodiversity.

**BYLAW 2000-406 ADDED THE FOLLOWING (JUNE 28, 2010)**

- Ensure new development is respectful of ecological values.
- Promote conservation stewardship of sensitive ecosystems, their functioning and associated species.
- Protect and manage ecologically sensitive lands within, and adjacent to, Urban Growth Areas including wildlife movement corridors.
- Protect important view corridors.

**.5 Community Facilities, Parks, and Recreation**

- Promote and facilitate opportunities to be a connected community of trails, pathways, and sidewalks.
- Maintain and enhance parks and recreation facilities to meet the needs of a growing and changing population in accordance with the Parks Master and Recreation Plan.
- Support the institutional land base, including facilities to meet the educational, affordability, health and social needs of Summerland residents.

**.6 Residential**

- Provide for a range of housing types, densities and affordability levels within the designated Urban Growth Area to address the needs of current and future residents.

**Sustainable:** Continued indefinitely without a significant negative impact on the environment or its inhabitants.

**.7 Commercial**

- Support and enhance the Downtown core as the unified commercial and cultural heart of Summerland, designed for both residents and visitors.
- Promote Summerland tourism, particularly focusing on its lakeshore, attractive and walkable Downtown core, recreational amenities and the rural/agricultural-balanced atmosphere.

**Ecological**

**Standards** are accepted federal, provincial, and municipal statutes or requirements in place for the consideration of natural resources, land use planning, protected areas designation and wildlife management.

## **.8 Economy and Industry**

- Support existing and attract new industrial development to facilitate a balanced and secure employment base.
- Ensure sufficient supply of industrial lands to support a diversified economy.
- Prioritize land uses supplying permanent employment opportunities.

## **.9 Transportation and Infrastructure**

- Provide an integrated transportation network that links all components and modes of the community.
- Effectively and efficiently plan and provide infrastructure services to address both the ongoing needs of the community and environmental best practices.
- Preserve and protect Summerland's water resources through the protection, preservation and management of watercourses and ground/storm water flows.

## **.10 Community Partnerships**

- Recognize and enhance the importance of positive relationships between community partners including public, not for profit and private interests.
- Facilitate local decision-making frameworks that strengthen community collaboration and understanding.

**BYLAW 2000-412 ADDED THE FOLLOWING SECTION (SEPTEMBER 13, 2010)  
BYLAW 2000-437 (MAY 9, 2011) DELETED SECTION .11 AND REPLACED IT  
WITH THE FOLLOWING:**

## **.11 Climate Change**

- Minimize urban sprawl and promote compact, energy-efficient development with access to amenities within walking and cycling distance.
- Improve transportation efficiency.
- Support public participation, education and awareness initiatives.
- Identify and support effective greenhouse gas reduction initiatives.
- Promote energy conservation and dissemination of renewable energy technologies.
- Maintain and enhance the urban ecosystem.
- Demonstrate Municipal leadership.

## 4.0 SUMMERLAND'S COMMUNITY DIRECTIONS

This section of the Official Community Plan establishes a framework to move Summerland closer towards achieving the community's vision and goals. This section provides the background, objectives and policies that reflect the intent of the vision and the OCP's stated goals. In particular, the Community Character and the Growth Management Strategy identifies the future directions and aspirations of the Summerland Community intended to guide future land use decisions.

### 4.1 COMMUNITY CHARACTER

#### 4.1.1 BACKGROUND

Summerland is a community that strongly embraces its unique character through balancing social, economic and environmental priorities. As a small town located in the rapidly growing Okanagan Valley, Summerland is increasingly subject to external influences of growth and development on its traditional rural surroundings. Summerland also recognizes that its success is primarily due to the vitality and participation of its people, the strength of its agricultural heritage and its incredible natural environment.

*SUSTAINABLE DEVELOPMENT is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.*

Source: World Commission on

#### *SMART GROWTH PRINCIPLES*

1. *Mix land uses.*
2. *Build well-designed compact neighbourhoods.*
3. *Provide a variety of transportation choices*
4. *Create diverse housing opportunities.*
5. *Encourage growth in existing communities.*
6. *Preserve open spaces, natural beauty, and environmentally sensitive areas.*
7. *Protect and enhance agricultural lands.*
8. *Utilize smarter, and cheaper infrastructure and green buildings.*
9. *Foster a unique neighbourhood identity.*
10. *Nurture engaged citizens.*

The Summerland community has continuously recognized the importance of a healthy community, considering the priority of integrating social, economic and environmental interests in local decision making. Sustainability is the commonly referred to term that encapsulates this three-pillared approach to connect, integrate and balance a community's economic vitality and social equity with the protection of the natural environment. These directions are also consistent with the priorities of Smart Growth

which recognizes a pattern of development that makes efficient use of a limited land base and infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and ecologically sensitive development practices.

This section of the OCP identifies Summerland's preferred character as a community moving towards a sustainable platform. It further identifies key objectives and policies that should direct their decision making processes, particularly as it relates to land use issues.

#### **4.1.2 OBJECTIVES**

District objectives are to:

- .1 Encourage the District to continually find creative approaches to inform and engage the community on new development projects, beyond the statutory public hearing process.
- .2 Require that future land use decisions consider and directly address the implications of the proposed development on the social, economic and environmental well being of the Summerland community.
- .3 Formalize a monitoring and annual reporting program that identifies key indicators to ensure that the directions of the OCP are continuously moving Summerland closer to it's desired vision and goals.
- .4 Recognize that the OCP is a dynamic document and may be amended by Council in the future in order to better meet the community's vision and goals.
- .5 Ensure that Summerland continues to actively participate in future planning efforts in a regional, provincial and national context.
- .6 Continue to require and enhance, when required, the development permit requirements for the form and character of multi-family residential, commercial uses and the revitalization of commercial areas.

#### **BYLAW 2000-406 REMOVED SUBSECTION .7 AND REPLACED WITH THE FOLLOWING (JUNE 28, 2010)**

- .7 Preserve Summerland's unique physical environment through a system of parks and open spaces and the designation of development permit areas respectful of physical landmarks, watercourses, environmentally sensitive areas and potential hazard lands.
- .8 Embrace recognized ecological standards and practices thus ensuring the preservation of ecological values.
- .9 Continue to sustain Summerland's valued recreational, cultural and historic experiences and facilities recognizing the diversity of community needs.
- .10 Encourage ongoing partnerships and dialogue with the community to ensure that the services provided meet community expectations.
- .11 Continue to support and accommodate special events that promote and celebrate the community.
- .12 Preserve and protect farmland and encourage farming.

#### **4.1.3 POLICIES**

District policies are to:

*District of Summerland*

- .1 Develop a community monitoring program that establishes and evaluates key indicators for the social, economic and environmental well-being of the community.
- .2 Develop an annual reporting program, whereby the monitoring results of key community indicators are communicated to the community and Council and may recommend amendments to the OCP or other related municipal policies.
- .3 Recognize that amendments to the OCP may be necessary in response to new information acquired from the monitoring and reporting program or the recent completion of informing reports, studies, master plans or mapping.
- .4 Continue to explore the most effective methods to encourage dialogue and input on important planning and development issues with the community's diversity of interests.
- .5 Continue to support and participate in regional planning initiatives beyond municipal boundaries, as suggested in the Regional Growth Strategy initiative.

**BYLAW 2000-412 RENUMBERED SECTION 4.2 GROWTH MANAGEMENT STRATEGY AS SECTION 4.3 (SEPTEMBER 13, 2010)**

**BYLAW 2000-412 ADDED THE FOLLOWING SECTION (SEPTEMBER 13, 2010)**

**4.2 CLIMATE CHANGE**

**4.2.1 Background**

Climate change has become a widely recognized issue which refers to long-term changes in climate that can be caused by natural processes and human activity. Human activity, specifically the burning of fossil fuels, leads to the build-up of greenhouse gas (GHG) emissions in the atmosphere creating a global problem. This problem needs to be addressed globally and locally. Municipalities have significant influence in reducing GHG emissions and achieving Provincial GHG reduction targets.

***CLIMATE CHANGE***  
***Individuals, organizations and the international community can make a difference in dealing with climate change.***  
*We must act. Measures such as reducing greenhouse gas emissions and gaining awareness of the issues surrounding climate change can make a significant difference.*

The Government of British Columbia is committed to addressing climate change and to reducing greenhouse gas emissions. This commitment was demonstrated by enacting Bill 44: Greenhouse Gas Reduction Targets Act (2007) which commits the Provincial Government to a province-wide reduction of GHG emissions below 2007 levels by 33 per cent by 2020 and 80 per cent by 2050. To help achieve the Provincial reduction targets, Provincial legislation enacted Bill 27 (2008), Local Government (Green Communities) Statutes Amendment Act. This legislation gives local governments additional powers to

make changes in the community by setting GHG reduction targets. Bill 27 requires local governments to develop policies and actions through statements in Official Community Plans and Regional Growth Strategies.

As an additional strategy to combat Climate Change, on July 1, 2008, the Province of British Columbia introduced a revenue-neutral carbon tax that put a price on every tonne of greenhouse gases emitted from a unit of fossil fuel burned. To support communities in their efforts to reduce GHG emissions, the Province created The Climate Action Revenue Incentive, which is a grant equal to 100 percent of carbon tax costs, to reimburse municipalities for carbon taxes paid. To be eligible for this incentive, municipalities must sign on to the Climate Action Charter. As of January 2010, 178 municipalities in BC have signed on to the BC Climate Action Charter. This commits each municipality to measure and report corporate GHG emissions, create complete, compact, more energy-efficient rural and urban communities, and become carbon neutral (in operations) by 2012. Carbon neutrality involves measuring operational GHG emissions, reducing those where possible, and offsetting the remainder. The District of Summerland has signed on to the Climate Action Charter.

Municipalities must prepare for a future without cheap fossil fuel and mitigate the effects of climate change. The community of Summerland has indicated a strong desire to plan a community that reduces the amount and impact of GHG emissions through careful consideration of land use, energy, and transportation planning. A key community direction resolved through the Official Community Plan community consultation process was to set clear limits to growth and reduce the reliance on the automobile. The District of Summerland is taking climate action through planning initiatives that will reduce GHG emissions at the corporate and community level. Investing in Community and Corporate Climate Action Plans will enlighten decision-making and show the benefits of a sustainable community. Choices made now will determine Summerland's environmental, social, and economic future.

#### **4.2.2 Greenhouse Gas Emissions Reduction Targets**

The following greenhouse gas emissions reduction targets aim to provide guidance, facilitate planning, and inspire Summerland residents, businesses, institutions, and government to reduce greenhouse gas emissions. The community of Summerland aims to reduce greenhouse gas emissions:

- 33 percent below 2007 levels by the year 2020; and
- 80 percent below 2007 levels by the year 2050.

#### **4.2.3 Objectives**

- .1 To pursue community-wide greenhouse gas emission reductions.
- .2 To encourage energy-efficiency, conservation, and renewable energy generation.

- .3 To reduce kilometres travelled by single-occupant vehicles.
- .4 To create greater public awareness of issues relating to climate change and participation in processes and actions to meet goals.
- .5 To encourage compact, energy-efficient development with access to amenities within walking and cycling distance.

#### **4.2.4 Policies**

##### **Administration**

- .1 A “Climate Action Plan” shall be prepared, adopted, and implemented with a strategy to achieve Summerland’s targets to reduce greenhouse gas emissions.
- .2 A checklist shall be prepared to encourage and raise awareness regarding sustainable development. This checklist would be used during the development application process.
- .3 Reviews and updates of policy documents should be completed to promote the reduction of greenhouse gas emissions.
- .4 An update of the Official Community Plan should integrate land use, transportation, and energy planning, policy, and implementation.

##### **Land Use and Buildings**

- .5 Energy-efficient building practices, design, and technologies shall be considered when reviewing new development applications and undertaking long-term planning initiatives.
- .6 Density bonuses, variances, modified development and/or servicing standards, or other applicable mechanisms to encourage sustainable, energy-efficient development should be considered when reviewing development applications or updating bylaws.
- .7 The density and scale of development shall encourage walking and cycling within a 10-minute walking radius (about 800 metres) of the downtown core. A 10-minute walking radius (about 800 metres) is the standard used to promote walkability between services, amenities, and residences.
- .8 Energy audits should be requested for all new buildings and major renovations with this information added to the existing property database.
- .9 All newly constructed, municipally owned and operated buildings, shall be at least 25 percent more energy efficient than those built to Provincial building codes.
- .10 Industrial businesses should cooperate to reduce waste and pollution and share resources.

##### **Transportation**

- .11 Based on the proposed transit route in the Transportation Master Plan, a Transit Plan should be prepared with maps to identify transit exchanges and bus stops based on issues of site design, connectivity, accessibility, signage, and safety. Once this report is complete, an increase in density should be considered for those properties within four-hundred (400) metres of a transit stop.
- .12 Continue to work with neighbouring communities, the regional district, and the Provincial government for improved transit service, including:
  - a. Establishing an intra-city transit route.
  - b. Increasing the frequency of transit service between Penticton and Summerland.
  - c. Establishing a transit route to Kelowna via Peachland.
- .13 Section 6.0 of the Summerland Zoning Bylaw shall be amended to include bicycle and micro-vehicle (vehicles less than 3 metres in length) parking as recommended in the Transportation Master Plan.

### **Energy Supply**

- .14 The development and utilization of renewable energy sources shall be considered when reviewing development applications and undertaking long-term planning initiatives.
- .15 The use of waste heat shall be considered when reviewing development applications and undertaking long-term planning initiatives.
- .16 Subdivision design, lot orientation, building siting and design as well as building elements and appliances that reduce energy and water needs shall be considered when reviewing development applications.
- .17 Technology and administrative policy shall be considered to allow Summerland Power to buy-back power from customers. Time-of-use electricity pricing should be explored.

### **Waste**

- .18 The avoidance and diversion of solid waste shall be increased through working collaboratively with governments, the community, businesses, industry, and institutions.
- .19 The avoidance of environmental risk from the discharge of toxic substances into District drainage systems shall be supported through initiatives such as improved public education.

### **Agriculture**

- .20 Local food production and distribution shall be encouraged and supported, including the expansion of community gardens and farmer's markets.

## **Landscaping**

- .21 Landscaping opportunities to aid passive solar design and xeriscaping shall be considered when reviewing development applications. When pursuing these opportunities, the principles of Crime Prevention Through Environmental Design (CPTED) shall be incorporated.
- .22 A “Tree Preservation Bylaw” should be prepared to retain and improve our urban forest and support climate change initiatives.
- .23 The planting and retention of trees shall be encouraged when reviewing development applications.
- .24 The planting and retention of trees shall be encouraged along boulevards and municipal land, in parks, and on private land to expand the urban forest
- .25 The planting of trees on public and private land shall be encouraged through landscaping requirements for new developments and design standards within the Subdivision and Development Servicing Bylaw.

## **Air Quality**

- .26 Actions that improve air quality should be initiated and supported, such as increasing our urban forest, lowering transportation emissions, and improving and reducing all wood burning practices.
- .27 The review and enforcement of outdoor burning regulations should be supported to protect air quality.’

## **4.3 GROWTH MANAGEMENT STRATEGY**

### **BYLAW 2000-412 RENUMBERED THIS SECTION AS 4.3, AND THEN REMOVED PARAGRAPH 2 IN ITS ENTIRETY (SEPTEMBER 13, 2010)**

#### **4.3.1 BACKGROUND**

The District of Summerland offers an extensive land base (7442 ha) with a diversity of rural and urban land uses. The community has indicated a strong desire to retain and enhance its agricultural character while intensifying urban uses. The infill development proposed within and around the central core is intended to focus development and limit suburban sprawl while providing increased vitality to Downtown Summerland and surrounding neighbourhoods. The proposed redevelopment would be at higher density providing smaller yet livable and more affordable opportunities for local residents. The community also values its natural areas including sensitive ecosystems and associated wildlife and plants, adding to the character and quality of life of the region. The future growth of Summerland will

also respect the capacity and availability of community, infrastructure and transportation services.

The community has indicated a preference to identify specific land areas that will support urban development for the next five (5) years, through an Urban Growth Area. This Urban Growth Area will provide an appropriate supply of residential, commercial, institutional and industrial land. A key component of the infill strategy is to encourage and facilitate well designed, higher density development within or adjacent to community services. It is anticipated that the proposed supply of undeveloped lands, together with infill parcels, particularly located in the Downtown and Lower Town, will fulfill the community's needs for at least the next five (5) years. The form and character of development proposed will also provide a range of residential and commercial opportunities.

Consistent with the directions of the 1996 OCP, the North Prairie Valley area has been identified as an appropriate location for urban expansion. In 2005, 154 ha (380 acres) of Agricultural Land Reserve within the North Prairie Valley area was removed by the Agricultural Land Commission. This release of ALR was considered by the Commission to be sufficient to meet the long term urban growth needs of Summerland. The North Prairie Valley Lands also provide the opportunity for economic diversification and enhancement through the development of destination recreational amenities and housing that will cater to both residents and visitors. A village centre will also service the day-to-day needs of the adjacent residents, reducing their reliance on the automobile.

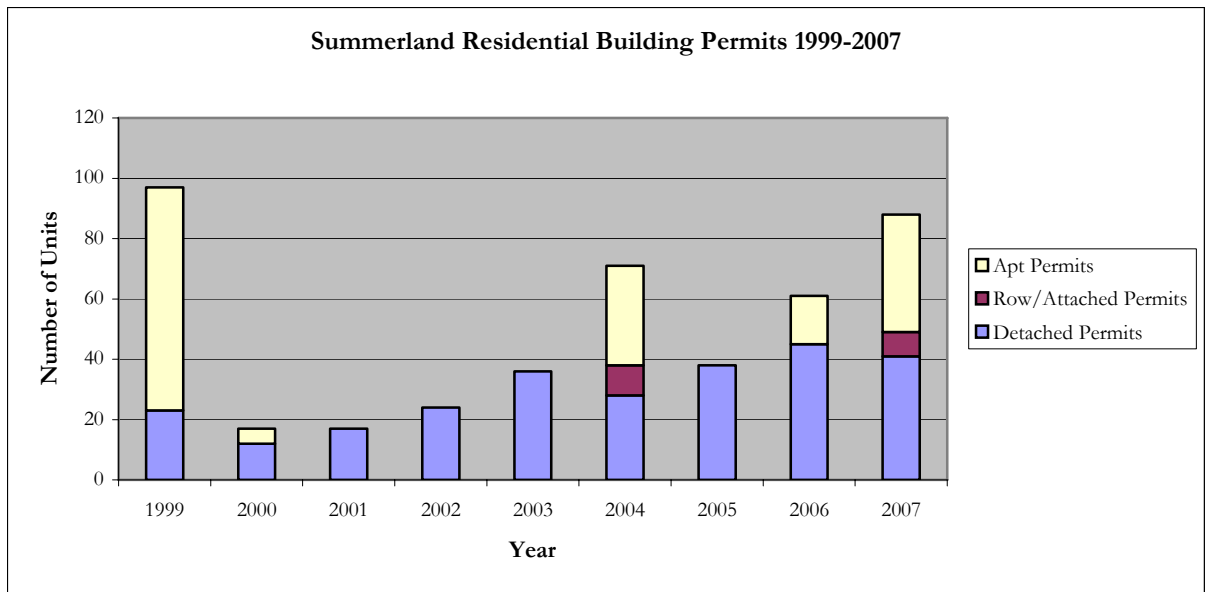


The policies also consider future growth options for Summerland beyond a 5-20 year timeframe. Although it should be recognized that these Future Growth Areas will be subject to the Neighbourhood Planning Process (refer to Section 6.1) that will consider potential social, environmental and economic (infrastructure) impacts. Lands designated as Future Urban Growth Areas are located beyond the existing limits of urban growth, would require extensive servicing improvements, and are physically disconnected from the existing urban area as development must leapfrog over existing ALR lands. The 1996 OCP and this updated OCP both recognize the importance of preserving agricultural lands while also ensuring that new growth will not burden the Summerland community.

Although it is difficult to predict the demand for expansion lands in the future, there is some certainty that given the current rate of growth, the lands within the Urban Growth Area will fulfill the municipality's five year requirements, if not beyond. Recent Statistics Canada Census data indicates that Summerland experienced a 1% five year growth rate from 2001 to 2006. This is consistent with Urban Futures' *Growth Strategy Report for the Okanagan Similkameen Region 2004-2031* that concludes:

- The 1.45 fertility rate in the Regional District, although greater than the provincial average of 1.38, is significantly less than the replacement level of 2.1, therefore without positive net in migration, the region would experience a decline in the population together with a significant increase in the average age of residents;
- Increased life expectancy in the region has mitigated the downward pull of fertility rates, however with an aging population (including recent in migration) the mortality rates will increase;
- The Regional District has experienced both intra and inter provincial in migration most prevalent in the under 18, and 25-70 age groups, with net outflows between ages 19-26 and over 70 years. *“The largest net inflows are in the pre-retirement and retirement stages of life cycle, particularly in the 45 to 65 age groups, reinforcing the perception of the Region to be an attractive location in which to retire.”*
- From 2004-2031 it was anticipated that the Region would grow approximately 30%, as *“a gradual increase from under 1% in the near term to approximately 1.1% by 2010, after which it will slowly decline in the 0.8% range...”*

Population growth is one indicator of urban growth, while residential building permit approvals also provide a sense of the physical expansion of the community. The following graph indicates that Summerland continues to experience residential growth, predominately focused on detached dwellings and more recently apartments (multifamily units):



#### 4.3.2 INTERPRETATION

The Urban Growth Boundary and Future Growth Areas are designated in Schedule “B”.

#### **4.3.3 OBJECTIVE**

District objectives are to:

- .1 Establish clear limits to growth.
- .2 Promote infill development and selective intensification of land uses within existing urban areas being respectful of ecological values.
- .3 Continue to preserve farmland and maintain the designation of such lands for long term agricultural use.
- .4 Enhance and retain the Downtown as the commercial focal point of the community and avoid visible highway development.
- .5 Embrace complementing tourist commercial uses within designated areas.
- .6 Enhance and continue to accommodate, through more efficient use, future industrial uses in established industrial areas.
- .7 Ensure that new development does not negatively impact pre-existing neighbouring uses and recognizes natural area values.

#### **4.3.4 POLICIES**

### **BYLAW 2000-393 REMOVED SECTION 4.2.4.1 IN ITS ENTIRETY AND POLICY iii of SECTION 4.2.4.2 IN ITS ENTIRETY (FEB 22, 2010)**

#### **.1 Recognize Potential Future Growth Areas**

- .i Identify that Future Growth Areas are those lands that may be appropriate for future growth, once the lands within the Urban Growth Area have been exhausted and/or the annual monitoring and reporting program recommends a need for additional growth areas.
- .ii Recognize that consideration of any Future Growth Areas shall be subject to the provisions identified in expanding the Urban Growth Area and neighbourhood planning process.

#### **.2 Ensure Infill and Intensification of Land Uses within the Urban Growth Area**

- .i Priority will be given to the infilling of existing urban areas and redevelopment within the Urban Growth Area. Redevelopment opportunities have been identified as follows:

- Existing lots adjacent to Jubilee Road West, west of the existing downtown core area up to Dickson Avenue. This area would be suitable for a range of multiple-family residential uses;
- Downtown as well as larger parcels surrounding the Downtown core (refer to Downtown Strategic Plan Section 6.2.1) with multiple-family residential surrounding the core area. Areas adjoining the existing core would also be assessed through neighbourhood plans prior to accommodating redevelopment proposals;
- Parcels along the north side of North Prairie Valley Road, west of Barr Street up to Rosedale Avenue and east of Bloomfield up to the existing tourist commercial development are proposed for medium density residential uses;
- Parcels along Angus Street and Armstrong Avenue would continue the development of high density uses previously established in this area;
- Existing lots on the south side of Elliott Street, up to the intersection with Steven Avenue. This area would be suitable for medium density residential use; and/or
- Lower Town, in accordance with the Section 6.2.2 Lower Town Strategic Plan.

**BYLAW 2000-449 REPLACED SECTION 4.3.4.3 (ii) POLICIES WITH THE FOLLOWING (AUGUST 22, 2011):**

- .ii In accordance with s. 904 of the *Local Government Act*, the District may adopt zoning bylaws that offer a density bonus for different density regulations within a zone. The District will consider density bonusing in exchange for the delivery of commensurate public benefits. The District may consider density bonusing in the following circumstances:
  - For intensive residential development;
  - For resort and commercial projects; and
  - Where one or more of the following public benefits is proposed: affordable housing or contribution to a reserve fund held by the District to support the development of affordable housing; increased public open space, the enhancement of public cultural and recreation assets; and the acquisition of or expenditures for the necessary equipment to service higher elevation buildings and other fire department related amenities.

**BYLAW 2000-412 ADDED THE FOLLOWING SECTION (SEPTEMBER 13, 2010)**

- For projects that incorporate energy-efficient building design utilizing strategies to reduce the use of energy and water, utilize waste heat, or provide a renewable energy source to reduce greenhouse gas emissions.
- .3 Develop an Integrated and Complete Urban Node in North Prairie Valley**
- .i Recognize that North Prairie Valley is an appropriate location for the development of a complete and unique community consisting of:

- A high standard of hillside community development, ensuring that significant and sensitive natural features and visual resources are protected while managing future growth;
- A village centre containing a convenient commercial use for the neighbourhood that will not directly compete with the Downtown;
- A range of low, medium and high density residential uses developed in well-defined neighbourhoods.
- An open space system including passive and active parks, as well as a trail and walking system linking neighbourhoods to the village centre and surrounding neighbourhoods.
- The proposed staging of development within the North Prairie Valley area will largely follow the most efficient staging of municipal services, particularly the water system. Major development shall not occur unless serviced by a centralized sewer system.

## 5.0 COMMUNITY LAND USE

Land use planning for Summerland must consider the appropriate location and form of urban and rural land uses as well as elements that further define the preferred character of the community. The following section identifies the land use designations created within the OCP document including agriculture, parks, recreation and open space, residential, commercial, industrial, and community facilities and institutions together with more detailed “overlay” designations including natural areas, transportation networks, infrastructure systems, hazardous areas and heritage areas.

There shall be some degree of flexibility in the interpretation of the boundaries of the OCP land use maps in the consideration of non-conforming zoning. In this case, a rezoning may be adopted that may not definitively reflect the boundaries of the OCP land use maps provided that the proposed rezoning is in conformity with the OCP’s vision, goals and policies.

### 5.1 LAND USE DESIGNATIONS

The individual Land Use Designation sections include detailed background and interpretation of the land use as well as the corresponding objectives and policies. The Land Use Map is attached as Schedule “C”.

#### 5.1.1 AGRICULTURE

In terms of acreage, agricultural activities form the single largest land use in Summerland, and include a wide range of crop and grazing lands. In addition to the importance of the agricultural industry relative to the local economy, farmland serves as a means to protect and provide for long term local food security, further local residents and visitors alike cherish the aesthetic value of the orchards and other farmland.

Virtually all of the productive farmland is currently within the Agricultural Land Reserve (ALR), which is administered by the Agriculture Land Commission (ALC) with offices located in Burnaby. Summerland will continue to be a supporter of the Commission and its policies for agricultural land.

*“The scarcity of prime farmland coupled with expanding urban growth motivated the provincial government to establish the Agricultural Land Commission in 1972 and subsequently designate the Agricultural Land Reserve to preserve agricultural land. The provincial government took a long-term approach to provincial food security, recognizing that all population require a secure agricultural land base to provide for local food needs*

Source: British Columbia’s  
Agricultural Land Reserve: A Legal  
Review of the Question of  
“Community Need” - Smart Growth  
B.C. prepared by Deborah Curran

#### 5.1.1.2 Interpretation

The Agricultural designation has been delineated on the map attached as Schedule “C”. This land use designation will accommodate most agricultural and horticultural operations, with the storage and sale of agricultural and horticultural products accommodated as a secondary use if grown, in part, on the subject farm. Forestry and grazing uses are also permitted under this designation. Schedule “D” – Agricultural Land Reserve identifies lands subject to this provincial designation.

### 5.1.1.3 Objectives

The following objectives are critical to the vitality and character of Summerland:

- .1 Maintain the integrity of the ALR.
- .2 Continue to strengthen the economic base of the agricultural community.
- .3 Recognize agriculture as a legitimate land use constraint when planning for urban and rural developments.
- .4 Participate with senior government to improve the ongoing effectiveness of the ALR and ALC.
- .5 Ensure water resources are available to service the needs of the agricultural sector.

#### **BYLAW 2000-342 ADDED THE FOLLOWING SECTION (OCT 27, 2008)**

- .6 Adopt an agricultural plan for the community.

### 5.1.1.4 Policies

District policies are to:

- .1 Confine residential development in the ALR to farm residences.
- .2 Develop a farm residential “home plate” to minimize the impacts of the residential and other associated non-farm uses on farm parcels.
- .3 Encourage the consolidation of legal parcels that support more efficient agricultural operations.
- .4 Promote the inclusion of productive agricultural land into the ALR boundary that is currently not designated and protected as ALR lands.
- .5 Engage the federal government’s Agricultural Research Facility to assist with local agricultural and community interests.
- .6 Continue to accommodate a Downtown farmers market to provide economic opportunities for farmers as a local food source for residents.
- .7 Support the development of agricultural-related industries, such as food processing and packaging, in the industrial areas.
- .8 Support agri-tourism throughout Summerland and direct farm marketing operations as a secondary use to permitted farming operations that comply with the policies of the Agricultural Land Commission.
- .9 Support new road, utility and communication corridors that minimize the impact on existing or proposed agricultural operations.

- .10 Ensure new urban land developments provide adequate buffers to minimize the conflicts with agricultural operations.
- .11 Encourage the retention of natural areas and unique landforms which are both of benefit to the community's overall character, environmental well being and agricultural operations.

**BYLAW 2000-342 ADDED THE FOLLOWING SECTION (OCT 27, 2010)**

- .12 Implement the strategies as described within any adopted agricultural plan for the community.

**5.1.2 PARKS, RECREATION AND OPEN SPACES**

**5.1.2.1 BACKGROUND**

Summerland's aesthetics and quality of life is positively influenced by its foreshore, parks, forested hillside and non-active agricultural lands that provide an abundance of unstructured outdoor recreation and wilderness experiences.

The District has developed an extensive active and passive park system that is continually being enhanced in accordance with the action items contained within the *2001 Parks and Recreation Master Plan*. The Master Plan identifies a comprehensive strategy for parkland acquisition and the development of existing sites and facilities to meet the leisure, recreation and open space requirements of Summerland. It also recommends the need to identify and take appropriate measures to preserve *natural* areas.

In addition to the municipal park system, there are large open areas within the community that are limited for potential development. This is predominantly due to the inability to connect the required services to the area into the existing infrastructure of the District as well as limiting physical and natural characteristics.

Open lands and park will continue to be established throughout the community based on anticipated needs. This includes the current policy of acquiring land adjacent to Okanagan Lake to increase public access to the waterfront as well as acquiring strategically located lands to facilitate the integrated connection of trails and parks.

**5.1.2.2 INTERPRETATION**

The Parks have been delineated on the maps attached as Schedule "C". The parks designation includes publicly- or privately-owned lands or lands the District wishes to acquire in the future. These uses include beaches, playing fields, passive or natural parks, trails, public boat launches, rodeo grounds, cemeteries and publicly or privately-owned golf courses.

The Open Lands designation has been delineated on the map attached as Schedule "C" – Land Use Map. Forestry, grazing, open land recreation and conservation management will be permitted within this designation.

### **5.1.2.3 OBJECTIVES**

District objectives are to:

- .1 Ensure new developments give priority to providing trail and walkway connections through the neighbourhood and to surrounding neighbourhoods and the existing trail / sidewalk system.
- .2 Continually monitor community needs to ensure sufficient public parkland is being provided to meet the community's assembly, leisure and recreation needs.
- .3 Ensure that parkland is appropriately distributed throughout the community, based on the anticipated and diverse needs of the residents and neighbourhoods.
- .4 Retain open land areas to compliment the rural image of the community.

### **5.1.2.4 POLICIES**

District policies are to:

- .1 Prepare a Trail and Sidewalk Master Plan identifying new opportunities and connections for non-vehicular activities, whether it is for day-to-day commuting or recreation.
- .2 Continue to enhance existing trail amenities and connections including the Trans Canada Trail, Centennial Trail, Okanagan Brigade Trail, Giant's Head Trail and other historic trails.
- .3 Improve walkway and trail access to the Downtown through and to nearby neighbourhoods.
- .4 Require and identify park locations with trail and walkway connections in new neighbourhoods through the neighbourhood planning process.
- .5 Follow the recommended planning guidelines for parks and recreation services adopted in the *Parks and Recreation Master Plan*.
- .6 Continue to update the current Development Cost Charge Bylaw to ensure sufficient funds are acquired from new developments to assist with park improvements and acquisitions throughout the community.
- .7 Continue with a co-operative system with the School District for joint use and maintenance of grounds and common public use facilities.
- .8 Identify and pursue public park dedications where existing park development has the potential to preserve, complement, or link together sensitive ecosystems. In addition, ensure that recreational access into sensitive ecosystems will not compromise the habitat and ecological function of these areas.

- .9 Coordinate the planning and development of future parks and school facilities so as to maximize the opportunity for new parks, recreational space and waterfront access points.
- .10 Enhance centralized opportunities for community gatherings and socializing considering an extension of Centennial Park, in accordance with the Downtown Strategic Plan (Section 6.2.1).
- .11 Provide continuous and connected waterfront access with walkways, parks and open spaces in accordance with the Lower Town Strategic Plan (Section 6.2.2).
- .12 Recognize and preserve the ecological values of natural area parks such as Giant's Head and Adams Bird Sanctuary
- .13 Create ecosystems that are protected and which cannot be damaged by the public or their pets.
- .14 Continue to restrict urban forms of development in open land areas, through considering subdivision of properties in these areas to those greater than 20.23 ha. (50 acres).

### 5.1.3. RESIDENTIAL

#### 5.1.3.1 BACKGROUND

Summerland's historic growth patterns have resulted in a range of housing options and have further contributed to the community's diversity and liveability. The community's housing options together with an increasing population and a strong real estate market in the Okanagan Valley (particularly in the lucrative retirement and investment market) has fuelled the supply and demand of residential properties.

Changing population demographics will also influence the direction the community must take relative to housing. A high percentage of senior citizens, twice the provincial average, continue to demand housing that is easily accessible and close to medical and dental offices, churches and recreational and shopping facilities. Further rapidly increasing housing prices have made it difficult for first time homebuyers and renters to find affordable accommodation.

In the Urban Futures' *Growth Strategy Report for the Okanagan Similkameen Region 2004-2031* it identifies the trends in residential growth, relating to demographics:

- The projected trend in housing occupancy demand will be consistent with the pattern shown by annual growth in the Region's population, with peak demand up to the year 2010 tapering through to 2031;
- The dominant household type will continue to be traditional ground oriented units (detached and attached), yet the demand for a new supply of apartments will increase more rapidly; and

- It is anticipated that the housing demand will be greater than the population. Although the number of residents will increase by 30% over the next 30 years, housing demand is projected to rise 38% due to the aging population with both the propensity to maintain both ground oriented and apartment dwellings.

Although the citizens of Summerland continue to embrace their rural lifestyle, they are increasingly realizing that with the desire to preserve agricultural lands, provide for affordable housing and ensure efficient, cost effective infrastructure, they must also embrace principles such as infill development and the densification of neighbourhoods and the Downtown core, while facilitating pedestrian oriented development.

Summerland is able to address the projected demand for new housing through a number of initiatives: construction of new dwelling units on currently vacant lands; renovating existing housing to add secondary suites; redeveloping existing single family lots to accommodate multi-family housing developments; encouraging housing above the main floor in the downtown commercial core; increasing the maximum residential density rate throughout the community; and reducing minimum lot areas. There remains development potential for single family housing within the four sewered areas of: Downtown Core, Lower Town, Trout Creek, and Crescent Beach neighbourhoods while with the North Prairie Valley growth area also has the capacity of accommodating more than 1000 detached and attached units with 650 multifamily units.

A significant challenge for Summerland in the next five years will be to ensure that the housing constructed will be at a price that will be affordable for the local workforce and residents, rather than finding an adequate supply of lands. In accordance with the British Columbia Multiple Listing Service in 2006 the average price of a residential unit in the South Okanagan was \$271,679. The South Okanagan has experienced a 20% annual increase in housing prices since 2001, while incomes in British Columbia from 2001 to 2004 only increased annually by 2% (Statistics Canada).

The maximum density and form of individual dwellings will be subject to the District's Zoning Bylaw. In many cases, maximum achievable density will be based on on-site septic disposal limitations, since sewer system(s) availability is limited within the Municipality. The major residential designations are as follows:

### **Rural Residential**

Existing agriculture operations currently influence large areas of the Municipality. Within these areas, there are lands that have slopes or soils that make them generally unsuitable for agriculture uses. There are also pockets of land that were originally not included within the Agriculture Land Reserve boundaries that may not have slope or soil limitations.

The isolation of these areas makes them inefficient, difficult or otherwise expensive to provide with full urban services. There is also an ever-increasing need to avoid conflicts, which will disrupt the use of adjoining lands for agricultural purposes. As such, these areas should be restricted to residential developments on large rural lots. Although these residential uses currently exist, generally this less efficient use of land

for housing is not encouraged in the future. This will be particularly true should Council elect to pursue the minimum 1.0 hectare lot size required by the province for non sewerred areas of the community in order to maintain eligibility for future sewer infrastructure grant programs.

**BYLAW 2000-449 REPLACED THE FOLLOWING 'LOW DENSITY RESIDENTIAL' WITH THE FOLLOWING (AUGUST 22, 2011):**

**Low Density Residential**

The Low Density Residential designation exists in areas with undeveloped land and in mature neighbourhoods. New greenfield development is increasingly being pushed towards large parcels located on surrounding hillsides while mature neighbourhoods, with more conventional urban form, are near the downtown core and lakeshore areas. Through the Zoning Bylaw, zones should be created that will accommodate specific lot sizes based on servicing and environmental limitations.

Directing growth to areas with existing services is efficient and cost-effective for the municipality while allowing a development pattern and density that supports transit, cycling, and walking as viable alternatives to the private automobile. The District of Summerland seeks to increase densities in areas designated Low Density Residential from about 4 units per hectare (1.5 units per acre) up to 22 units per hectare (9 units per acre) to more efficiently use serviced land and increase transit potential. In addition, secondary suites are allowed for appropriately zoned properties in Low Density Residential areas.

**BYLAW 2000-449 ADDED THE FOLLOWING 'LOW DENSITY RESIDENTIAL DESIGNATION (AUGUST 22, 2011):**

**Low Density Residential (intensification) – LDR(i)**

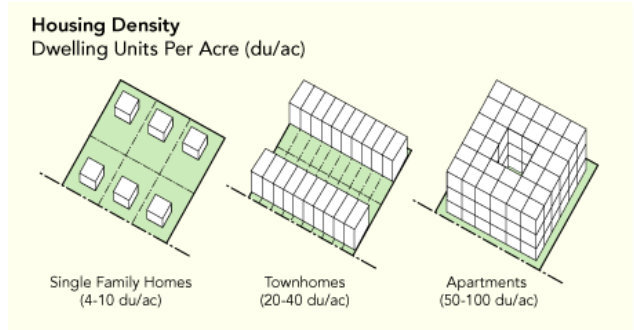
In mature areas of Summerland, lot sizes were based on the need for a septic system. Summerland introduced wastewater collection and treatment, in 1998, for the neighbourhoods of Downtown, Trout Creek, Lower Town, and Crescent Beach. Many homes are ready for redevelopment, but it is recognized that the historical development pattern is unsustainable. Infill development is the process of redeveloping under-used or vacant lands within mature neighbourhoods to accommodate growth where there is existing infrastructure and amenities while providing more affordable housing options.

The District of Summerland is seeking to increase densities in areas with servicing and in locations within a five-minute walk of a node where there are public amenities. Areas designated Low Density Residential (intensification) should achieve densities between 15 and 28 units per hectare with the allowance for an additional 10 units per hectare if the owner agrees to a density bonus arrangement. To provide a mix of affordable housing options, secondary suites may be allowed for appropriately zoned properties in Low Density Residential (intensification) areas.'

**BYLAW 2000-449 REPLACED THE FOLLOWING 'MEDIUM DENSITY RESIDENTIAL' WITH THE FOLLOWING (AUGUST 22, 2011):**

**Medium Density Residential**

There will be an increasing need to accommodate a variety of housing forms within existing and, more importantly, future residential areas. This category is predominantly intended to accommodate medium density housing developments in close proximity to existing or proposed low density developments. Site selection should be based on the proximity to residential amenities and services such as schools, parks and shopping facilities, and generally be located on residential collector roadways. Densities will range between 23 and 60 units per hectare (9 and 24 units per acre), although similar to the Low Density Residential designations there may be an opportunity to further increase the intensity of the land use if consistent with the Multifamily Development Permit Guidelines.



**High Density Residential**

Higher density development should be located along major transportation routes and be restricted to areas close to the Downtown core, Lower Town or areas near the village centre considered for the future North Prairie Valley development area. This designation is intended to accommodate multi-storey apartments and townhouses offering residents a compact neighbourhood with integrated uses and facilities. Densities will generally be above 60 units per hectare (25 units per acre) accommodated with a functional site plan and attractive architectural design.

**5.1.3.2 INTERPRETATION**

Residential uses have been broken down into four distinct categories as previously identified. They have been delineated as follows:

**.1 Rural Residential**

The Rural Residential designation has been delineated on the map attached as Schedule "C". Uses include single detached housing and manufactured housing – type 1.

**.2 Low Density Residential**

The Low Density Residential designation has been delineated on the map attached as Schedule "C". This classification will accommodate single detached housing, manufactured housing – type 1 and duplex housing.

**BYLAW 2000-449 REPLACED SECTION .3 WITH 'LOW DENSITY RESIDENTIAL (INTENSIFICATION) AND RENUMBER EXISTING .3 MEDIUM DENSITY RESIDENTIAL AS .4 AND SUBSEQUENTLY RENUMBER .4 TO .5 (AUGUST 22, 2011):**

**.3 Low Density Residential (Intensification)**

The Low Density Residential (intensification) designation has been delineated on the map attached as Schedule "C". This classification will accommodate single detached housing and manufactured housing – type 1.

**.4 Medium Density Residential**

The Medium Density Residential designation has been delineated on the map attached as Schedule "C". Uses include cluster housing, triplex housing, fourplex housing, row housing, stacked row housing, and manufactured housing developments.

**.5 High Density Residential**

The High Density Residential designation has been delineated on the map attached as Schedule "C". Uses include row housing, stacked row housing and apartment housing.

**5.1.3.3 OBJECTIVES**

District objectives are to:

- .1 Accommodate a range and choice of housing types within the District to meet market demands.
- .2 Ensure implementable options to accommodate more affordable forms of housing within the community notably increasing density and reducing lots sizes while providing a liveable layout and design.
- .3 Encourage energy, water and resource conservation through best practices of neighbourhood and building design including compact development, higher densities, green building and transportation connectivity, together with efficient servicing, design and site planning.
- .4 Ensure residential developments are located where they can be efficiently serviced and linked to the existing infrastructure without the taxpayer needing to contribute to initial capital improvements or excessive operating costs.
- .5 Ensure new development areas address wildfire risk throughout the neighbourhood planning process through the creation of a Wildland/Urban interface buffer.
- .6 Ensure that residential developments avoid natural areas and/or hazardous conditions.

#### 5.1.3.4 POLICIES

District policies are to:

- .1 Avoid residential developments in natural or hazard areas. Without limiting the foregoing statements, lands having natural slope greater than 30% are deemed to be hazard areas.
- .2 Ensure that new residential growth shall not be a burden to the existing tax base through regulatory documents such as the Development Cost Charge and Subdivision and Development Servicing Bylaw.
- .3 Continually monitor housing demand and supply to ensure that lands required to meet future housing needs are being adequately provided within the proposed Urban Growth Area.
- .4 Ensure that new residential development is in accordance with the Community Wildfire Protection Plan and the Wildfire Hazard Development Permit Area requirements (Section 7.8)
- .5 Require, through the neighbourhood planning process, that new neighbourhoods shall be integrated into the community and meet the following criteria:
  - Provides for a mix of unit type, density and affordability;
  - Appropriately integrates with the internal road system, conforms to the District's Major Road Network plan and provides strong connection to surrounding neighbourhoods;
  - Extends the Municipal infrastructure in accordance to the standards identified in the District's Subdivision and Development Servicing Bylaw. In accordance with the *Local Government Act*, of the use of latecomers agreements will be considered
  - Provides access to or creation of parkland and community spaces as required in the *Parks and Recreation Master Plan*.
  - Provides for an appropriate buffer between different land uses. Developments abutting lands designated as part of the A.L.R. will be required to create a landscaped buffer designed to minimize conflicts with normal agricultural operations.
  - Ensures and enhances pedestrian and cycling access to community services, facilities and schools.
  - Prohibits development sites on lands having a natural slope greater than 30% and mitigates any visual impacts resulting from development on steeper slopes. Lands susceptible to rock and soil erosion shall be revegetated when disturbed to install required municipal services.
  - Preserves and protects recognized natural areas, hazard areas and special site features such as mature vegetation, riparian areas, watersheds and important public view corridors.
  - Preserves the ridgeline of hillsides in their natural state.
  - Provides the opportunity for access to the natural surroundings where appropriate.
  - Provides for safe, convenient and separated pedestrian and vehicular routes.

- Assists in the ability to conserve energy and resources through design, construction techniques and landscaping.
- .6 Discourage developers/owners from viewing the Rural Residential designation as an interim use awaiting further urban densification. Future Rural Residential designations are not generally supported.
  - .7 Review the zoning bylaw designations to determine the appropriateness of reducing lots sizes and intensifying the land use for more affordable housing options.
  - .8 Encourage the retention of established neighbourhood character throughout Summerland, considering open spaces, parks, trail connections, land use, zoning regulations and unique or historic buildings.
  - .9 Encourage use of the Medium Density designation to provide alternate forms of housing such as triplex housing, fourplex housing, cluster housing, manufactured home parks, row housing and stacked row housing. The appropriateness of new Medium Density Residential designations should be based on the following criteria:
    - Compatible in character and scale with adjoining uses;
    - Adequate separation is provided or a mitigating design is proposed to integrate the medium density development with existing or planned lower density housing.
    - The development can be connected to existing neighbourhoods with convenient vehicle access, mitigating any traffic impacts on surrounding uses.
    - Pedestrian access to nearby neighbourhoods, parks, schools and commercial/institutional facilities is available.
    - The development will appropriately cater to a range of the community's demographics (i.e. seniors, singles, young families, etc).
    - Building and landscape design addressing the requirements outlined in Section 7.4 Multi Family Development Permit Area Guidelines contained within this bylaw.
  - .10 Restrict high density residential developments primarily to areas immediately surrounding the Downtown core, Lower Town or areas near the "Village Concept" envisioned for the future North Prairie Valley development area. These locations offer the day-to-day commercial needs, community facilities and park necessary to support high density development. The appropriateness of new High Density Residential designations should be based on the following criteria:
    - Compatible with adjoining uses;
    - Adequate separation or a mitigating design is proposed to integrate the development with surrounding uses;
    - The new development has direct access to a major collector or arterial road;
    - Pedestrian access is provided to nearby parks, schools and commercial/institutional facilities;

- The development will appropriately cater to a range of the community’s demographics (i.e. seniors, singles, young families, etc) and
  - Building and landscape design shall address and be consistent with the requirements outlined under Section 7.4 Multi Family Development Permit Area Guidelines.
- .11 Prepare an Affordable Housing Strategy for the District of Summerland recognizing the current status of the local and regional housing challenges while also identifying the opportunities and key decisions needed to ensure a sustainable supply of housing for the workforce and residents, both now and the future. Consideration shall be given to the following indicators:
- The current supply and demand of affordable housing in Summerland;
  - The detailed needs (i.e. location, price, unit size, etc) of residents/workforce not adequately served by the existing market housing supply;
  - Opportunities for the District to become directly or indirectly involved in the provision of affordable housing;
  - Opportunities for the private sector, residents and not for profit organizations to become directly or indirectly involved in the provision of affordable housing;
  - Funding options.
  - Amendments to current District regulations and bylaws that would assist in the development of affordable housing within the Urban Growth Area (i.e. higher densities, secondary suites, found space, small lots, etc);
  - Preferred sites within the Urban Growth Area for the development of affordable housing;
  - New or existing neighbourhoods within the Urban Growth Area that could accommodate more affordable smaller lot or duplex developments; and
  - The continued use of secondary suites to assist with the provision of affordable housing.

**BYLAW 2000-449 ADDED THE FOLLOWING SECTION .12 TO .19 (AUGUST 22, 2011):**

- .12 Encourage the use of the Low Density Residential (intensification) designation to encourage the redevelopment of single detached housing on fully serviced sites within a five-minute walk of a node with public amenities. The appropriateness of new Low Density Residential (intensification) should be based on the following criteria:
- Minimize visual impact and maximize integration with the existing neighbourhood character.
  - Design and locate buildings to minimize any loss of privacy or sunlight on neighbouring homes.
  - New designs should incorporate features that promote walkability.
  - Assess the mature trees on site and retain them where possible.
  - Houses developed on a corner lot should be designed to “address” both the flanking and fronting streets.’

.13 Accommodate neighbourhood commercial developments within low density, medium density and high density residential areas, subject to the following criteria:

- Maximum lot area restricted to 2,023 sq.m. (21,780 sq. ft)
- Site to be located at an intersection of two roadways with at least one roadway being designated as a collector.
- Site to be located at the entrance of the neighbourhood to be serviced.
- Provision of screening by means of fencing and landscaping to protect the surrounding residential areas.

.14 Neighbourhood commercial developments must only service the needs of the surrounding residential neighbourhood and shall not compete with the Downtown core.

.15 Neighbourhood commercial sites in new development areas must be established through the neighbourhood planning process.'

.16 For Low Density Residential designated areas, allow densities up to 24 units per hectare.

.17 For Low Density Residential (intensification) designated areas, allow densities between 15 and 28 units per hectare with an additional 10 units per hectare if the owner agrees to a density bonus arrangement.

.18 For Medium Density Residential designated areas, allow densities between 23 and 60 units per hectare.

.19 For High Density Residential designated areas, allow densities above 60 units per hectare.'

#### **5.1.4 COMMERCIAL**

##### **5.1.4.1 BACKGROUND**

#### **BYLAW 2000-449 REMOVED PARAGRAPH 'LOCAL COMMERCIAL' IN ITS ENTIRETY (AUGUST 22, 2011):**

Summerland's commercial areas serve local, regional and tourist-oriented markets. The diversity of services provided varies greatly, based on the need to satisfy an agricultural sector and an urban sector, as well as tourists visiting the Okanagan Valley. Although the tourism commercial sector is focused on the summer months, it appears to be growing and diversifying by promoting the local agricultural products (wineries, fruit stands), Downtown core character, recreational amenities, and waterfront attractions. There are considerable opportunities for future commercial growth whether it is through the densification of Downtown core and Lower Town or the introduction of a small convenience village centre in the North Prairie Valley Growth Area.

The District currently has several distinct commercial designations, each with specific characteristics and development issues to be addressed. The various commercial areas are described below:

## **Downtown Core**

Downtown Summerland is the commercial, community and cultural heart of Summerland and offers a compact footprint where most of the goods, services and facilities needed by the community are concentrated in a walkable area. The sustained success of Downtown Summerland has benefited from strong planning directions that focus most of the community's retail, service and institutional needs within the central business district, rather than allowing strip highway commercial development or dispersed commercial uses throughout the community. The Downtown core has also retained a human scale to the buildings while being supported by established residential neighbourhoods. The Downtown core contains several historic buildings including the Tudor-Revival Bank of Montreal that was designed by renowned BC architect Samuel Maclure and inspired the "Summerland Theme" adopted in the Town Centre Development Permit Area Guidelines.



## **Tourist Commercial**

Tourist Commercial related facilities, in most cases, are located along major tourism and regional transportation routes. The facilities are mainly intended to service the travelling public, but many operations also provide services or attractions to local residents.

The most notable tourism directed nodes are Five Corners (Highway #97 and Rosedale Avenue) as a gateway to the downtown core area, Lower Town adjacent to Okanagan Lake, and the Upper Trout Creek (Kettle Valley Railway and the proposed golf course resort). The highway node primarily caters to visitors travelling through the community along Highway #97, while Lower Town provides facilities to support the waterfront location and accommodation uses. The Kettle Valley Railway line is a popular historic train ride while the Downtown core, although not specifically designated as tourist accommodation, also provides shops, services and events attractive to visitors. Additional Tourist Commercial designations have been provided in the Trout Creek area. This designation recognizes that development here will include a significant recreation amenity that may attract day and overnight visitors.

The agricultural lands surrounding Summerland also provide tourism attractions including fruit product sales and wineries, resulting in a significant and unique economic generator in the Okanagan Valley.

The specific commercial locations have been designated as Development Permit Areas. Section 7.0 explains in detail the design requirements for commercial developments in these specified areas of the community.

## **Service Commercial**

The Service Commercial sector is located on Jubilee Road East, east of Rosedale Avenue. This designation is only intended to recognize and accommodate existing commercial operations that require a substantial land area to facilitate their current storage needs. There is currently opportunity for expansion of these uses, as they are important to the functioning of the community. However, greater care should be taken to enhance their streetscape and buffer outdoor storage. Alternatively the community may work with the owners towards relocation of these services to other locations within the community where outdoor storage is less of a visual concern.

## **Village Centre**

An integral part of the Urban Growth Area is the creation of a unique and well-designed village centre located in the North Prairie Valley Growth Area. The compact village centre classification is intended to accommodate the day-to-day shopping needs of the North Prairie Valley residents and visitors. The village centre will not be designed in a manner that will allow direct competition with the downtown commercial core.

### **5.1.4.2 INTERPRETATION**

#### **BYLAW 2000-449 REMOVED PARAGRAPH 'LOCAL COMMERCIAL' IN IT'S ENTIRETY (AUGUST 22, 2011):**

Commercial uses have been broken down into five distinct categories, as follows:

##### **.1 Downtown Commercial**

The Downtown Commercial designation has been delineated on the map attached as Schedule "C". A wide range of pedestrian-oriented retail, office, financial, institutional, service, entertainment, food and beverage, civic and government uses, accommodation and residential housing above the ground floor will be permitted within this designation.

##### **.2 Tourist Commercial**

The Tourist Commercial designation has been delineated on the map attached as Schedule "C". Permitted uses will focus on the need to primarily service the travelling public. Uses such as accommodation, food and beverage, recreation, entertainment and vehicle sales and service facilities fulfil this function.

##### **.3 Service Commercial**

The Service Commercial designation has been delineated on the map attached as Schedule "C". Uses shall be restricted to home improvement centres and indoor storage facilities.

##### **.4 Village Centre**

The Village Centre designation will be delineated on the map attached as Schedule "C". Uses shall be restricted to those providing direct service to the North Prairie Valley Growth Area.

#### **5.1.4.3 OBJECTIVES**

District objectives are to:

- .1 Provide sufficient locational opportunities for commercial operations to accommodate the needs of residents and visitors.
- .2 Encourage efficient utilization of existing serviced and designated lands prior to outward expansion.
- .3 Encourage commercial operations to locate in areas that were established to accommodate that form of service.
- .4 Prohibit additional commercial designations along Highway 97.
- .5 Ensure adequate visual buffering is provided by commercial developments that abut differing land use designations and Highway 97.
- .6 Ensure that required onsite parking is provided for all commercial businesses unless off-site parking requirements are provided.
- .7 Continue to promote the role and function of the Downtown core as the primary commercial, community and cultural center of the community.
- .8 Provide a vibrant Downtown core with sufficient locational opportunities for shops and services to accommodate the needs of residents and visitors in accordance with the Downtown Strategic Plan
- .9 Ensure that commercial developments avoid known natural areas and/or hazardous conditions.

#### **5.1.4.4 POLICIES**

#### **BYLAW 2000-449 REMOVED PARAGRAPHS NUMBERED .7 TO .9 INCLUSIVE IN IT'S ENTIRETY (AUGUST 22, 2011):**

District policies are to:

- .1 Consolidated access points to a service road system shall be required to provide indirect access to the highway.
- .2 Confine Service Commercial operations to those lands designated in Schedule "C" for this form of development. No further expansion of this designation shall be considered.

- .3 Encourage the existing Service Commercial operations to improve their screening for outdoor storage areas, as to avoid conflicts with neighbouring property owners or alternatively assist the business to find an alternative site within the community where the outdoor storage facilities are more appropriate.
- .4 Accommodate mixed-use developments, local shopping and community facilities serving the day-to-day needs of the future residents of the North Prairie Valley Area.
- .5 Ensure that uses permitted within the proposed North Prairie Valley village centre complement, rather than directly compete with, Downtown.
- .6 Establish the future location of the North Prairie Valley village centre through the neighbourhood planning process. Without limiting the foregoing statement, the village centre shall be located along a future collector roadway.
- .7 Continue to support the Summerland Chamber and Economic Development and Tourism in its efforts to develop a strategy that focuses on investment attraction for tourism, commercial and industry sectors.

## **5.1.5 INDUSTRIAL**

### **5.1.5.1 BACKGROUND**

Traditional industry has been a significant contributor to the economic stability of the District with particular focus on the support and accommodation of industries directly related to agriculture. At present, industrial operations are dispersed in four locations throughout the Municipality. Future operations will be encouraged to develop within the District based on anticipated impacts on adjacent land uses, transportation (route) requirements and environmental considerations.

The Urban Futures' *Growth Strategy Report for the Okanagan Similkameen Region 2004-2031* makes the following projections as it relates to labour force and industrial employment:

- Communities in the Regional District that are outside Penticton and Osoyoos will see a growth in their labour force by approximately 12% during the next 3 decades while the entire Regional District is projected to grow by 23%;
- Employment in the non-population serving, primary sectors (agriculture, mining, oil and gas and utilities) as well as manufacturing and warehousing based activities would also be relatively constant during the next three decades while transportation and trade is anticipated to realize a 34% growth rate;

It is projected that during the next three decades there will be a 11% loss in primary industries (shifting away from land-using activities and moving towards sectors

associated with more developed regions and communities), including a 21% growth in construction and manufacturing and 26% growth in the public service sector.

The existing industrial parks will be designated as follows:

### **Light Industrial**

The Bentley Road and Logie Road Industrial Parks will continue to be used to address the needs of the light industrial sector. Industrial operations requiring direct access to Highway #97 should be encouraged to locate in the Bentley Road Industrial Park. Agricultural-oriented industries, while suitable to both light industrial parks, should be encouraged to locate in the Logie Road area, since this park includes lands within the Agricultural Land Reserve.

Including lands west of Bentley Road and north of Sandborn Street could accommodate the future expansion of the Bentley Road Industrial Park. While the Agricultural Land Commission considered excluding these lands for industrial purposes, such a release shall be subject to a comprehensive analysis of the District's mid to long term needs for industrial land. To ensure that the future industrial expansion is not jeopardized, the lands in this area should continue to be restricted to small scale agricultural operations.

The expansion of the Logie Road Industrial Park is somewhat doubtful. This is primarily due to the desire of the community and the Agricultural Land Commission to protect and preserve the productive agricultural lands that surround this industrial park.

### **Medium Industrial**

The James Lake Industrial Park will continue its function as the main industrial centre for the community. As such, all uses, with the exception of asphalt plants and cement plants, will continue to be recognized primarily due to the financial investments already contributed by businesses in the area. There is a desire to make a more efficient use of existing serviced industrial lands including increased densities and employment generated uses (rather than storage uses).

Over the long term, it is envisioned that James Lake Industrial area will evolve towards a cleaner service commercial and light industrial sector. This transformation will help to alleviate transportation problems and air and noise pollution already being identified as a concern by adjacent residential neighbourhoods.

### **Resource Industrial**

North Prairie Valley has a number of gravel extraction operations and is the site of the Municipal solid waste and compost facilities. This area should be restricted to resource based industries. Further expansion of these or other resource based industries will only be appropriate subject to proper buffering of the domestic water supply, screening of future residential areas in North Prairie Valley and upgrading of North Prairie Valley Road.

## **Agri-Industrial**

A number of isolated industrial operations are currently located entirely within and accordance with the permitted uses of the Agriculture Land Reserve boundary (i.e. fruit products and wineries). Lands surrounding these properties are actively used for farming purposes.

### **5.1.5.2 INTERPRETATION**

Industrial uses have been broken down into four distinct categories as follows:

#### **.1 Light Industrial**

Light Industrial uses will be permitted in areas delineated on the map attached as Schedule "C". Permitted uses shall be restricted to service and repair establishments, machine and woodworking shops, indoor manufacturing operations and primary and/or secondary food processing facilities.

#### **.2 Medium Industrial**

Medium Industrial uses will be permitted in areas delineated on the map attached as Schedule "C". Permitted uses shall be restricted to all uses of the Light Industrial designation combined with storage and salvage yards, bulk oil and storage facilities, outdoor manufacturing facilities, warehousing facilities and trucking operations.

#### **.3 Resource Industrial**

Resource Industrial uses will be permitted in areas delineated on the map attached as Schedule "C". Permitted uses shall be restricted to sand and gravel extraction including primary processing (screening, crushing and mixing), secondary processing (concrete and asphalt batch plants), and Municipal solid waste and compost facilities.

#### **.4 Agri-Industrial**

Agri-Industrial uses will be permitted in areas delineated as the map attached as Schedule "C". Permitted uses shall be restricted to primary and secondary processing and storage of agricultural products and silviculture and horticulture operations.

### **5.1.5.3 OBJECTIVES**

District objectives are to:

- .1 Attract industrial based businesses that are consistent with Summerland's vision and goals.
- .2 Develop a strong diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride.

- .3 Continue to reserve sufficient areas of land for future industrial growth in accordance with the Urban Growth Area.
- .4 Work to minimize land use conflicts between industries and other adjacent uses. Encourage environmentally friendly industries.
- .5 Consolidate industrial uses to locations within the District that will meet their servicing needs while reducing their impact on the community and the natural environment.
- .6 Ensure that industrial developments avoid known natural areas and/or hazardous conditions.

#### **5.1.5.4 POLICIES**

District policies are to:

- .1 Monitor the locations of retail, storage and office uses within the community and if necessary, restrict these uses within the existing industrial areas.
- .2 Discourage industrial activities that are considered noxious or that emit large volumes of pollutants, or are otherwise detrimental to the environment, neighbouring properties and the community as a whole.
- .3 Require screening and buffering to enhance the appearance of the industrial areas while helping to mitigate conflicts with adjacent non-industrial land uses or services in accordance with the provincial Landscape Buffer Specifications and species list.
- .4 Continually monitor the supply of serviced industrial land so as to ensure that there is adequate opportunity for new industrial growth.
- .5 Encourage the infilling and efficient use of existing industrial lands prior to entertaining new requests for industrial-zoned property.
- .6 Regulate industrial operations to the appropriate industrial park, which will minimize land use incompatibility problems.
- .7 Restrict any future expansion of the James Lake industrial area to uses permitted in the light industrial designation.
- .8 Restrict the development of the lands west of Bentley Road and north of Sandborn Street to small scale agricultural operations to accommodate the future expansion of the Bentley Road Industrial Park.
- .9 Prepare an economic analysis of the mid and long term (20 year) industrial land requirements for Summerland considering all industrial users.

#### **5.1.6 COMMUNITY FACILITIES AND INSTITUTIONS**

### **5.1.6.1 BACKGROUND**

Institutional, cultural, educational and major community facilities are generally found within or in close proximity to Downtown core or Lower Town. A number of exceptions to this trend have occurred such as churches and schools, which are located in residential neighbourhoods that they intend on servicing, and the Summerland Research Station located in the southeast edge of the District.

Future community and institutional needs will increase with population growth. The most active category is the demand for community care facilities, as the average population age increases within the District. Council will also have to work closely with the Community Health Council for the purposes of maintaining and improving the provision of health services within the community.

Interest has also been shown to further enhance the arts and culture amenities within the community. Council will endeavour to support the initiatives of such organizations as the Summerland Community Arts Council. Direct involvement, however, will be influenced by the availability of District resources, which are currently extremely limited. The proposed Wharton Street Redevelopment is intended to provide additional resources to enhance the social, cultural and learning facilities in the Downtown.

### **5.1.6.2 INTERPRETATION**

Administrative uses (community and institutional facilities) will be permitted in areas delineated "Administrative" on the map attached as Schedule "C".

The Administration designation includes the following community and institutional categories:

- Schools and Colleges
- Summerland Health Centre
- Federal and Provincial Government Facilities
- Community Care Facilities
- Public Recreation Facilities (Pool, Arena, Library, Youth/Community Centre, etc.)
- Churches
- Museum
- Special Needs Housing
- Utility Facilities

### **5.1.6.3 OBJECTIVES**

**District objectives are to:**

- .1 Continue to work with local service clubs and community interests to assist with the development and shared use of cultural, administrative and recreation facilities within the community.

- .2 Maintain existing service levels while maximizing the potential use of existing facilities prior to expansion.
- .3 Continue to encourage and support the senior government's primary role in the delivery of health care and social support services.
- .4 Offer a level of municipal servicing that appropriately meets the needs of residents of Summerland.
- .5 Strengthen the Downtown core and Lower Town by encouraging the retention of community and institutional facilities within or adjacent to its boundaries.
- .6 Continue to provide varied and complementing activities and experience for the Summerland community through arts, culture and recreation.
- .7 Ensure that community facilities and institutional developments avoid known natural areas and/or hazardous conditions.

#### **5.1.6.4 POLICIES**

##### **District policies are to:**

- .1 Upgrade and expand existing District facilities as laid out in the *Parks and Recreation Master Plan*.
- .2 Continue to monitor the adequacy of community and administrative facilities in accordance with the community's growth and residential demand.
- .3 Continue to consult with the School District on joint use and maintenance agreements for school grounds and common public-use facilities.
- .4 Actively assist local interests to encourage the provincial government to expand community and health care facilities to meet the demands of an aging population.
- .5 Encourage community care and District facilities to be constructed, remain in or adjacent to the downtown core of Summerland.
- .6 Establish future Institutional sites in new development areas through the neighbourhood planning process. Without limiting the foregoing statement, the potential need for a new school site in the proposed North Prairie Valley area is acknowledged.
- .7 Direct Institutional sites primarily to locations adjacent to collector or arterial roadways.
- .8 Encourage and accommodate the celebration of the arts through festivals and special events.

- .9 Heighten awareness and celebration of the community’s cultural mosaic through programs and activities including Community in Blooms.
- .10 Support the display of art in public or private spaces with development approvals in the Downtown core and through the neighbourhood planning process.

## **5.2 LAND USE OVERLAY AREAS**

This section identifies the detailed “overlay” designations considering the natural environment, transportation networks, infrastructure systems, hazardous areas and heritage areas.

- .1 Natural Environment
- .2 Transportation Network
- .3 Infrastructure Systems
- .4 Hazardous Areas
- .5 Heritage Areas

These overlays are illustrated in Schedule “E” through “I”, inclusive.

### **5.2.1 NATURAL ENVIRONMENT**

#### **5.2.1.1 BACKGROUND**

Summerland recognizes the importance of its natural environment and its contribution to the health of the community through the preservation of sensitive ecosystems, their functioning, species therein and connectivity between natural areas. Stewardship of the natural environment is seen as a shared responsibility. The challenge is to accommodate new urban development while at the same time retaining not only our natural areas but also agricultural lands.

The OCP objectives and policies for the protection and enhancement of the natural environment provide the following overarching policy frameworks focused on stewardship and protection of the surrounding natural environment:

#### **Stewardship of the Natural Environment**

Summerland embraces sustainable development practices and clearly recognizes the importance of being stewards for the surrounding natural landscapes and wildlife habitats. The community is committed to supporting and enhancing the natural environment, through adopting sustainable best practices for future community improvements, services and development approvals.

#### **Protection of the Natural Environment**

Ecologically sensitive ecosystems such as wetlands, grasslands, riparian areas, mature and old growth forests and rugged terrain shall continue to be preserved. It is important to maintain ecosystem functions as well as support connections between them. The quality of ground and surface water shall be

protected and conserved, through a concerted effort to retain habitat and minimize land and water pollution.

**BYLAW 2000-406 REMOVED THE SECOND, THIRD AND FOURTH PARAGRAPHS IN THEIR ENTIRETY AND REPLACED WITH THE FOLLOWING (JUNE 28, 2010)**

In the designation of environmentally sensitive areas, this section considers two categories, one reflecting riparian areas required under the *Riparian Areas Regulations*, the other denoting a wide array of environmentally sensitive areas, if they are fish bearing or connected by surface flow to a watercourse that provides fish habitat, they are treated separately as they fall under the *Riparian Areas Regulations*. These watercourses include streams, rivers, creeks, ditches, ponds, lakes, springs and wetland. The requirements to protect these riparian areas are governed by Provincial statute and are described in the Watercourse Development Permit Area (refer to Section 7.5)

Environmentally Sensitive Areas (ESAs) are based on available ecosystem mapping. They represent sensitive ecosystems such as grasslands, shrub-steppe, wetlands, riparian areas, old growth and mature forest and rugged terrain. The District utilized the Ministry of Environment's ecosystem mapping and complimentary criteria in determining what lands constitute Environmentally Sensitive Areas (ESAs) and corresponding Environmentally Sensitive Development Permit Areas (ESDPAs).

The following objectives and policies should be considered together with the respective Development Permit Areas for watercourse areas and environmentally sensitive areas. Designation and guidelines contained within Section 7.5 and Section 7.6 provide the policy framework, the applicable requirements and environmental review process to retain and enhance Summerland's health environment. □

**5.2.1.2 OBJECTIVES**

**District objectives are to:**

- .1 Identify, protect, expand and restore sensitive ecosystem areas, their living resources and connections including but not limited to wetlands, riparian vegetation, mature trees, watercourses and native vegetation.
- .2 Secure and protect public lands along the foreshore of Okanagan Lake.

**BYLAW 2000-406 REMOVED SECTION .3 AND REPLACED WITH THE FOLLOWING (JUNE 28, 2010)**

- .3 Follow and adopt recognized ecological standards and practices, and District approved terms of reference for conducting environmentally assessments for development within Environmentally Sensitive Areas (see s 7.6).

- .4 Recognize the importance of protecting the environmental integrity of the District's water reservoirs and watersheds.
- .5 Promote environmental stewardship through municipal leadership and ongoing education within the community; effectively communicating opportunities to reduce, reuse, and recycle while lessening lifestyle and development impacts on the natural environment.
- .6 Future building and development shall move towards sustainable development best practices.
- .7 Preserve sensitive ecosystem areas, their living resources, and connections between them in a natural condition and maintain these areas free of development and human activity to the maximum extent possible.

### 5.2.1.3 POLICIES

District policies are to:

- .1 Continue to collaborate on the inventorying, mapping, and conserving sensitive ecosystems with other levels of government, non-governmental organizations and neighbouring municipalities, recognizing the importance of the protection of shared watersheds.
- .2 Implement riparian area, streamside and watercourse protection measures to provide habitat protection for fish and wildlife. All development within the District shall be undertaken in compliance with the provincial *Riparian Areas Regulation*.
- .3 Preserve, protect and promote the protection of wildlife corridors and ecosystem connectivity with adjacent private property, Crown lands, park and open spaces.
- .4 Encourage the voluntary protection of natural features.

*Riparian Assessment Area means:*

- (a) a stream, the 30 meter strip on both sides of the stream, measured from the high water mark;
- (b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank, and
- (c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank.

*Stream includes any of the following that provides fish habitat:*

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

- .5 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
- Donation of areas to the District or provincial government;
  - Donation of areas to a Land Trust organization or conservation organization;
  - Creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
  - Establishment of statutory right of ways under the *Land Title Act* for affected areas;
  - Require long-term leases for the sensitive areas; and
  - Land stewardship and participation in conservation initiatives by the private landowner;

**BYLAW 2000-406 ADDED THE FOLLOWING (JUNE 28, 2010)**

- Consideration of comprehensive development zones, density clustering or density bonusing.
- .6 Support provincial or regional initiatives for best practices in mitigating the loss of wetland, wildlife habitat, and indigenous vegetation such as grasslands.
- .7 Support the provincial management of endangered species through the Okanagan Land and Resource Management Plan.
- .8 Support efforts of senior government agencies, private property owners and community organizations to restore damaged habitat and sensitive ecosystems.
- .9 Continue to review municipal bylaws and regulations to ensure the application and promotion of environmental best practices.
- .10 Manage stormwater/rainwater in accordance with the most recent integrated watershed management or rainwater best practices and design manuals including the management of rainwater on site and maintaining pre-development drainage flows.
- .11 Support foreshore leases for uses such as dock or wharfs, if the request maintains and enhances the natural function of the foreshore and is in accordance to municipal regulations. Defined public access along the foreshore shall be preserved at all times.

**5.2.2 TRANSPORTATION NETWORKS**

**5.2.2.1 BACKGROUND**

The District of Summerland is responsible for all roadways within their boundaries except Highway 97, which is the main north/south link through Summerland. Highway 97 is managed by the BC Ministry of Transportation. This section identifies the OCP objectives and policies for transportation within the community.

The District of Summerland has recently adopted a Transportation Master Plan (Boulevard Transportation Group, November 2007). The objectives of the Transportation Master Plan included:

- Develop network plans to guide infrastructure spending
- Ensure all travel modes are addressed and reviewed
- Continue to develop trails and pedestrian networks
- Encourage alternative transportation modes through the provision of appropriate infrastructure
- Explore opportunities for new transportation modes including transit and electric vehicles
- Address accessibility issues and ensure universal design
- Provide information and background for infrastructure grants to improve the transportation system
- Provide information on expectations for new developments in regards to transportation

The Master Plan's development also included meaningful public consultation through the planning process.

The Road Classification Plan contained within the Master Plan is attached as Schedule "F". This road plan was developed to reflect the District's and the Ministry of Transportation's long-term vision of traffic movements within and through Summerland. The District will continue to periodically upgrade roadways within the community based on the direction of the existing and anticipated future major road network plan. Possible financial participation by the Province, the District's annual operating budget, and development cost charges levied against new developments will be employed to fund required road improvements.

The District's road network plan is also influenced by the mandate of the Agricultural Land Commission, which is to preserve and protect agricultural land areas. While every effort has been taken to minimize the impact of roadways relative to the agricultural community, the traffic generated is substantial and therefore it is inevitable that some conflicts are ultimately unavoidable. A coordinated consultative process with the Agricultural Land Commission, the Ministry of Transportation and Highways and the District will continue to be used to resolve roadway right-of-way requirements in these instances.

The Master Plan has responded to the increases in population and traffic over the past decade. Further significant development proposals particularly in the North Prairie Valley have directed the necessity for an update to the road network plan and transportation planning. The following provides an overview of the new network improvements proposed:

Western Summerland (Summerland Hills, Summerland Vistas, Deer Ridge) – The higher density development indicates a need for a new road link to provide an alternative route to the west of the District (by avoiding Downtown). The new link would utilize Jones Flat Road to Garnett Valley Road and Cartwright Road would be extended to Jones Flat Road/Garnett Road intersection.

Southern Route - As many of these roads must flow through challenging terrain it is recommended that the horizontal geometry of these roads be improved. Further, if

additional development occurs south of the District's boundary, consideration could be given to constructing new southern route into the District.

### 5.2.2.2 INTERPRETATION

The transportation system includes all roads within the District, bicycle routes, trail networks and publicly-owned parking facilities. To reflect the District's current long-range planning priorities Road Classification Plan, shown as Schedule "F" has been prepared, which illustrates the following road classifications:

	Local Roads	Collector Roads		Arterial Roads	
		Rural	Urban	Rural	Urban
<b>Service Function</b>	Traffic movement secondary	Traffic movement equal to access	Traffic movement equal to access	Traffic movement primary	Traffic movement primary
<b>Land Service/Access</b>	Land access primary	Traffic movement equal to access	Traffic movement equal to access	Land access secondary	Land access secondary
<b>Typical Daily Volumes</b>	>1,000 vpd	<5,000 vpd	<8,000 vpd	<12,000 vpd	5,000-20,000 vpd
<b>Typical Vehicle Types</b>	Predominately passenger cars	All types	Passenger cars and service vehicles	All types, higher percentage of trucks	All types, higher percentage of trucks
<b>Parking</b>	Maybe on both sides	No parking	On one side or both sides	No parking	On one or both sides. May require restrictions in peak hours
<b>Pedestrian and Cyclists</b>	No special provisions	Paved shoulders	Sidewalks on both sides. Shared lanes for cyclists	Paved shoulders	Sidewalks on both sides. Shared or bike lanes
<b>Transit</b>	Generally avoided	Permitted	Permitted	Permitted	Permitted/ Consider bus bays

The existing road network classification map (from the 1996 OCP) was revised based on the existing traffic volumes, speeds and heavy vehicle routes and counts. The road classification system for the District previously had five types of roads – provincial highway, major collector, minor collector and local roads. The Master Plan has since simplified the classifications to provincial highway, arterial, collector and local roads. The distinction between major and minor collector roads is minimal for a community such as Summerland.

### 5.2.2.3 OBJECTIVES

District objectives are to:

- .1 Implement the directions and improvements of the Transportation Master Plan (November 2007).
- .2 Continue to protect and acquire the necessary road right-of-ways to accommodate the Transportation Master Plan.
- .3 Continue to improve the automobile and pedestrian connectivity within the community and to new neighbourhoods.
- .4 Ensure that the road hierarchy and associated road right-of-way widths in new growth areas are established through proper transportation planning.
- .5 Ensure that the planning and design of Summerland's transportation network considers the safest and environmentally friendly options for moving people out of the private automobile to walking, transit, car share, electric carts and bicycles.
- .6 Understand the implications to Summerland of transportation improvements made to the regional or provincial road and highway network.
- .7 Balance parking use with the desire to accommodate both the needs of the community and visitors, while not negatively impacting the character of the Downtown and neighbourhoods.
- .8 Provide better access to industrial lands without traveling through residential neighbourhoods and the downtown core.
- .9 Recognize the importance of incorporating pedestrian and cycling facilities in the Downtown.
- .10 Embrace a traffic calming policy, enhancing non-vehicular movement and safe pedestrian environments.
- .11 Plan and implement a network for cycling and pedestrian movement throughout the community as an alternative to vehicular use as well as for recreational enjoyment.
- .12 Ensure there are safe intersections and crosswalks especially around schools and senior centres.

#### **5.2.2.4 POLICIES**

District policies are to:

- .1 Ensure the existing District Zoning Bylaw and Subdivision and Development Servicing Bylaw are amended to reflect the Transportation Master Plan.

- .2 Ensure that the existing Development Cost Charges Bylaw is consistent with directions incorporated in the Road Classification Plan attached as Schedule "F" and the Transportation Master Plan.
- .3 Implement the truck route system in the Transportation Master Plan.
- .4 Ensure that future growth areas are supported by roadways that are consistent with the Transportation Master Plan and the Road Classification Plan (Schedule "F").
- .5 Obtain approval from the Agricultural Land Commission prior to implementing any road widening, realignments or dedication within the Agricultural Land Reserve, where required.
- .6 Continue discussions with the Ministry of Transportation for the purposes of resolving differences in road alignments between the Ministry's major road network plan and the Transportation Master Plan ".
- .7 Update the 1996 Parking Management Plan to govern the provision and management of parking in the downtown core.
- .8 Identify sidewalk, walkway and trail networks in new growth areas as part of the neighbourhood planning process.
- .9 Proceed with the transit improvements contained within the Transportation Master Plan.
- .10 Work with surrounding communities and the provincial government in establishing effective and efficient regional transit opportunities.
- .11 Undertake intersection improvements and traffic calming in accordance with the Transportation Master Plan
- .12 Improve sidewalk access to Downtown from/to nearby neighbourhoods in accordance with the Transportation Master Plan.
- .13 Implement the trails and sidewalks plans and bicycle parking facilities as recognized in the Transportation Master Plan.
- .14 Investigate opportunities to reduce impervious surfaces caused by road development.
- .15 Adopt Hillside Road Standards.
- .16 Implement the adopted Pavement Management Plan for the District.
- .17 Support the use of electric carts and develop an electric cart plan as recognized in the Transportation Master Plan.

## **5.2.3 INFRASTRUCTURE**

### **5.2.3.1 BACKGROUND**

The vastness of the lands within the District of Summerland, together with its varied rural and urban character, has resulted in challenging issues for community infrastructure. The community indicated that future development be achieved through infill and intensification of land uses within the existing serviced area before the development of new growth areas.

#### **Water**

The availability and quality of water sources directly influences new development potential. The District therefore recognizes that land use policies shall consider water system improvements, water conservation strategies and climate change realities. Currently, most of the developed areas in the District offer community water servicing for domestic, industrial/commercial and irrigation purposes. There are existing wells in the Garnet Valley and Trout Creek. Summerland's water supply system is also an irrigation district where it is estimated that between 70-85% of the licenced water supply from the Trout Creek system supplies irrigation with the remainder for domestic use.

Despite the current water resources in the watershed there is potential for as much as a 30% shortfall due to commitments under the Trout Creek Water Use Plan, climate change, and the event that all commitments on the Irrigation Roll are fully utilized. This situation emphasizes the importance of introducing opportunities for water management strategies.

The District has identified the need for the development and adoption of a Master Water Plan, to adequately address the municipality's short and long-term water conservation and protection concerns.

#### **Storm Drainage**

The 1995 Storm Drainage Study was commissioned to assess the overall condition of storm water drainage and examine the impact of future development in the five drainage basins (Trout Creek, North Prairie Valley, Bentley Road, Aeneas Creek and Victoria / Monro drainage system). Recommended improvements and cost estimates were included within this study.

The Storm Drainage Study has been used to address concerns regarding the impacts of increased density and redevelopment on existing storm drainage problems. A preliminary hydrological analysis was conducted on the Prairie Valley, Bentley Road and Victoria/Monroe drainage basins. It was determined that the carrying capacity of Prairie Creek through several sections of Summerland is inadequate to carry runoff during a major storm event.

Also important to the District is ensuring the quality of potable water. The District anticipates that a new water filtration plan will commence operations early in 2008, significantly enhancing water quality within the municipality

## **Wastewater Collection and Treatment**

The Wastewater Treatment Plant, lift stations, sewer lines, manholes and siphon are maintained by the District of Summerland. Wastewater servicing extends through most of the urbanized areas of the District. The recent improvements to the sewage treatment plant provides capacity for approximately 8100 people or 3522 households (based on 2.3 persons per household).

It must be recognized that redevelopment cannot occur without the provision of an additional sanitary sewer system in certain areas of the District. Staging of new development will be determined by the ability of developers to totally finance required upgrading of municipal services, as there are no plans for municipal involvement in financing services.

The collection system that services Downtown and surrounding residential neighbourhoods and Lower Town areas, provides a main transmission line running south along Highway #97 to a treatment plant site located in Trout Creek. It is anticipated that less than 500 units could be added in this corridor over the next 20 years if the existing character of this area is to be preserved.

The North Prairie Valley area has been identified as a growth area. It is understood that the logical progression of development within the North Prairie Valley West area would start from the major road and servicing corridor and move northward. The extension of water services would be predicated on the creation of pressure zones as development moves up the hillside, and the associated reservoir, pumping and pressure regulating facilities.

## **Solid Waste Disposal**

The Municipal Landfill facilities are restricted to Summerland residents and businesses. The anticipated life of the landfill is 60 years. Okanagan Waste Removal operates the recycling depot.

### **5.2.3.2 INTERPRETATION**

The location of the lands within the specified sanitary sewer area is designated within Schedule "G".

### **5.2.3.3 OBJECTIVES**

District objectives are to:

- .1 Continually upgrade the level of services within the Urban Growth Area through the provision of a community sewer system, and by the continued upgrading of the community's water, storm drainage and road systems.
- .2 Encourage the preservation of high quality and quantity ground and surface water resources.
- .3 Avoid further development adjacent to the District's water reservoirs that could affect water quality.

- .4 Implement storm water management techniques for new development areas that will control the rates and quality of water runoff to minimize impacts on watercourses.
- .5 Ensure priority to infill and intensification of land uses within the Urban Growth Area before the extending services to Future Growth Areas.
- .6 Continue to work with the Okanagan Water Board to maintain the quality and quantity of the local water supply.

#### **5.2.3.4 POLICIES**

District policies are to:

- .1 Require development within the Urban Growth Area to provide an urban level of service. This shall include community water, community sewer, storm sewer and urban road standards.
- .2 The level of service to be provided in rural residential areas shall include community water, storm drainage, rural standard roads and on-site sewage disposal.
- .3 Ensure integrated stormwater/rainwater management planning through a Storm Water Management Plan including the establishment of quality standards in the Subdivision and Development Servicing Bylaw.
- .4 Encourage and codify in District bylaws alternative design standards and best management practices for municipal infrastructure.
- .5 Minimize the amount of impervious surface and encourage groundwater retention on site by using stormwater management based on infiltration, narrower road widths, vegetated swales and pervious paving material.

#### **5.2.4 HAZARDOUS AREAS**

##### **5.2.4.1 BACKGROUND**

There are areas known in Summerland that are affected by hazards, including potential flooding, steep slopes and unstable soils. Other hazards may exist but they have not yet been mapped. The Municipality has a responsibility to protect its citizens and visitors from these identifiable natural hazards by restricting development in these areas.

Flood plain mapping has been undertaken for the Trout Creek and Okanagan Lake areas where flood elevations and requirements have been established.

Steep slopes with grades greater than 30% are very prevalent on the mountainsides and in isolated ravines. Grading also increases the impacts as development is undertaken within the mountain areas of the community. Steep slopes make development more difficult and may increase long-term servicing costs for the municipality. There is also increased environmental damage caused by scarring the

natural landscape. Soil/rock erosion is also common problems when developing steep slopes.

The single most significant natural hazard in the District is the silt bluffs, which are generally located above Okanagan Lake and the Trout Creek Canyon area. In the years 1999, 2001, 2005 and 2006 Golder Associates undertook geotechnical reviews of the silt bluffs. The studies identified that the stability of the silt bluffs was affected by many factors including water infiltration, angulation of slope and creep of soil. In order to avoid large volumes of water being added into the area, it was recommended that potential hazard zones be established with corresponding minimum lot areas and building setback requirements. This was designed to control the overall density and design of development in the area. The areas of greatest instability were identified by establishing a High Hazard Zone (Red Zone), defined as a non-building area until site-specific geotechnical analysis confirms that the land can be developed safely. The later studies evaluated the risks and options for remedial action for Lakeshore Road. It was indicated that the use of Lakeshore Road is justifiable without remedial works, yet increased safety could be gained at varying costs through a range of mitigating measures.

#### **5.2.4.2 INTERPRETATION**

Officially designated hazardous areas have been delineated on the Official Community Plan map attached as Schedules "H-1" and "H-2".

#### **5.2.4.3 OBJECTIVE**

The District's objective is to protect the general public from identified hazard areas by preventing development in those areas unless measures can be taken to address the hazard conditions.

#### **5.2.4.4 POLICIES**

District policies are to:

- .1 Respect specific elevation and setback regulations to control development in areas that are susceptible to periodic flooding.
- .2 Prohibit development on slopes and slope regrading to create development sites from lands, having a natural grade greater than 30%.
- .3 Require lands that are susceptible to rock and soil erosion to be revegetated when disturbed after the installation of the required municipal services or other site improvements.
- .4 Continue to encourage provincial and/or federal agencies to conduct further research, on any possible health risks from the uranium deposits in and around the District of Summerland.
- .5 Comply with the Development Permit Guidelines for all identified High Hazard Zones (Red Zone) to ensure that future development proposals are not affected by, or directly contribute to, the instability of the silt bluffs.

- .6 Continue to enforce the lot areas and respective setback regulations recommended by Golder and Associates for potential hazard lands abutting the High Hazard Zone. A geotechnical report may be required by the Municipality when the exact boundary of the "High Hazard Zone" is not legally defined or when the recommended setback from the "High Hazard Zone" is proposed to be reduced.
- .7 Recognize the remedial works recommended by Golder and Associates in consideration of further development in the hazard areas adjacent to the silt cliffs abutting Lakeshore Road.

## **5.2.5 HERITAGE**

### **5.2.5.1 BACKGROUND**

A number of archaeological or heritage sites have been documented in Summerland. The increased growth rate in the early 1990's resulted in renewed interest in redeveloping older areas of the community. This, in part, is a reflection of the increased costs required to develop undeveloped land areas that are predominantly located in hillside areas. As a result of this development trend, the need for heritage preservation has become much more pronounced.

In 1994 the province passed the *Heritage Conservation Statutes Amendment Act* providing a more extensive and integrated "tool kit" for local governments to improve community heritage conservation. Communities can now base their planning around the amenities they wish to retain and the development they wish to promote. A key element of this process is the need for public consultation and input, to ensure there is community commitment to heritage preservation.

The identification and inventorying of heritage features is a prerequisite to an effective heritage program. The Regional District initiated the inventory in 1994 where the Summerland Museum and Heritage Society developed the Community's first Heritage Inventory List. The Inventory List identified 56 buildings and sites, with three classifications. In 2001 the Heritage Inventory was updated (since 1994 several properties were either demolished or severely altered) with significant sites dating back to 1887 including homes, churches, agricultural improvements, stores, parks, institutions, and trails. Notable heritage properties in Summerland include:

- The Kettle Valley Railway, which winds through the southwestern section of Summerland and is marked by the original rail bridge crossing Trout Creek.
- The Okanagan Brigade Trail found in Garnet Valley, which has the least disturbed portions of this trail in the province. This includes the Priest Camp historically shown near Garnet Lake. Portions of these two sites are preserved with the Brigade Trail Linear Park and Priest Camp Historic Camp.
- The orchard industry, which is marked by sections of abandoned irrigation flume lines, the boat wharf in Lower Town, the scenic landscape provided by the fruit trees of Summerland and the formal gardens of the Summerland Agricultural Research Station.

- Downtown properties including the Maclure designed Bank of Montreal and the Anglican Church.

In 1995 the District created the Summerland Heritage Advisory Commission, with a responsibility to raise the awareness of Summerland's heritage. Heritage features include those sites, facilities, structures and natural features such as the silt bluffs, as well as including individual historic trees, that are worthy of preservation. The investment in heritage preservation must be based upon the degree of support by the citizens of the community and affected owners if success is to be achieved. Retention of heritage features will maintain the community's history, which will provide a sense of time, place and identity.

#### **5.2.5.2 INTERPRETATION**

Officially designated heritage sites have been identified on the Official Community Plan map attached as Schedule "I". Further work by the Heritage Advisory Commission, and ultimately Council, may lead to additional heritage designations.

#### **5.2.5.3 OBJECTIVE**

District objectives are:

- .1 Preserve, enhance and promote the community's heritage features for the benefit of its residents and visitors.

#### **5.2.5.4 Policies**

District policies are to:

- .1 Continue to employ the use of the Heritage Advisory Commission to advise Council on heritage related matters.
- .2 Access all available funding grants designed to offset the costs of implementing a heritage preservation program.
- .3 Continue to maintain a community heritage register, which will identify real property considered to have heritage value or heritage character.
- .4 Prepare a Heritage Strategy that clearly defines a community-based vision and sets goals to guide management of heritage resources.
- .5 Undertake a Heritage Management Plan, which will assess the financial and legal methods available through the Heritage Conservation Statutes Amendment Act to implement an adopted Heritage Strategy.

## 6.0 SPECIAL PLANNING AREAS

### 6.1 NEIGHBOURHOOD PLANNING PROCESS

#### 6.1.1 BACKGROUND

The main purpose of a Neighbourhood Planning Study is to address site or neighbourhood specific land uses and development issues as they relate to the District's long range infrastructure requirements. Existing Neighbourhood Plans are included as part of the Official Community Plan within Schedule "J".

There are two basic forms of Neighbourhood Plans:

- New growth areas where the property owner is responsible for completing the plan.
- Areas subject to redevelopment where the District, in consultation with the property owners, completes the plan.

A Neighbourhood Plan should include the following information:

- .1 An overall plan of the entire development area drawn at a metric scale of 1:2,000 or 1:5,000, showing a minimum contour interval of 1.0 metre.
- .2 Major drainage pattern(s).
- .3 Proposed major collector roadways.
- .4 Proposed major land use classes including suggested school sites and park locations and walkway/trail locations.

#### **BYLAW 2000-406 DELETED .5 AND REPLACED WITH THE FOLLOWING (JUNE 28, 2010)**

- .5 An environmental assessment (EA) shall be prepared in accordance with the District's approved Terms of Reference and in accordance with section 7.6 and Schedule "P".
- .6 Wildfire Hazard Assessment for lands designated in Schedules "N-1" and "N-2". (if applicable).
- .7 Hazard Lands Assessment in accordance with s.7.6.4 and Schedule "H-1".
- .8 Projected population levels based on proposed residential classes to determine appropriate servicing levels.
- .9 Such other information or data as may be required by Municipal staff to complete the analysis (social impacts).
- .10 Setback and landscape buffering requirements to agricultural lands in accordance with zoning requirements.

The above information must clearly identify the relationship of the overall development to existing and proposed services and facilities, the overall District road network and the land uses in the immediate environs and the community as a whole.

## **6.1.2 OBJECTIVES**

District objectives are to:

- .1 Ensure that all identified new neighbourhoods and development areas are consistent with the OCP and that the proposed development will be appropriately integrated and positively benefit the community.
- .2 Require that new neighbourhoods be in accordance with District's existing and/or proposed infrastructure in a manner that does not create a financial burden on the municipality and its taxpayers.
- .3 Require that new neighbourhoods and developments will move Summerland towards a complete community providing sufficient parks, community facilities and mixed land uses, while providing pedestrian and vehicular links to the surrounding community.

## **6.1.3 POLICIES**

District policies are that:

- .1 Where the District determines that the Urban Growth Area should be amended or extended to include any of the Future Growth Areas then the proposed developments shall undertake a Neighbourhood Plan.
- .2 All adopted Neighbourhood Plans shall be incorporated into the OCP by bylaw.
- .3 All Neighbourhood Planning processes should provide evidence that the current Development Cost Charge Bylaw is appropriate to ensure sufficient funds are acquired from new developments to accommodate expansions/upgrading of the District's existing infrastructure in both the short and long term.
- .4 All Neighbourhood Plans provide consideration to affordable housing opportunities, and comply with any affordable housing strategies or policies adopted by the District.
- .5 Redevelopment plans will be initiated upon formal request of Council to undertake this process.

## **6.2 STRATEGIC PLANS**

### **6.2.1 DOWNTOWN**

#### **6.2.1.1 BACKGROUND**

Downtown Summerland is the commercial and cultural heart of Summerland situated on an upper bench, approximately two kilometers west of the shores of Lake Okanagan. The downtown core offers a compact footprint where most of the goods, services and facilities needed by the community are concentrated in a walkable area. Vehicular access to the Downtown core from Highway #97 is via either Rosedale Avenue or Prairie Valley Road. The Downtown core comprises approximately 36 hectares as identified in Schedule "K-1".

Downtown Summerland was initially named West Summerland since the original commercial center of the community was along the lake in Lower Town. By the mid 1950's the decision was made to drop the "West" and relocate the post office to the flatter, more developable lands of Downtown. This new location complemented the routing of the Kettle Valley Railway and later Highway #97. The Downtown contains several historic structures including St. Stephen's Church and the Bank of Montreal. The Bank of Montreal was designed by renowned BC architect Samuel Maclure providing inspiration to the Tudor theme adopted in the Downtown Design Guidelines.



The sustained success of Downtown Summerland has benefited from strong planning directions that focus most of the community's retail, service and institutional needs within the central business district, rather than allowing strip highway commercial development or dispersed commercial uses throughout the community. The Downtown core has also retained a human scale to the buildings while being supported by established residential neighbourhoods.

Downtown Summerland offers a series of activity nodes including: Main Street (primarily between Victoria Road and Rosedale Avenue); Victoria Road (between Peach Orchard Road and Main Street); Wharton Street (with the cultural functions of the library, museum and Memorial Park); and the high school, recreation centre and theatre block fronting Main Street, Rosedale Avenue and Kelly Street.

The intent of this section is to provide strategic planning directions for future development and ongoing enhancement of Downtown Summerland. The policies provide area and site-specific designations providing greater certainty for the community, stakeholders and landowners for the future of the Downtown core. These directions are consistent with and shall be considered together with the related Official Community Plan goals, objectives, policies and implementation plans. This section includes policies, actions and development permit guidelines specific to Downtown, developed in response to directions collected in an open and interactive community engagement process.

#### **6.2.1.2 OBJECTIVES**

Downtown Summerland has gained prominence during the past hundred years as it has embraced and benefited from its strategic location and easily developable lands. As the heart of Summerland, the vitality and the activities provided are fundamental to the sustained success of the entire community. The following objectives provide general directions for the Downtown core:

- .1 Continue to promote the role and function of the Downtown core as the primary commercial, community and cultural center of the Summerland.
- .2 Provide a vibrant Downtown core with sufficient locational opportunities shops and services to accommodate the needs of residents and visitors.
- .3 Enhance centralized opportunities for community gatherings and socializing for in the region.

- .4 Continue to provide and enhance the community facilities within the Downtown.
- .5 Continue to maintain and enhance the character of the Downtown core, notably attention to quality architecture, durable construction, green building and landscaping practices, safety, active and passive open spaces and pedestrian amenities.
- .6 Expand the potential of the Downtown core to draw in visitors, showcasing the Summerland’s community, culture and heritage.
- .7 Improve the vehicular access to and improved parking availability within the Downtown core through efficient design and environmental best practices.
- .8 Continually enhance and expand the non-vehicular access both within and to the Downtown core.
- .9 Increase and enhance community parks and open areas within the Downtown core. Provide increased opportunities to add and retain vegetation, particularly shade trees.
- .10 Support community events and activities within Downtown Summerland.
- .11 Provide a diversity of housing opportunities and densities within the Downtown core to meet the needs and affordability levels of the Summerland community.
- .12 Designate the Downtown core as a primary receiving area for new growth and development.



### 6.2.1.3 POLICIES

This sub-section considers the strategic directions for the following:

- Community Vitality
- Community, Social and Recreational Facilities
- Community Connectivity and Access
- Commercial Enhancement
- Land Use Intensification
- Parks and Open Areas.

The policies are further illustrated in Schedule “K-2” – Downtown Enhancements.

## **BYLAW 2000-412 REPLACED ALL REFERENCES TO ‘CRIME PROTECTION’ WITH ‘CRIME PREVENTION’ (SEPTEMBER 13, 2010)**

### **.1 Community Vitality**

Economic, social and cultural vibrancy are key indicators of a healthy community. Downtown Summerland facilitates a spectrum of these activities in a centralized and accessible location. Downtown Summerland is the heart of the community where residents and visitors socialize, work, shop, recreate, learn and are cared for.

Summerland's central business district provides the necessary goods and services including: a grocer, a hardware store, pharmacies, banks, a post office, doctor and dentist offices, and social services. The Downtown core also includes learning, cultural and recreation facilities including: the secondary school, middle school, churches, recreation centre, library, museum, theatre and art centre. It is not only important to retain the quality and character of these existing activities, but further continue to enhance and expand these important amenities as to ensure the vitality of Summerland.

The following policies consider the strategic directions for the Downtown's vitality:

- i. Integrate and expand the functions and activities provided by Downtown shops, services, facilities, schools and parks as to ensure year round vitality.
- ii. Provide opportunities to further showcase Summerland's heritage, culture and economic producers in the Downtown core through developing and supporting social, recreation, spiritual and business opportunities.
- iii. Provide opportunities for businesses to animate the pedestrian experiences including attractive and durable patios, temporary (special event) street closures, retail windows, and comfortable seating.
- iv. Prohibit the expansion or introduction of new commercial services elsewhere that may negatively impact the vitality of the Downtown core.
- v. Incorporate public safety techniques such as Crime Prevention Through Environmental Design (CPTED) in the design, illumination, site planning and maintenance of future Downtown core improvements.



## **.2 Community, Social and Recreational Facilities**

Downtown Summerland is home to a diversity of established community, social and recreational facilities including, but not limited to: the library, museum, arena, curling rink, theatre, badminton club, and recreation (pool and fitness) centre, tennis courts, horseshoe pits, churches and a seniors' centre. These facilities draw people all year and of all ages from the surrounding region, as most facilities are within walking distance of each other. These community destinations further enhance the character of the Downtown.

The following policies consider the strategic directions for community, social and recreational facilities:

- i. Preserve, promote and expand the opportunities for community facilities and essential community services to flourish within the Downtown.
- ii. Continue to provide and enhance community facilities and services in the Downtown core as to meet the diverse and changing needs of the community focused around Wharton Street and north side of Main Street (between Rosedale Avenue and Kelly Street).
- iii. Encourage community facilities to enhance their street presence and surrounding outdoor space to provide a welcoming and attractive entrance.

### **.3 Community Connectivity and Access**

The Downtown is utilized by the Summerland community through a range of transportation modes, whether by car, bike, scooter or on foot. The Downtown core is generally flat and compact and therefore a very walkable area, yet residents living in outlying neighbourhoods typically drive in part due to the distance to many neighbourhoods or the lack of safe pedestrian routes. Although it is a goal of the community to put less reliance on the automobile and improve trails and sidewalks, it is recognized that to ensure that Downtown Summerland continues to be the commercial and social centre of the community it must maintain safe streets and accessible parking for residents, particularly those with mobility challenges.

The following policies consider the strategic direction for connectivity and access:

- i. Ensure awareness and management of parking opportunities available in the Downtown for those using the shops and services while also providing accessible and safe parking opportunities for downtown employees and business owners.
- ii. Develop and implement the Master Transportation Plan that considering traffic flow, parking, and enhanced facilities focused on non-vehicular transportation modes (such as pedestrians, bicycles and scooters).
- iii. Enhance Prairie Valley Road as an important and attractive gateway to the Downtown core.
- iv. Balance the availability of convenient on-street parking opportunities while balancing the need to enhance the commercial product through streetscape improvements including wider sidewalks and patios.
- v. Provide sufficient and convenient parking areas for alternative (non-vehicular) transportation modes (notably bicycle and scooter parking).
- vi. Continue to provide directional signage and off-road links to major trail and sidewalk networks.
- vii. Continue to enhance and expand pedestrian, scooter, and stroller trails and sidewalks both within and to the Downtown from surrounding neighbourhoods.
- viii. Explore the ability to introduce a shuttle transit service between the Downtown core and Lower Town.
- ix. Recognize the potential of the Wharton Street Redevelopment to improve the Downtown core's vehicular entry, pedestrian experience and, parking opportunities, mixed use development and enhanced public amenities in the Downtown, while further enhancing the pedestrian environment.
- x. Expand the opportunities for local businesses to install attractive temporary patios (that will meet an enhanced design criteria) within the parking areas during the summer months.

#### **.4 Commercial Enhancement**

The community of Summerland has actively been involved in the enhancement and revitalization of the Downtown. The Tudor inspired “Summerland Theme” was introduced in the early 1990’s reflecting the community’s English traditions as well as the character of the existing historic buildings designed by renowned architect Samuel Maclure. This initiative was also complemented with improvements to the streetscape experience including sidewalk, parking and landscaping improvements. More recently Summerland has expanded this programming through events, banners and successfully winning the 2006 National Communities in Bloom award.

The following policies consider the strategic directions for commercial enhancement:

- i. Continually require new construction and renovations be well designed with quality buildings that complement the existing character of the Downtown core.
- ii. Enhance the Summerland existing building and architectural theme improving the quality of materials, while embracing cohesive yet creative directions in the interpretation of the Design Guidelines, attached as Schedule O.
- iii. Identify and establish through landscaping and design improvements a focal point and central meeting place for Downtown.
- iv. Actively encourage the continued revitalization and improvement of Downtown buildings to further animate commercial street frontages primarily along Victoria Road, Wharton Street, Main Street and Peach Orchard Drive.
- v. Enhance, expand and protect open areas and parks to enliven their interface to surrounding streets and sidewalks, notably Memorial Park, the recreation centre, the arena and curling rink, the high school and playing fields.
- vi. Improve Downtown gateway enhancement features and signage. The gateway features should improve the flow of traffic into the Downtown core; yet retain a safe and accessible pedestrian environment.
- vii. Continue to require new projects to install underground servicing.
- viii. Maintain and identify the potential to enhance the appearance and character of the back alleys and lanes, such improvements may include the consolidation of loading, garbage and recycling facilities. Additional commercial frontages should also be encouraged along both Wharton and Main Streets.
- ix. Encourage new development to introduce public art, banners, street furniture and landscaping features, providing a cohesive and attractive appearance that relates to Summerland’s heritage, culture and natural environment.
- x. Protect and preserve recognized heritage buildings, where possible, and ensure that new developments complement and do not detract from these notable buildings.
- xi. Continue to introduce enhanced historical and/or cultural interpretative signage.

- xii. Recognize the potential of the Wharton Street lands to provide an integrated development for Downtown Summerland, providing the community with high quality social, cultural, residential and commercial opportunities.

## **.5 Land Use Intensification**

Successful downtowns have a mix of land uses that not only centralize access to facilities, shops and services but also provide a range of residential opportunities. The District of Summerland currently has a vibrant central core, however land use intensification could further ensure that the community will have the vitality to sustain its local shops and services. The intensification will increase the commercial and residential urban density (through increased height and floor area) that in turn will further enhance the economic vitality of Downtown, provide more affordable forms of housing, and reduce the pressures of urban growth on agricultural and environmentally sensitive lands.

The following policies consider the strategic directions for land use intensification:

- i. Provide a vibrant, mixed use and attractive Downtown streetscape, permitting higher densities at the appropriate massing and height as not to detract from the small town character of Summerland.
- ii. Encourage the intensification of land uses contained within the Downtown Strategic Plan (refer to Schedule “K-2” Downtown Enhancements) through permitting increased heights and densities.
- iii. Direct mixed-use development within the commercially designated lands within Downtown with retail and community uses on the main floor and residential and office uses on the upper floors.
- iv. Encourage new developments proposed in the Downtown core to include complementing community and cultural enhancements.
- v. Encourage infill housing opportunities to provide innovative and flexible design approaches and a diversity of building forms, target markets (age/lifestyle), prices and tenures (rental and ownership). Encourage residential developments to have unit entrances facing the street providing a welcoming and attractive streetscape
- vi. Consider increases to maximum permitted building heights in the Downtown core subject to addressing and mitigating any possible impacts to public view corridors, site topography, public spaces and sunlight/shadows and in conformity with the Development Permit Guidelines.
- vii. Initiate strategies to ensure affordable housing within the Downtown.
- viii. Encourage and support the consolidation of parcels to efficiently provide building servicing, loading and parking, while still maintain the Main Street appearance, form, and human-scale.



- ix. Ensure that adequate visual buffering is provided by commercial properties that are immediately adjacent to residential development.
- x. Recognize the potential of Wharton Street Redevelopment to provide increased residential and commercial development at high densities in exchange for the enhancement of community and cultural facilities.
- xi. Ensure that the form and character of the Wharton Street Redevelopment is sensitive to the surrounding properties and will enhance the charm and attractiveness of Downtown Summerland.
- xii. Ensure the Downtown infrastructure is able to accommodate proposed development.

## **.6 Parks and Open Areas**

Downtown Summerland is comprised of approximately 3.8 hectares of parkland, more than 10% of the entire core. Memorial Park comprises 1.8 ha, the high school playing fields 1.4 ha and the middle school .6 ha. School fields provide considerable parkland, but at times are restricted in use, while the circumference fencing limits access. The community has indicated that there are few, public and hard landscaped meeting areas, where people can gather informally or during special celebrations. Currently coffee shops and cafes provide these opportunities, but are often closed in the evening. Memorial Park provides a wide range of public uses from the cenotaph monument to lawn bowling. Socializing is one of the major reasons people spend time in Downtown Summerland.

The following policies consider the strategic directions for parks and open space:

- i. Encourage new developments to enhance the natural vegetation and landscaping (hard and soft) Downtown, recognizing the aesthetics and informal public gathering opportunities.
- ii. Consider enhancing the open areas between existing parking lots and Main Street as to be more attractive and functional to the street through public seating areas, landscaping, shade trees and/ or public art.
- iii. Identify and establish an active and safe focal point and central meeting place for Downtown Summerland. .
- iv. Continue to enhance the parks and open spaces in the heart of the Downtown core, providing activities for the diversity of interests in the community, recognizing the importance of all- weather and seasonal needs.
- v. Work with community facilities and churches to explore the opportunity to enhance their open spaces for safe, informal community use.
- vi. Provide increased outdoor seating opportunities with the Downtown core considering such elements as comfortable benches, outdoor patios, rooftop gardens and balconies.
- vii. Continue to enhance the landscaping in the Downtown core, providing a unified plan for trees, shrubs, baskets and planters.

#### 6.2.1.4 IMPLEMENTATION

The following action items further direct the fulfillment of the Lower Downtown Strategic Plan. They are referenced to the corresponding objective and policies, together with the priority and responsibility that are needed to achieve the preferred directions. The remaining objectives and policies are addressed in the Development Permit Guidelines.

##### Priority References

O/I = Ongoing/Immediately  
<2 = Less than 2 years  
>2 = More than 2 years

##### Responsibility Reference

D = District  
S = Stakeholder Interests and Community Groups  
LO/D = Land Owners/Developers  
C = Community Involvement  
SG = Senior Government

#	Obj./ Policy	Actions	Priority	Responsibility
.1	6.2.1.2	Amend the District of Summerland's zoning bylaw, related policies, regulations and guidelines to be consistent with the Downtown Strategic Plan.	O/I	D
.2	6.2.1.3.1	The District to work with the SCEDT and local businesses to ensure that the venues and facilities situated in the Downtown are appropriate for the planned functions, events and facilities to showcase Summerland to both the community and visitors.	<2	D, S, LO/D
.3	6.2.1.3.1	The District to work with the SCEDT and local businesses to host seasonal events that embrace Summerland's local character.	<2	D, S, LO/D
.4	6.2.1.3.2	Continue and enhance partnerships with community and recreational groups in Downtown, promoting the sustained health of their activities, services and facilities.	O/I	D, S, LO/D
.5	6.2.1.3.3	Subject to the findings of the Downtown Master Transportation Plan determine the appropriate supply of new parking and acquire appropriate lands or easements for consolidated and accessible parking lots. Further identify the parking areas through visible and identifiable directional signage.	<2	D
.6	6.2.1.3.3 6.2.1.3.5	Subject to the findings of the Downtown Master Transportation Plan develop a strategy to enhance the pedestrian environment and commercial experience of Main Street, Victoria Road and Wharton Streets that may include one-way streets, street closures, and relocation of on-street parking.	<2	D
.7	6.2.1.3.3	Pursue with the private sector and/or public funding sources the opportunity to provide a scheduled shuttle service (during the summer months) between Lower Town and Downtown.	>2	D, S, SG
.8	6.2.1.3.4 6.2.1.3.6	Continue to enhance the highway gateway to Summerland, working with the Chamber of Commerce to investigate funding sources from senior government and non-government sources.	O/I	D, S, SG
.9	6.2.1.3.8	Continue to work with landowners and ensure District bylaws will effectively maintain their properties, notably finding options to screen service areas and have the regulatory and space requirements to appropriately consolidate garbage and recycling facilities.	O/I	D, LO/D
.10	6.2.1.3.1 6.2.1.3.5	Continue to work with an appropriately qualified consultant to enhance Summerland's signage program to ensure that it reflects the desired image of the community and effectively provides the necessary information for the community and visitors.	O/I	D

#	Obj./ Policy	Actions	Priority	Responsibility
.11	6.2.1.3.5	Review District regulations including the zoning bylaw, subdivision and servicing development bylaw and Design Guidelines (Schedule O) to ensure that they will reasonably accommodate of increased density and height of buildings in the Downtown area.	<2	D
.12	6.2.1.3.2 .6, .8 and .9.	Review the zoning bylaw, and Design Guidelines (Schedule O) to ensure that they consider the impacts of increased height and densities have the appropriate requirements as to effectively mitigate the potential negative impacts of the impacts of this development on surrounding properties and can be integrated into the Downtown area.	<2	D
.13	6.2.1.3.1	Consider the implementation of a voluntary public art contribution for new developments.	>2	D, LO/D
.14	6.2.1.3.5	In preparing the Affordable Housing Strategy for the District of Summerland ensure that consideration is given to innovative approaches to infill and funding opportunities in the development of housing in the Downtown.	<2	D
.15	6.2.1.3.2	Explore with the school board and churches the opportunities to further animate their open space for safe community use (i.e. seating areas, tot lot, etc).	<2	D, S, LO/D
.16	6.2.1.3.5	Following the approval of an affordable housing strategy for Summerland, consider the designation of a Development Permit Area (with Development Permit Guidelines) for the residential areas in accordance with Section 919.1 (1) (e) of the <i>Local Government Act</i> for intensive residential development.	<2	D
.17	6.2.1.3.2 6.2.1.3.6	Explore community partnerships that will enable year round, active use of school playing fields including the installation of picnic areas, seating, and other passive activities (horseshoes, lawn bowling).	O/I	D, S
.18	6.2.1.3.6	Identify future park acquisitions to accommodate an increased population in the Downtown notably space catering to seniors and preschool children.	O/I	D
.19	6.2.1.3.4 6.2.1.3.6	Identify (and if necessary acquire) lands within the Downtown (along Main Street or with the Wharton Street Redevelopment/adjacent to Memorial Park) for a community focal point/gathering place (this may include the relocation of the cenotaph, seating, water feature, public art).	<2	D, LO/D
.20	6.2.1.3.4	Continue to maintain and enhance the aesthetic character and functionality of Downtown features, notably sidewalks, signage, banners, murals, landscaping and outdoor patios.	O/I	D, LO/D, S
.21	6.2.1.3.5	Understand the carrying capacity of the Downtown infrastructure to ensure that proposed development can be accommodated in the long term.	<2	D

## 6.2.2 LOWERTOWN

### BACKGROUND

Lower Town is a unique neighbourhood situated along Lake Okanagan, offering historical landmarks, community facilities, residential areas and parks. Lower Town comprised the first lands to be developed in Summerland as the waterfront that eventually became a community, business and transportation centre. The initial plan of Lower Town reflected the importance of early investors through the original street names of Shaughnessey, Robinson, Henderson, Kirchoffer and Latimer.

The foreshore of Okanagan Lake has continued to play an important role in the development of Summerland, as the business and transportation centre became home to recreational and social activity hubs including sailing and racquet clubs, camping, accommodation, fruit transportation facilities, several wharfs and a historic pier. Places special to the community include Peach Orchard Park, public waterfront access points, together with the connecting trails and “walkable” streets.

The Lower Town neighbourhood has a north-south orientation primarily paralleling the lakeshore situated east of Highway 97. The Lower Town study area comprises approximately 90 hectares and is identified in Schedule “L-1”. Vehicular access to Lower Town from the remainder of the Summerland community via Peach Orchard Road, Solly Road or Highway 97 (at Lakeshore Road South).

The intent of this section of the Official Community Plan to provide strategic planning directions for future development and ongoing enhancement of the Lower Town neighbourhood. The policies provide area and site-specific designations providing greater certainty for the community, stakeholders and landowners for the future of Lower Town. These directions shall be considered together with the related Official Community Plan goals, objectives, policies and implementation plan. This section includes policies, actions and development permit guidelines specific to Lower Town, developed in response to directions collected in an open and interactive community engagement process.



***“Summerland’s historical Lower Town successfully achieves a planned, balanced and cohesive community.”***

*(A vision direction developed by the Lower Town community working group)*

### 6.2.2.1 OBJECTIVES

Lower Town has transitioned during the past hundred years from Summerland’s first townsite and commercial/industrial port to the present day mix of residential, recreational, and community uses. Although no longer the central core of Summerland, Lower Town is a special area where the community and visitors live and enjoy the activities and sights within and around Okanagan Lake. The following objectives consider general directions for the Lower Town area:

1. Ensure that Lower Town will be comprised of varied and complementing land uses offering diverse activities and experiences for both the Summerland community and visitors.

- .2 Approve only developments that are compatible with the form and character of Lower Town and the Summerland community.
- .3 Protect the integrity of Lower Town's unique and compact residential neighbourhoods.
- .4 Consider only commercial uses in Lower Town shall complement and not detract from Summerland's downtown core.
- .5 Provide continuous and connected waterfront access throughout Lower Town with walkways, parks and open spaces.
- .6 Appreciate and enhance the importance of the Lower Town's waterfront, history and physical character.
- .7 Optimize view corridors of Okanagan Lake and the surrounding mountains.
- .8 Respect and preserve the environmental and natural qualities of Lower Town and adjacent lands.
- .9 Reduce the negative hazards created by the silt bluffs, as these works are paramount to the future development potential of Lower Town.
- .10 Ensure the Lower Town Strategic Plan will be consistent with policies contained in the OCP, notably as they consider Hazard Areas, Heritage and the Environment.
- .11 Maintain and expand Lower Town's pedestrian oriented area, where automobiles are accommodated but do not dominate the character and design of the special place.



**Lower Town Townsite**

that

### **6.2.2.3 POLICIES**

This sub-section considers the strategic directions for the following:

- Waterfront Parks and Open Spaces,
- Community, Social and Recreational Facilities;
- Future Development Areas; and
- Mobility and Connectivity.

The policies are further illustrated in Schedule "L-2" - *Lower Town Strategic Plan*.

#### **.1 Waterfront, Parks and Open Spaces**

Lower Town includes over 8.0 hectares of parkland. The majority of the parkland is within Peach Orchard Park following almost a kilometer of the lakeshore, providing amenities such as a boat launch, children's waterpark, playgrounds, a pier, and beaches. The southern end of Lower Town offers the 0.4 hectare Kinsmen Park.

The District has to date provided approximately 1.2 kilometers of waterfront walkways from Peach Orchard Park to the Summerland Waterfront Resort. The District has also acquired approximately 1.4 hectares of waterfront lands at the south end of the study area for a future park amenity.

The following policies consider the strategic directions for the Lower Town waterfront, parks and open spaces:

- i. Explore opportunities to increase the public access and parkland along the lake, including continuing parkland acquisitions at the south end of Lower Town.
- ii. Expand opportunities and activities available for the public “in and on” Lake Okanagan
- iii. Protect swimming areas from boat traffic.
- iv. Facilitate additional public boat docking facilities along the waterfront including consideration of a publicly accessible wharf.
- v. Improve and post access points of existing publicly owned waterfront properties.
- vi. Require a continuous and connected public waterfront walkway through new development and redevelopment proposals situated adjacent to the lakeshore.
- vii. Continue to support existing and future recreation activities along the waterfront.
- viii. Identify, protect and expand areas of environmental significance notably riparian areas.
- ix. Introduce public and semi public amenity areas and open spaces into existing and new developments.
- x. Maintain and expand the Centennial Trail and the other trail networks linking Lower Town to the remainder of Summerland.



**Peach Orchard Park**

## **.2 Community, Social and Recreational Facilities**

Lower Town is home to a number of established community, social and recreational facilities including the South Okanagan Sailing Association, the Summerland Lakeside Presbyterian Church, the Summerland Yacht Club, the Summerland Trout Hatchery, the Lakeshore Racquet Club, the Peach Orchard Campground, and the public boat launch. These publicly accessible places draw people all year from the surrounding region. These facilities are key to the vitality and sustained success of Lower Town.

The following policies consider the strategic directions for community, social and recreational facilities:

- i. Protect, support, and where feasible expand existing community, social and recreational facilities.
- ii. Support and enhance the historic, interpretive and educational value of the Summerland Trout Hatchery.
- iii. Encourage the development of additional public and private facilities that address the needs of both residents and visitors.
- iv. Recognize community amenities as vital to the vibrancy of Lower Town including facilities, waterfront access, parks, walkways and gathering spaces to facilitate social, recreational, arts, and cultural events and festivals.



**Summerland Trout Hatchery**

### **.3 Future Development Areas**

There is increasing interest in development along the foreshore of Okanagan Lake. Summerland and Lower Town are being discovered as desirable locations for residential and tourist accommodation, notably on larger (formerly industrial) parcels and the renovation or demolition of smaller residential homes. Lower Town offers established, primarily single family neighbourhoods as well as areas with development potential including the lands surrounding the wharf and the former Cannery site, the Lakeshore neighbourhood and the Shaughnessey Springs parcel. The potential development areas have been identified in Schedule “L-3” as the *Lower Town Waterfront, Lakeshore South* and *Shaughnessey Springs*.



**Waterfront Walkway / Development**

The following policies consider the strategic direction for future development areas:

- i. Provide a vibrant, mixed use and attractive waterfront and streetscape for the *Lower Town Waterfront*, permitting higher densities at the appropriate massing and height as not to detract from the small town character of Lower Town.
- ii. The redevelopment of the lands on the east side of Lakeshore Road within *Lower Town Waterfront*, should focus on local convenience and tourism related commercial uses, supported by commercial accommodation. It is recognized that the centre of the Lower Town Waterfront is the ‘Lurtz Property’ legally known as Lot 1, District Lot 455 and District Lot 5085, Plan 5896 and therefore in addition to the commercial uses the

redevelopment of the property can also include residential housing units above the main floor.

- iii. The redevelopment of the lands on the west side of Lakeshore Road within *Lower Town Waterfront* also shall permit residential housing supported by local convenience uses. Commercial uses shall only be permitted where the business has direct frontage onto Lakeshore Road.
- iv. The highest priority for development in Lower Town are projects that include the remediation and stabilization of the hazardous lands due to the silt bluffs, notably along the west side of Lakeshore Drive subject to geotechnical, safety, character, height and visual impact considerations.
- v. Centralize higher development densities in the *Lower Town Waterfront*, to ensure that commercial and service uses are within a comfortable walking distance to accommodation and parking.
- vi. Ensure an appropriate scale for new development in the *Lower Town Waterfront* should maximize public access and step building heights down where adjacent to Lakeshore Road and the shoreline.
- vii. Encourage new developments proposed in the *Lower Town Waterfront* to include complementing community and/or tourist related amenities welcoming residents and tourists alike.
- viii. Encourage new developments in the *Lower Town Waterfront* to greet visitors from the lake, providing docking and mooring opportunities for public boats, and accommodating a continuous waterfront walkway.
- ix. Optimize views, publicly oriented uses and access along the shoreline, reinforced by appropriate signage/wayfaring landmarks identifiable for residents and visitors.
- x. Consider the opportunities for existing community, social and recreational facilities to be sustained and enhanced during the review and consideration of development applications in the *Lower Town Waterfront* or *Lakeshore South*.
- xi. Encourage the retention and enhancement of the unique historic and character buildings particularly in the *Lakeshore South* and along the west side of Lakeshore Road within the *Lower Town Waterfront*. If historic or character buildings need to be removed due to geotechnical hazards it is preferred that they be relocated rather than demolished.
- xii. Explore the opportunities for additional residential development on the *Shaughnessey Springs* properties, encouraging increased residential densities, for lands not within the Agricultural Land Reserve. New development must be sensitive to surrounding character of the neighbourhood, hazardous conditions, safe access and address the need for affordable and/or seniors housing.



**Lakeshore South Character Home**

## 4 Mobility and Connectivity

The topography of Lower Town provides both advantages and challenges to the connectivity within the neighbourhood and to the remainder of Summerland. The level shoreline and the linear nature of Lakeshore Road provide excellent vehicular and pedestrian access to the lake and other amenities. Alternatively, the significant grade change, the barrier of the controlled access highway and the distance to downtown (2 km) limit the ease of access to the Lower Town neighbourhood.

The Centennial Trail has enhanced the pedestrian and bicycle access, although the terrain is challenging and in some instances conflicts with vehicular traffic. The District has also provided approximately 1.2 km of trail/sidewalk along the waterfront and Lakeshore Drive for the community's leisurely enjoyment of the waterfront and parks. There are several parking areas within Peach Orchard Park, while there is no public transit accessing the area. There are limited opportunities for public use boaters to dock along the Summerland waterfront.



**Water Park**

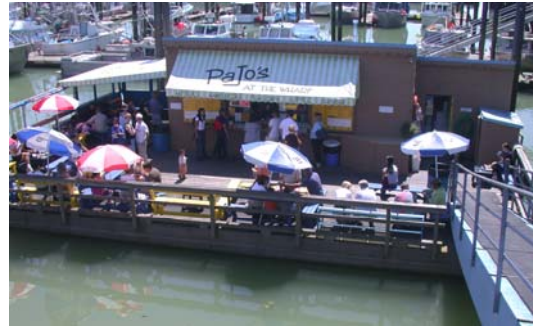
The following policies consider the strategic directions for mobility and connectivity to and from Lower Town:

- i. Continue to require the public waterfront walkway or boardwalk along the shoreline connecting south to Trout Creek and north to Crescent Beach. The waterfront walkway will continue to be pedestrian oriented connecting the lakeshore activities and amenities and accommodating passive recreational uses.
- ii. Complete safe, easily recognizable, and shared use trail and sidewalk connections between downtown Summerland and Lower Town, notably the connections along or adjacent to Peach Orchard and Solly Roads. Provide pedestrian connections to existing trail and sidewalk networks adjacent to Lower Town. Encourage community stewardship in the maintenance and enhancement of the trails.
- iii. Cycling is a primary mode of travel throughout Lower Town and should be accommodated as not to conflict with motorized vehicles and pedestrians.
- iv. Develop a Lower Town mobility strategy to consider alternative transportation options and enforcement to improve the connectivity to and from the area.
- v. Work towards enhancing existing and constructing new waterfront walkways to provide universal access for wheelchairs and other physical challenges.
- vi. Increase public boat access opportunities along the waterfront including consideration of a publicly accessible wharf improving accessibility from Lake Okanagan to



Summerland. Consider alternative transportation options for visitors arriving to Lower Town by boat.

- vii. Improve the community awareness of existing public access points to the waterfront.
- viii. Explore alternative approaches to meet average summer parking needs for the Lower Town waterfront while not compromising the aesthetic or pedestrian oriented character of the area.
- ix. Increase surface parking opportunities at the south entrance, near or adjacent to public parks, the sailing club and access point and investigate the possibility of using lands designated as hazardous for parking use only if the District deems the temporary use not to be a public safety issue.
- x. Introduce traffic pattern refinements that improve the safety, but not the speed of vehicular travel along Lakeshore Road.
- xi. Enhance the gateway elements of the southern access of Lower Town from Highway 97 and Peach Orchard Road through signage and landmarks.
- xii. Develop a signage (orientation and interpretation program) following a common theme connecting key locations throughout Lower Town.
- xiii. The expansion or realignment of roadways for the purposes of accommodating vehicular movement should not negatively impact community parks and facilities.



#### 6.2.2.4 IMPLEMENTATION

The following action items further direct the fulfillment of the Lower Town Strategic Plan. They are referenced to the corresponding objective and policies, together with the priority and responsibility that are needed to achieve the preferred directions. The remaining objectives and policies are addressed in the Development Permit Guidelines.

<b>Priority References</b>	<b>Responsibility Reference</b>
O/I = Ongoing/Immediately	D = District
<2 = Less than 2 years	S = Stakeholder Interests and Community Groups
>2 = More than 2 years	LO/D = Land Owners/Developers
	C = Community Involvement

#	Obj./ Policy	Actions	Priority	Responsibility
.1	6.2.2.2	Amend the District of Summerland's zoning bylaw, related policies and guidelines to be consistent with the Lower Town Strategic Plan.	O/I	D, C
.2	6.2.2.2	In the pre-application stage of a development proposal, ensure that proponents are provided the Lower Town Strategic Plan for incorporation of the strategic directions in the development proposal.	O/I	D, LO/D
.3	6.2.2.2	Encourage representation of Lower Town residents on the Advisory Planning Commission (provided a seat is available and the required APC selection process has been followed) to participate in the pre-application and review of major development applications for the Lower Town Waterfront.	O/I	D
.4	6.2.2.2	Encourage landowners and developers, prior to submitting major development applications, first present the project in a community meeting prior to the preparation of implementing bylaws and the statutory review process.	O/I	LO/D
.5	6.2.2.3	Encourage developers to initiate a process to identify the appropriate programming and amount of retail and service uses for the needs of both residents and visitors.	O/I	LO/D, C
.6	6.2.2.1	Negotiate with the Yacht Club the opportunity to provide public access to the wharf.	<2	D, S
.7	6.2.2.1	Continue to acquire additional waterfront properties through land dedications and, where feasible, purchase from private owners and the province.	<2	D, LO/D
.8	6.2.2.1	Install "recognizable" signage at the public waterfront access points. Continue to ensure that publicly owned lands are retained for community use only.	O/I	D
.9	6.2.2.2	Continue and Enhance partnerships with community and recreational groups in Lower Town, promoting the sustained health of their activities, services and facilities.	O/I	D, S
.10	6.2.2.3	Review the Zoning Bylaw for Lakeshore South to determine if the regulations will retain the historic character and scale of the neighbourhood.	<2	D, S, C
.11	6.2.2.3	Prepare the Lower Town Design Guidelines for the Lower Town Waterfront, considering building massing, architectural character, landscaping standards, streetscapes, waterfront areas, public spaces, walkways and service areas.	<2	D, LO/D
.12	6.2.2.3	Designate the Shaughnessey Springs area a development permit area for multifamily medium density development	>2	D, LO/D
.13	6.2.2.3	Further investigate the funding opportunities to facilitate the preservation, protection of recognized heritage properties (i.e. the Presbyterian Church).	<2	D, S
.14	6.2.2.4	Include Lower Town in the District's proposed Master Transportation Plan to advocate and give priority to pedestrians and cyclists rather than the single occupancy vehicle. The Master Transportation Plan should establish trail and sidewalk connections, consider transit service and facilities, parking areas, and parking management.	<2	D, S

	Obj./ Policy	Actions	Priority	Responsibility
.15	6.2.2.4	Following the completion of the Master Transportation Plan, extend the Lakeshore Road street plan identifying areas for surface and on street parking, road safety improvements, streetscape design standards and a signage program.	<2	D, LO/D
.16	6.2.2.2	Continue to host public events and festivals in Lower Town considering public private partnerships, showcasing art, culture, environment and recreation.	O/I	D, S
.17	6.2.2.2	Explore opportunities to eliminate the noxious smell from the sanitary outlet near the boat launch.	<2	D
.18	6.2.2.4	Design and implement a “walkable” streets program that considers road striping, signage and widening to make pedestrian movements through neighbourhoods safer.	>2	D
.19	6.2.2.4	Enhance walkway connections to adjacent trails or amenities (such as the Bird Sanctuary, Crescent Beach and Trout Creek).	>2	D, S
.20	6.2.2.4	Identify and secure a safe pedestrian access from Lower Town to downtown via Peach Orchard and Solly Road.	>2	D, C

## 7.0 DEVELOPMENT PERMIT AREAS

### **BYLAW 2000-406 ADDED THE FOLLOWING SECTION (JUNE 28, 2010)**

#### **7.01 DEVELOPMENT APPROVAL INFORMATION AREAS**

##### **7.01.1 Category**

Section 920.01(1), an Official Community Plan may do one or more of the following:

- specify circumstances in which development approval information may be required under that section;
- designate areas for which development approval information may be required under that section; and/or
- designate areas for which, in specified circumstances, development approval information may be required under that section.

##### **7.01.2 Area**

The District may require information for those areas where applicants are pursuing an amendment of the Zoning Bylaw, OCP Bylaw, a Development Permit, a Development Variance Permit, or a temporary commercial or industrial permit.

##### **7.01.3 Justification**

The collection of specific development approval information is necessary while considering development to ensure the District is provided with complete information to properly assess and mitigate anticipated community impact of the proposed activity or development. The information requested can include (but is not limited to) the following matters:

- transportation patterns including traffic flow;
- local infrastructure;
- public facilities including schools and parks;
- community services; and
- the natural environment of the area affected.

##### **7.01.4 Requirements and Procedures**

1. Council delegates the Director of Development Services the power, duty and function to require development approval information.
2. The District shall determine whether and to what extent development approval information will be required.
3. Where development approval information is required, the information shall be provided by the applicant, at the applicant's cost, in the form of a report to the District prepared by the appropriate professional.

#### **7.1 DOWNTOWN DEVELOPMENT PERMIT AREA**

### **BYLAW 2000-421 REPLACED THE FOLLOWING SECTIONS (7.1.1 Category; 7.1.2 Area; 7.1.3 Justification and 7.1.4 Guidelines) (DECEMBER 13, 2010)**

##### **7.1.1 Category**

The Downtown Development Permit Area is designated pursuant to Section 919.1(1)(d) of the Local Government Act for the purpose of revitalization of an area

in which a commercial uses are permitted, and pursuant to 919.1(1)(f) to establish objectives for the form and character of commercial development.

#### **7.1.2 Area**

The lands identified in Schedule “K-3” are the Downtown Development Permit Area.

#### **7.1.3 Justification**

The Downtown Core is the commercial and cultural heart of Summerland. It is a gathering space for residents and visitors of all ages that is attractive, clean, safe and inviting. The Downtown Core respects and reflects our history, our diverse culture, and our natural surroundings. In order to encourage quality development in the downtown that is mindful of Summerland’s past, encourages creative and sustainable development, invigorates the community, and enhances the enjoyment of Summerland for visitors, and residents alike, the following development permit guidelines were created. The Downtown Core has been designated as a revitalization area and is intended to recognize and enhance the uniqueness of Downtown in its ongoing intensification.

#### **7.1.4 Guidelines**

Require new construction and renovation to develop in accordance with the Downtown Development Permit Area Design Guidelines (Schedule O).

#### **7.1.5 Delegated Authority**

District Council is the approving authority for Downtown Development Permits. Notwithstanding, the Director of Development Services or his designate is the approving authority for signage, exterior colour changes, and exterior renovations up to \$50,000 in construction value.

### **7.2 LOWER TOWN DEVELOPMENT PERMIT AREA**

#### **7.2.1 Category**

The following provides the location and the guidelines for the Lower Town Development Permit Areas. The categories and justification of the designations have been provided in the previous sections of the Lower Town Strategic Plan.

#### **7.2.2 Area**

The lands identified in Schedule “L-3” as *Lower Town Waterfront*.

#### **7.2.3 Justification**

Lower Town is designated in part a Development Permit Area in accordance with Section 919.1 of the Local Government Act considering the following designations:

- a) Protection of development from hazardous conditions;

- b) Protection of the natural environment, its ecosystem and biological diversity; and
- c) Establishment of objectives for the form and character of commercial, and multiple family residential development.

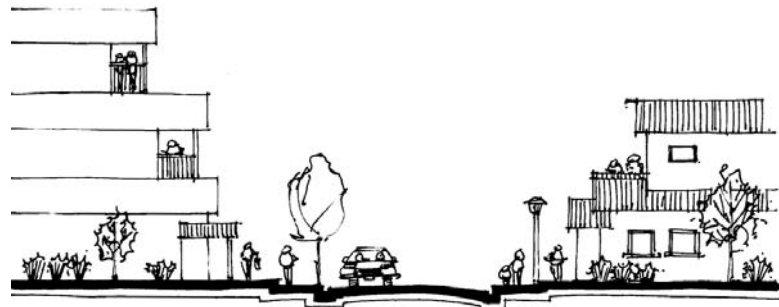
The Development Permit Guidelines for High Hazard Areas are contained within the Official Community Plan and shall be referred to in the consideration of designated hazardous lands in the Lower Town Area.

The *Lower Town Waterfront* has been designated for the protection of the natural environment and for the form and character of commercial and multiple family residential development. The Development Permit designation is intended to recognize the uniqueness of Lower Town in its future redevelopment and enhancement. The *Lower Town Waterfront* lands are intended to become the focal point of the area recognizing the unique location, physical and historical characteristics, notably:

- the proximity to the waterfront and minimizing the impacts on the riparian features, notably the shoreline and watercourses;
- the high hazard classification of the surrounding silt bluffs;
- the history of the lands, as the early settlement of Summerland and the existing industrial remnants of the cannery operations;
- the need to protect the existing human-scale and small town character of Summerland and the Lower Town area; and
- to ensure that new development is both pedestrian and waterfront oriented.

**7.2.4 Guidelines**

- .1 Developments must enhance the natural waterfront setting. Significant physical changes to the existing shoreline must enhance and improve riparian areas.
- .2 Where physical alterations including wharfs, and jetties are proposed, an environmental impact assessment shall be completed for review and approval of applicable local, provincial and federal agencies.
- .3 Developments shall provide continuous public access to the shoreline through the dedication of lands or a right of way for a connected public walkway. The walkway should provide universal access.
- .4 The waterfront walkway should provide areas of interest such as viewpoints, informal gathering places, public art, seating, boardwalks and docks.
- .5 Lake activities should be animated introducing increased commercial or public opportunities for recreational activities along the shoreline including rental concessions, tours and swimming areas.
- .6 Development should include



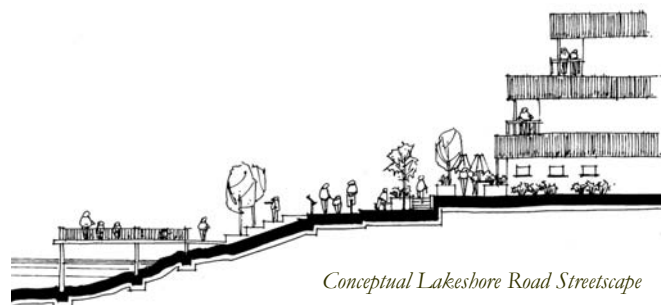
additional public docking and mooring facilities. Private docking should be consolidated and maintain public access across and around the foreshore.

- .7 A site specific geotechnical and environmental review is required to determine the feasibility of developing lands on the west side of Lakeshore Road, within and adjacent to High Hazard Area. Developments adjacent to the silt bluffs shall recognize the stability problems associated with these features. A complete assessment of soil capabilities certified by a geotechnical engineering firm shall be provided prior to the issuance of a Development Permit for lands located in the District's established High Hazard (Red Zone).
- .8 The historic signage program for Lower Town should be consistent with the Lower Town Building Design Guidelines.
- .9 Developments should ensure that public and semi-private spaces are attractive and welcoming to the waterfront walkway and street, and may include gathering areas, public squares, roof top patios and balconies.
- .10 Building heights shall be limited to a maximum of 3 storeys stepping down to all four elevations including the waterfront, street edge and side yard setbacks, permitting breaks in the building massing for visual access to the waters edge. Building massing should be varied whereby the structures will not create a wall or barrier for access or views to the lake, while also respecting the human-scale of Lakeshore Road.

Notwithstanding, Schedule "L-3" identifies certain properties where the maximum heights may only be considered if it is determined by the District through a zoning amendment that they will:

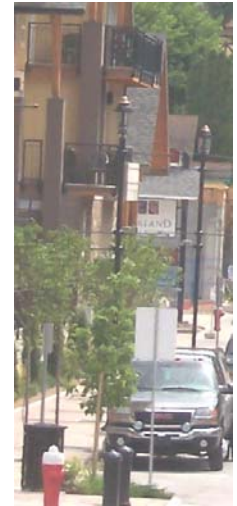
- enable a more attractive and vibrant waterfront hub; and/or
- contribute to the stabilization of the silt bluffs, through terracing that follows the profile of the natural terrain.

In particular, increased building heights are intended to provide an enhanced site design and therefore will be subject to detailed review of possible impacts to the area and surrounding properties through the review of proposed site and building profiles, view corridors, shadow studies, parking impacts and pedestrian/automobile circulation. As with any zoning amendment, the height issue shall be reviewed by the community at a statutory public hearing.



*Conceptual Lakeshore Road Streetscape*

- .11 The *Lower Town Waterfront* shall be the focal point of the Lower Town Area. As to ensure the necessary critical building mass and density is developed, a maximum height of seven stories with a maximum floor area ratio of 1.5 may be approved by the District through a zoning amendment provided that the increased height/density will fulfill the goals, objectives and policies of the OCP, particularly the directions of the Lower Town Strategic Plan. The review of development proposals shall consider and address the potential impacts of increased height/density including parking, sun and shadow impacts, view corridors, and other off-site impacts. The increased height and density shall also be consistent with the applicable Development Permit Guidelines.
- .12 Developments abutting the shoreline shall consider the visual appearance along the waterfront and the Lakeshore Road street façade.
- .13 Publicly oriented commercial uses fronting either the street or the waterfront, and shall be constructed at “build-to” setback requirements as to ensure vitality and animation along Lakeshore Road. Waterfront commercial uses should have a direct relationship with the shoreline location, activating the area with commercial uses such as equipment rentals, restaurants and pubs.
- .14 On the east side of Lakeshore Road commercial uses and amenity space accessible to the general public shall occupy the entire ground floor while accommodation or residential uses may occupy all other areas. In addition to s. 7.2.4.3 convenience commercial uses on the west side of Lakeshore Road commercial uses and amenity space accessible to the general public shall only occupy the ground floor of the space that fronts Lakeshore Road while accommodation and/or residential housing units may occupy all other areas. The design and orientation of the development to the street and public spaces should be outwardly attractive providing interest through architectural and landscaping features.
- .15 Parking areas and loading areas should be situated below grade or screened from the street and waterfront, not interfering with pedestrian and vehicular movements along Lakeshore Road.
- .16 Lot consolidation should be considered with new developments within the *Lower Town Waterfront* in order to provide efficiencies and coordinated design of amenities, parking and open spaces. The development should be designed in a manner where building massing is broken up to establish a human scale and create an attractive appearance, while complementing and reinforcing the character of Lower Town.
- .17 The architectural qualities of development should draw on the historic character of the Lower Town area and the Okanagan region.



- .18 Developments shall provide views and consider the visual impact and access from Lakeshore South through to the waterfront.
- .19 Opportunities should be provided to preserve and appreciate the ecological and recreational qualities of the shoreline.
- .20 The landscaping, street furniture and lighting themes introduced by the District and the Summerland Resort should be continued and enhanced.
- .21 Consideration should be given in the building design to shared use of commercial and community facilities whereby peak summer seasons may accommodate tourist functions, while in the off-season the same storefronts could accommodate community activities.
- .22 Public open spaces and the continuous waterfront walkway should be coordinated with adjacent properties to maximize the opportunity of the amenities.
- .23 The minimum right-of-way for the waterfront trail should be a minimum of 4.0 metres. A minimum sidewalk width of 2 metres is required along Lakeshore Road.

### **7.3 TROUT CREEK DEVELOPMENT PERMIT AREA**

#### **7.3.1 Category**

Commercially zoned lands located adjacent to Highway #97 in the Trout Creek area are designated under Section 919.1(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of commercial development.

#### **7.3.2 Area**

The designated area is shown on Schedule "M".

#### **7.3.3 Justification**

The Trout Creek area acts as the southern gateway into Summerland. As such, maintaining a character of commercial buildings that compliments Trout Creek's function as a neighbourhood service centre, agriculture and residential community is extremely critical.

#### **7.3.4 Guidelines**

Development Permits issued in this area shall be in accordance with the following guidelines:

- .1 The design of buildings should compliment and enhance the visual character of the area.

- .2 A minimum 4.5-metre-wide landscape buffer strip shall be maintained along Highway #97. Exceptions would require approval from the Ministry of Transportation.
- .3 Access to any property along the highway is subject to the approval of the Ministry of Transportation. Generally, the Ministry discourages direct property access to Highway #97 except at major defined intersections, for operational and safety reasons. Rights-of-way must be identified and protected.
- .4 All building structures and parking areas shall be sited to provide a minimum 5.0 metre-wide landscaped buffer strip when abutting non-commercial zoned lands. The total amount of on-site parking must comply with the District's Zoning Bylaw as well as Ministry of Transportation minimum requirements.
- .5 The location and massing of buildings should be designed in a manner that obstruction of publicly established view corridors is minimized. Building heights will be limited to two storeys.
- .6 Tourist Commercial accommodation will be encouraged to create landscaped focal points and features, which can be used by guests for outdoor recreation and leisure.
- .7 Outdoor storage facilities of any kind will not be permitted.
- .8 Signage should be coordinated with the design of the building and site in terms of location, scale, materials, finishes and colours. Freestanding signs should be surrounded by intensive decorative landscaping and be mounted on a heavy stone and/or timber base.

#### **7.3.5 Development Permit Approval**

District Council is the approving authority for the Trout Creek Development Permit Area Guidelines.

### **7.4 MULTIPLE FAMILY DEVELOPMENT PERMIT AREA**

#### **7.4.1 Category**

The Multiple Family Development Permit Area is designated under Section 919.1(1)(f) of the *Local Government Act* for the establishment of objectives for the form and character of multi-family residential development.

#### **7.4.2 Area**

All sites with, or ultimately rezoned to permit, multiple family residential uses (medium and high density), are part of this Development Permit area.

#### **7.4.3 Justification**

Most multiple family developments are located adjacent, or in close proximity to, collector or arterial roads. They are generally in older areas that are experiencing redevelopment from a lower density to a higher density residential form or within neighbourhood planning areas (North Prairie Valley). In some cases, they are located within, or directly adjacent to, established and stable lower density neighbourhoods. The impacts of the increased densities combined with the resulting larger bulk and massing, can cause a significant visual impact on the surrounding area.

Good design and distributing vehicular and pedestrian connections can help ensure that the development is agreeably integrated into the area.

The objective of this designation is to ensure that multiple family developments are attractive and compatible with their respective surroundings by maintaining control over specific elements of the design. In particular, developments will be required to provide adequate landscaping, outdoor recreation/leisure spaces and sufficient building setbacks, which may be directly proportional to building height and surrounding uses.

#### **7.4.4 Guidelines**

Development Permits issued in this area shall be in accordance with the following guidelines:

##### **.1 Site Design**

- i. The form, siting and character of development should take into account established adjacent development and shall, where appropriate, provide screening or a landscape buffer to lessen impact on adjacent lands.
- ii. Buildings should be integrated with and sited to preserve, where possible, appropriate existing significant natural features, trees, and natural vegetation.
- iii. Buildings should follow the existing topography and be sited to lessen the visual impact upon surrounding properties. Where necessary, re-grading plans should provide for a smooth transition between the subject lands and adjacent developments.
- iv. Private pedestrian paths for the development's residents should be incorporated into the site design to provide easy access to adjacent streets, trails, and public parks.
- v. Where possible, buildings should be sited to maximize energy-efficiently through passive solar gain.
- vi. Encourage in the design of the building, where feasible, alternative energy sources.

- vii. Outdoor amenity areas must be provided on-site which are designed, and have an appropriate size, for the occupants of the building. This space shall be provided immediately adjacent to, or with direct access to, the building(s) it is to serve. Anticipated timing of constructing the amenity areas must also be identified.

## **.2 Building Design**

- i. The location and development of medium and high density row housing units and low-rise apartment units shall be in keeping with adjacent development, and buildings shall be architecturally designed to form an integrated development.
- ii. Buildings should be clustered within each parcel of development to encourage variety and formation of neighbourhood enclaves.
- iii. Building and roof forms should compliment the surrounding terrain and views to and from the site should be taken in consideration in the design.
- iv. Exterior building design shall reflect the character and building materials of the neighbourhood in which it is located.
- v. The building's main front entrance should be clearly visible and accessible from the street. Garages should be deemphasized visually.
- vi. Larger buildings should be divided into smaller masses by breaking up the building's footprint, off-setting walls, shifting roof lines to vary height and articulating building elevations. Monolithic structures and long expanses of straight walls must be avoided.
- vii. Developments comprised of a number of buildings should avoid duplicate, mirror-image designs.

## **.3 Parking/Access**

- i. Where possible, row housing units and apartment housing should front onto the street. Where not possible, building design shall provide features such as covered porches, gables, and articulated building walls to improve the visual attractiveness of the units from the street.
- ii. Parking areas should be located in the least visible area of the site, screened from public view or preferably enclosed or located below ground where possible.
- iii. In addition to technical requirements such as traffic site distances and efficient circulation patterns, large parking areas should be divided into smaller cells by means of landscaped strips or islands. Vehicular movements must also complement pedestrian corridors and recreation/park areas. The planting of shade trees will be encouraged.

- iv. On-site parking shall adequately address the issues of access, landscaping, screening, and public safety so as to maintain a high quality pedestrian experience.
- v. Fences and walls along the public street frontage should not create an unattractive barrier. They should be (a) no more than 10 m long without a break or jog, and (b) of high quality wood, masonry, or wrought iron along the public right of way.
- vi. Adequate access to, and egress from, individual parking spaces and overall on-site circulation must be provided.

#### **.4 Screening, Landscaping and Lighting**

- i. Landscaping is to be provided to add visual interest to open spaces and blank walls, soften dominant building mass, a pedestrian scale, provide definition of walkways, provide a consistent visual image between adjacent properties along the streetscape, screen unsightly areas such as garbage/recycling and storage areas, provide protection from excessive wind and sun and to stabilize steep embankments.
- ii. The development, including its surface parking areas, shall be landscaped in order to soften its visual impact from adjoining streets and abutting neighbours.
- iii. Existing trees should be maintained and enhanced by additional plantings wherever possible.
- iv. The use of retaining walls over 2.5 m in height should be avoided. When necessary, retaining walls should be consistent in materials and quality to that of the building and adjacent properties.
- v. Native plant species should be used where possible in site landscaping, in combination with target irrigation so as to minimize water usage.
- vi. The site design should include landscaping/screening in the following areas:
  - around outdoor storage areas, waste containers, mechanical equipment and other service areas;
  - required or provided yard areas not used for on-site parking or other smaller ancillary uses;
  - specified outdoor amenity areas.
- vii. Species of vegetation chosen should, and watering systems must, reflect the need for water conservation and appearance during both the summer and winter.
- viii. The required landscape components should be designed as part of a comprehensive landscape plan that compliments and enhances the building and surrounding land uses.

- ix. Developments abutting agricultural lands must reflect the need to adequately buffer the future residents/tenants from possible spray drift and noise. Building orientation and additional setbacks should be considered to minimize this problem.
- x. Lighting should be kept to the minimum necessary for pedestrian safety and visibility. Lighting fixtures should be carefully chosen to focus the light on the intended area or purpose, and avoid light pollution onto neighbouring properties and streets.

#### **.5 Signage**

- i. Signs should be coordinated with the design of the building and site in terms of location, scale, materials, finishes and colours.
- ii. Freestanding signs should be generally constructed to a low level and positioned in a manner that identifies not only the building but also the main vehicular entrance to the development. Intensive decorative landscaping should be planted around the sign base.

#### **7.4.5 Exemptions**

- .1 The Development Permit Guideline under s. 7.4.4.1 (vii) shall not apply to the Summerland Hills Neighbourhood Plan area.
- .2 The following forms of development and/or applications are exempt from the Multiple Family Development Permit Area requirement:
  - i. Subdivision;
  - ii. Building additions of 40m<sup>2</sup> or less that do not require soil retaining structures;
  - iii. Protective fencing required by District or senior government agencies;
  - iv. Emergency works, including tree cutting, necessary to remove an immediate danger or hazard;
  - v. Minor site clearing necessary to undertake topographic and similar surveys which aid site and servicing planning work;
  - vi. Buildings which have been destroyed by fire or natural disaster providing the massing, siting, and general appearance of the building is the same as existed prior to its destruction and the use conforms to the Zoning Bylaw; and,
  - vii. Developments entirely consisting of single detached housing.

#### 7.4.5 Development Permit Approval

District Council is the approving authority for Multiple Family Development Permit Area Guidelines.

### **BYLAW 2000-406 AMENDED THE TITLE OF SECTION 7.5 TO READ AS FOLLOWS (JUNE 28, 2010)**

#### **7.5 WATERCOURSE DEVELOPMENT PERMIT AREAS**

### **BYLAW 2000-446 AMENDED THE TITLE OF SECTION 7.5 TO READ AS FOLLOWS (AUGUST 22, 2011)**

#### **7.5 WATERCOURSE DEVELOPMENT PERMIT AREA**

##### 7.5.1 Category

**BYLAW 2000-406 REMOVED THE FIRST SENTENCE AND REPLACED IT WITH THE FOLLOWING (JUNE 28, 2010)**

**BYLAW 2000-446 REMOVED THE LAST SENTENCE AND REPLACED IT WITH THE FOLLOWING (AUGUST 22, 2011)**

The Watercourse Development Permit Area (WDPA) is designated in accordance with Section 919.1(1)(a) of the *Local Government Act* for the purposes of protection of the natural environment, its ecosystems and biological diversity. Unless specifically exempt in s. 7.5.5, no site alteration is allowed without a Development Permit.

**BYLAW 2000-446 REPLACED THE FOLLOWING SECTION 7.5.2 AREA (AUGUST 22, 2011)**

##### 7.5.2 Area

The Watercourse Development Permit Areas are applicable to all known rivers, streams, lakes, and wetlands as shown on Schedule "E".

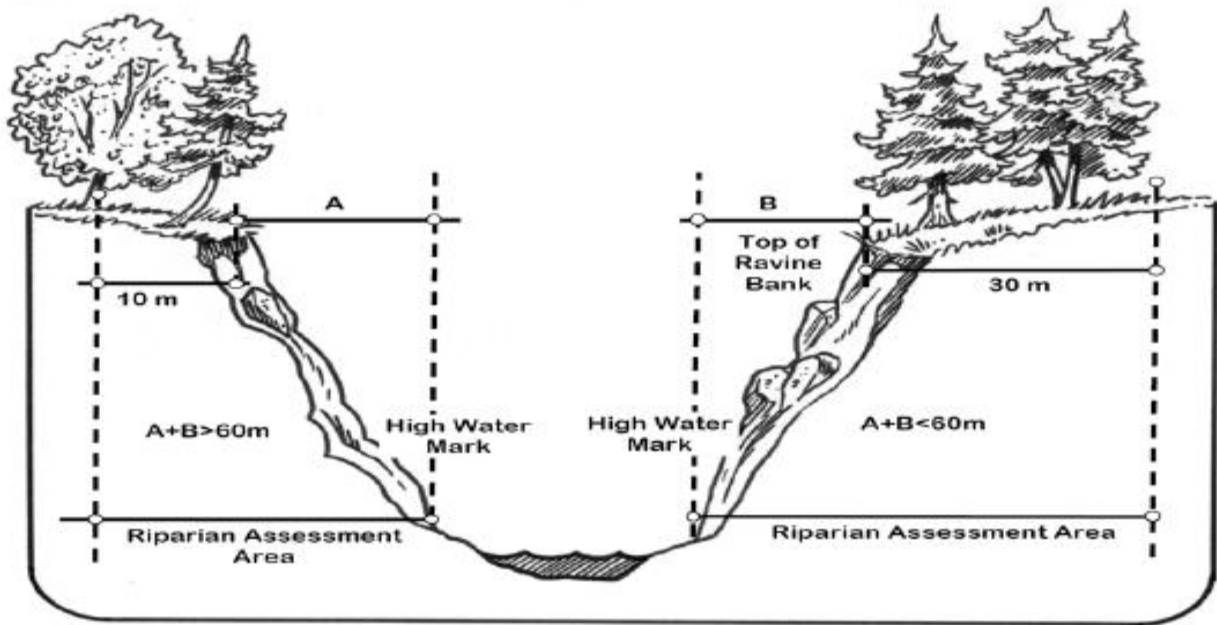
The area on Schedule "E" is intended to include the following Riparian Assessment Areas within and adjacent to all streams, which by definition includes wetlands and lakes:

- i. for a stream, 30 metres both sides of the stream measured from the high water mark;
- ii. for a ravine less than 60 metres wide on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank; and,
- iii. for a ravine 60 metres wide or greater on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank.

*Qualified Environmental Professional (QEP): an applied scientist or technologist, acting alone or together with another qualified environmental professional, if*

- a) The individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;*
- b) The individual's area of expertise is recognized in the PAN Environmental Review Process and Assessment Report terms of reference as one that is acceptable for the purpose of providing all or part of an assessment report in respect of the particular development proposal that is being assessed; and*
- c) The individual is acting within that individual's area of expertise.*

Source: BC Riparian Areas Regulation



**BYLAW 2000-446 REPLACED THE FOLLOWING SECTION 7.5.3 JUSTIFICATION WITH THE FOLLOWING (AUGUST 22, 2011):**

### 7.5.3 Justification

The primary objective of this Development Permit Area designation is to protect riparian areas and ensure any development meets the regulatory requirements of the *Fish Protection Act* and the BC Riparian Areas Regulation (RAR).

**BYLAW 2000-446 REPLACED THE FOLLOWING SECTION 7.5.4 GUIDELINES WITH THE FOLLOWING (AUGUST 22, 2011):**

### 7.5.4 Guidelines

An assessment report must be submitted to the District in respect of the proposed development by a Qualified Environmental Professional (QEP) in accordance with the requirements of the Riparian Areas Regulation under the *Fish Protection Act*. Development must be in accordance with the findings of the assessment report. Before the QEP files their assessment report with the Ministry of Environment (MOE), they shall first submit their completed assessment report to the District for the following specific purposes:

- i. To enable the District to identify any concerns with the assessment which it may bring to the attention of MOE; and

- ii. To enable the District to confirm its support for any required Department of Fisheries (DFO) authorization of a HADD resulting from a development proposal, and for any associated compensatory measures required of the applicant.

The District may request the property owner place a conservation or restrictive covenant on the property to ensure the conditions of the permit are maintained.

**BYLAW 2000-446 REPLACED THE FOLLOWING SECTION 7.5.5 EXEMPTIONS WITH THE FOLLOWING (AUGUST 22, 2011):**

**7.5.5 Exemptions**

The following forms of development and/or applications are exempt from these Watercourse Development Permit Area requirements:

- i. Actions or activities performed by Provincial or District staff or their contractors to prevent, control, or reduce flooding, erosion or other immediate threats to life or property;
- ii. Any farm use as defined under the *Agriculture Land Commission Act* for lands within the Agricultural Land Reserve (ALR);
- iii. Maintenance of existing infrastructure by Provincial or District staff or their contractors; and
- iv. Renovations, repairs, or maintenance to existing buildings within the same footprint that are protected by Section 911 of *the Local Government Act*.

**BYLAW 2000-446 ADDED THE FOLLOWING SECTION 7.5.6 Bonding and Environmental Monitoring and re-numbered Section 7.5.6 Development Permit Approval to 7.5.7 (AUGUST 22, 2011)**

**7.5.6 Bonding and Environmental Monitoring**

Development Permits may include requirements for environmental monitoring where environmentally sensitive areas must be protected, remediation must be completed or where construction requires environmental controls. Environmental monitoring reports, when required, must be prepared by the QEP.

The District may require bonding as a condition of development permit approval, that can be applied to correct a situation where:

- i. A condition in a permit respecting landscaping has not been satisfied,
- ii. An unsafe condition has resulted as a consequence of contravention of a condition of a permit, or
- iii. Damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.

Bonding shall be based on the estimated cost of any environmental controls, remediation works, and landscaping as determined by a QEP and accepted by the District of Summerland.

The bond shall be returned when the District has been notified, in writing, by a QEP and District staff are satisfied that the conditions of the development permit have been met. This is to confirm that any remedial works, such as successful plant establishment, have been successful.

#### **7.5.7 Development Permit Approval**

The Director of Development Services is the approving authority for the Watercourse Development Permit Area Guidelines.

### **BYLAW 2000-406 DELETED SECTION 7.6 IN ITS ENTIRETY AND REPLACED IT WITH THE FOLLOWING (JUNE 28, 2010)**

#### **7.6 ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREA**

##### **7.6.1 Category**

The Environmentally Sensitive Development Permit Area (ESDPA) is designated in accordance with Section 919.1(1)(a) of the Local Government Act for the purpose of protecting the natural environment, its ecosystems and biological diversity. A landowner must obtain a development permit for land in an ESDPA before:

- land within the area is subdivided;
- construction of, addition to or alteration of a building or other structure is started; or
- the land is altered.

##### **7.6.2 Area**

The Environmentally Sensitive Development Permit Area shown on Schedule “P” is derived from sensitive ecosystem mapping based on provincial standards. These sensitive ecosystems include, but are not limited to: grasslands, shrub-steppe, wetlands, riparian areas, old growth and mature forest and rugged terrain.

##### **7.6.3 Justification**

The District of Summerland is within the South Okanagan, an area considered to be one of the most ecologically diverse in both British Columbia and Canada. It includes sensitive ecosystems which support a number of provincially Red and Blue-listed (extirpated, endangered, threatened, and vulnerable) species and federally listed Species at Risk. These sensitive ecosystems and species require protection. To preserve these sensitive ecosystems, their functioning, connectivity and the

species therein, development within and adjacent to these ecosystems shall be carried out according to permits issued pursuant to these guidelines.

#### **7.6.4 Guidelines**

A development permit may be issued in accordance with the following guidelines:

- i. Every application for development in the ESDPA (unless exempted under s. 7.6.6) shall be accompanied by an Environmental Assessment (EA) prepared by a registered professional biologist (RPBio) as defined in the College of Applied Biology Act.. The environmental assessment shall be carried out in accordance with the District's approved terms of reference (TOR).
- ii. In accordance with the environmental assessment, lands deemed highly environmentally sensitive must be designated in the development permit as 'non-disturbance areas' and protected through conservation covenants, parkland dedication and/or other protection mechanisms acceptable to the District of Summerland..
- iii. Significant slopes in excess of 30 % are to remain free of buildings and where possible, free of roads/driveways and utility corridors.
- iv. Developments should be planned, designed and constructed to avoid encroachment on sensitive ecosystems identified in the environmental assessment. Wherever possible, development should provide a buffer (considering provincial Best Management Practices (BMPs) around sensitive ecosystems and from adjacent lands having sensitive ecosystems.
- v. Applications must include a construction management plan noting how 'non disturbance areas' will be protected during the construction phase (i.e. fencing or other protective measures) and how erosion and sediment impacts during and after construction will be managed and how invasive plant species will be controlled (provincial BMPs available on District website).
- vi. Should the development plan, including construction staging, include unavoidable disturbance of sensitive ecosystems, an environmental impact assessment must be provided by the RPBio explaining how the impacts are to be mitigated and what other environmental best management practices will be undertaken to offset the proposed impact.

- vii. The District may require monitoring reports prepared by a RPBio, during construction, and up to two years after construction, the purpose of which are to confirm the required conditions of the development permit have been met.
- viii. Development should result in no net increase in post-development surface water flows and impermeability or affect the quality of water available within the non-disturbance areas unless specified in the development permit.
- ix. Design wildlife crossings wherever protected wildlife corridors are interrupted by roadways, as determined by the environmental assessment.
- x. Provide landscape plan identifying and including vegetation to be retained and native landscape planting. Retain as much native vegetation as possible within the development area(s) and encourage the planting of native plant material for landscaped areas.

#### **7.6.5 Bonding and Environmental Monitoring**

- i. Development Permits may include requirements for environmental monitoring where environmentally sensitive areas must be protected, remediation must be completed or where construction requires environmental controls. Environmental monitoring reports, when required, must be prepared by the RPBio.
- ii. The District may require bonding as a condition of development permit approval, that can be applied to correct a situation where
  - (a) A condition in a permit respecting landscaping has not been satisfied.
  - (b) An unsafe condition has resulted as a consequence of contravention of a condition of a permit.
  - (c) Damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.
- iii. Bonding shall be based on the estimated cost of any environmental controls, remediation works, and landscaping as determined by a RPBio. and accepted by the District of Summerland
- iv. The bond shall be returned when the District has been notified, in writing, by a RPBio that the conditions of the development permit have been met. To confirm that any remedial works, such as successful plant establishment, have been successful.

### 7.6.6 Exemptions

The following forms of development are exempt from the Environmentally Sensitive Development Permit Area requirements however it is recognized that landowners and developers should attempt to retain natural areas wherever possible:

- i. Construction of or renovation to a single detached dwelling on a lot where,
  - (a) The footprint is under 250m<sup>2</sup> (2700ft<sup>2</sup>), and
  - (b) There is no other dwelling on the property.
- ii. Construction of residential accessory buildings in accordance with zoning bylaw regulations.
- iii. Actions or activities performed by Provincial or District staff or contractors to prevent, control, or reduce flooding, erosion or other immediate threats to life or property.
- iv. Any farm use as defined under the Agriculture Land Commission Act for lands within the Agricultural Land Reserve (ALR).
- v. Maintenance of existing infrastructure by Provincial or District staff or their contractors.

### 7.6.7. Development Permit Approval

District Council is the approving authority for development permits issued under the Environmentally Sensitive Development Permit Area.’

## 7.7 HIGH HAZARD DEVELOPMENT PERMIT AREA #1

### 7.7.1 Category

All identified High Hazard areas are designated under Section 919.1(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

### 7.7.2 Area

All lands identified on Schedule “H-1” are part of High Hazard Development Permit Area #1.

### 7.7.3 Justification



The silt bluff areas, which are susceptible to land slides and subsidence, may pose hazards to buildings, structures and other development located on or near these sites. In addition, disturbed areas may be subject to erosion if not properly rehabilitated.

#### **7.7.4 Guidelines**

Every application for development in the High Hazard Development Permit Area #1 (Red Zone) shall be accompanied by a geotechnical report prepared by a professional engineer qualified to practice in the field of geotechnical engineering. Development, in terms of the High Hazard Zone, shall include any alteration to the natural landscape, proposed structure, construction in or above ground, or changes to an agricultural operation that involves the installation, addition to or modification of an irrigation system. The geotechnical report must include the following information:

- i. A topographic and geomorphologic description of the site;
- ii. A review of previous geotechnical studies affecting the site and/or engineering work that has taken place in the vicinity;
- iii. An assessment of the nature, extent, frequency and potential effect of the hazard, which shall include an analysis by a registered geotechnical engineer to mitigate any hazardous conditions;
- iv. Proposed mitigating works if any (including construction and maintenance programs) designed to prevent the hazard conditions;
- v. An assessment of the effect of the mitigative work in terms of its ability to reduce the hazard condition(s); and
- vi. Any other recommendations the engineer believes appropriate.

Certificates of approval will be required on all constructed works under the direct supervision of an engineer. A restrictive covenant registered against title shall also be mandatory, which will serve to notify all property owners of the specific conditions or concerns identified in the geotechnical report.

#### **7.7.5 Development Permit Approval**

District Council is the approving authority for High Hazard Development Permit Area #1 Guidelines.

### **7.8 HIGH HAZARD DEVELOPMENT PERMIT AREA #2**

#### **7.8.1 Category**

All identified High Hazard areas are designated under Section 919.1(1)(b) of the *Local Government Act* for the protection of development from hazardous conditions.

#### **7.8.2 Area**

All lands identified on Schedule “H-2” are part of the High Hazard Development Permit Area #2.

#### **7.8.3 Justification**

The Municipality has a responsibility to protect its citizens and visitors from these identifiable natural hazards by restricting development in these areas. Steep slopes with grades greater than 30% are very prevalent on the mountainsides and in isolated ravines. Grading also increases the potential of increased soil, rock and water erosion along these steep slopes.

#### **7.8.4 Guidelines**

Development shall not be permitted on slopes greater than 30% except to permit:

- i. The removal of hazardous trees as determined by a certified arborist; or
- ii. Necessary public infrastructure installations including private driveways. Public infrastructure installations or private driveways require the submission of an engineering report identifying mitigation measures to control soil, rock and water erosion. The disturbed areas shall require revegetation with mature native plant material after the servicing work is completed.

#### **7.8.5 Development Permit Approval**

The Director of Development Services shall be the approving authority for the High Hazard Development Permit Area #2 Guidelines.

### **7.9 WILDFIRE HAZARD DEVELOPMENT PERMIT AREA #1**

#### **7.9.1 Category**

The Wildfire Hazard Development Permit Area is designated in accordance with Section 919.1(1)(b) of the Local Government Act for the purpose of protecting development in forested hillside regions of the community.

#### **7.9.2 Area**

All lands identified in Schedule “N-1” as Area #1 are part of Development Permit Wildfire Hazard Area #1

#### **7.9.3 Justification**

- i. Provide adequate protection of people and property from wildfire hazards.
- ii. Ensure that a Wildfire Hazard Assessment is undertaken prior to building permit issuance to reduce fire hazards on the lands, through building siting, use of building materials, building maintenance, and the location and types of trees and other vegetation.
- iii. Require that the development in the Wildland/ Urban Interface Zone support FireSmart guidelines, as approved by the Province of British Columbia.
- iv. Provide for a collaborative effort by landowners and the District of Summerland to mitigate current and future wildfire hazard through fuels

management and mitigation, and to ensure adequate emergency response plans are in place.

- v. Provide planned neighbourhood with protection from wildfire, through provision of emergency water servicing at key points abutting forested areas.

#### **7.9.4 Guidelines**

##### **.1 Neighbourhood and Site Design**

All development areas shall have at least two access routes, one that may include a dedicated emergency route, ensuring access for fire and other emergency equipment, as well as the evacuation of residents.

##### **.2 Fuel Load Management**

Specific measures for fuel load management will be required in Wildland/ Urban Interface areas as prescribed by a Wildfire Hazard Assessment. The measures shall include thinning of the forest canopy and understory, pruning lower branches and special fuels management on sloped terrain.

In addition, the removal of ground level fuels, reduction of the amount of flammable species, replacing flammable species with less flammable species, as prescribed by the Wildfire Hazard Assessment, will also be required. Some specific guidelines, as identified in FireSmart, that shall apply are:

- i. Buffers shall be established in the Wildland/ Urban Interface Zone. Buffer requirements for wildfire hazard mitigation will be determined by Priority Zone, as identified by the Wildfire Hazard Assessment.
- ii. Fuel loads shall be managed in each Priority Zone as prescribed by the Wildfire Hazard Assessment.
- iii. All non-decayed tree trunks and branches with a diameter greater than ten centimeters that originated from coniferous trees shall be removed from the ground.
- iv. Branches of coniferous trees shall be pruned to remove ladder fuels.

Accumulations on the ground of small branches and pine needles from coniferous trees shall be removed to prevent the spreading of fire on the ground or up trees.

- v. Where retained trees downslope from a building may pose a fire hazard, an increased buffer size or other mitigation measures is required.
- vi. The Wildfire Hazard assessment and associated mitigation requirements shall extend to a minimum of 50.0 meters beyond the boundary of the proposed phase of development under consideration.

##### **.3 Building Materials and Construction**

All development will be according to the following Design Guidelines registered on title at the time of subdivision. These guidelines will prescribe fire resistant design requirements for all buildings as defined in the Building Code that will be used for private or public purposes, including habitable dwellings and commercial buildings, as well as buildings constructed for recreational or community use.

A detailed plan shall be provided for approval by the District's Fire Chief as part of the Building Permit process. The building plan, in addition to the Design Guidelines, shall demonstrate conformity to the following guidelines:

- i. All exposed, combustible structural elements on the exterior of any building must be of a heavy timber construction as defined by the Building Code.
- ii. Any exposed surfaces, including walls and decks, that are not of heavy timber construction or which are not of non-combustible materials must use fire resistant materials.
- iii. All soffits must be of non-combustible materials.
- iv. Window panes should be of thermal, tempered glass.
- v. All chimney outlets shall be 0.6 meters higher than any part of the roof that is within 3.0 meters.
- vi. All wood-burning appliances shall require the installation of a spark arrestor.
- vii. All exterior roofs must be constructed of fire resistant materials that meet a Class A, B, or C rating, excluding wood, wood shake and shingle products, as defined in the Building Code and FireSmart
- viii. All screening for attic and basement vents for all buildings must be metal and of small enough openings to prevent sparks from passing into the building.
- ix. Shutters, awnings and exterior walls must be made or constructed from fire resistant materials.
- x. All crawl spaces, the underside of porches and decks, and any sheds must be sealed.
- xi. Balconies, patios and decks must be constructed from fire resistant or non-combustive materials.
- xii. All buildings must contain an automatic fire-sprinkling system that is approved by a registered professional with a specialty in fire suppression design.

#### **7.9.5 Development Permit Approval**

The District's Fire Chief or his designate shall be approving authority in terms of the above noted Development Permit Guidelines.

## **7.10 WILDFIRE HAZARD DEVELOPMENT PERMIT AREA #2**

### **7.10.1 Category**

The Wildfire Hazard Development Permit Area is designated in accordance with Section 919.1(1)(b) of the Local Government Act for the purpose of protecting development in forested hillside regions of the community.

### **7.10.2 Area**

All lands identified in Schedule "N-2" as Area #2 are part of Development Permit Wildfire Hazard Area #2.

### **7.10.3 Justification**

- i. Provide adequate protection of people and property from wildfire hazards.
- ii. Ensure that a Wildfire Hazard Assessment is undertaken prior to building permit issuance to reduce fire hazards on the lands, through building siting, use of building materials, building maintenance, and the location and types of trees and other vegetation.
- iii. Require that the development in the Wildland/ Urban Interface Zone support FireSmart guidelines, as approved by the Province of British Columbia.
- iv. Provide for a collaborative effort by landowners and the District of Summerland to mitigate current and future wildfire hazard through fuels management and mitigation, and to ensure adequate emergency response plans are in place.
- v. Provide planned neighbourhood with protection from wildfire, through provision of emergency water servicing at key points abutting forested areas.

### **7.10.4 Guidelines**

#### **.1 Neighbourhood and Site Design**

The majority of site-level fire hazard mitigation measures are undertaken at the time of subdivision providing an integrated street network with multiple points of access and egress from the community. The Neighbourhood Plan should also include an Emergency Preparedness Plan illustrating how the Neighbourhood Plan responds to fire hazards within the neighbourhood. In addition to the Emergency Preparedness Plan, the following site design guidelines will apply:

- i. All development areas shall have at least two access routes, one that may include a dedicated emergency route, ensuring access for fire and other emergency equipment, as well as evacuation of residents.
- ii. Fire response elements including the Resort Marshalling Area, Emergency Command Centre and Emergency Equipment Staging Areas, shall be incorporated into site designs for the sub-development areas in consultation with the District of Summerland Fire Chief and the Forest District Manager.
- iii. A detailed site plan shall be provided for approval by the District's Fire Chief as part of the Building Permit process. The site plan shall identify contours, surface conditions, vegetation, the footprint of all buildings and structures, access location(s) and on-site water supply including potential water supply for fire suppression.

## **.2 Fuel Load Management**

Specific measures for fuel load management will be required in Wildland/ Urban Interface areas as prescribed by a Wildfire Hazard Assessment. The measures shall include thinning of the forest canopy and understory, pruning lower branches and special fuels management on sloped terrain.

In addition, the removal of ground level fuels, reduction of the amount of flammable species, replacing flammable species with less flammable species, as prescribed by the Wildfire Hazard Assessment, will also be required. Some specific guidelines, as identified in FireSmart, that shall apply are:

- i. Buffers shall be established in the Wildland/ Urban Interface Zone. Buffer requirements for wildfire hazard mitigation will be determined by Priority Zone, as identified by the Wildfire Hazard Assessment.
- ii. Fuel loads shall be managed in each Priority Zone as prescribed by the Wildfire Hazard Assessment.
- iii. All non-decayed tree trunks and branches with a diameter greater than ten centimeters that originated from coniferous trees shall be removed from the ground.
- iv. Branches of coniferous trees shall be pruned to remove ladder fuels.
- v. Accumulations on the ground of small branches and pine needles from coniferous trees shall be removed to prevent the spreading of fire on the ground or up trees. Where retained trees downslope from a building may pose a fire hazard, an increased buffer size or other mitigation measure is required.
- vi. Where retained trees downslope from a building may pose a fire hazard, an increased buffer size or other mitigation measures are required.

- vii. The Wildfire Hazard assessment and associated mitigation requirements shall extend to a minimum of 50.0 meters beyond the boundary of the proposed phase of development under consideration.

### **.3 Building Materials and Construction**

All development will be according to the following Design Guidelines registered on title at the time of subdivision. These guidelines will prescribe fire resistant design requirements for all buildings as defined in the Building Code that will be used for private or public purposes, including habitable dwellings and commercial buildings, as well as buildings constructed for recreational or community use.

A detailed plan shall be provided for approval by the District's Fire Chief as part of the Building Permit process. The building plan, in addition to the Design Guidelines, shall demonstrate conformity to the following guidelines:

- i. All exposed, combustible structural elements on the exterior of any building must be of a heavy timber construction as defined by the Building Code.
- ii. Any exposed surfaces, including walls and decks, that are not of heavy timber construction or which are not of non-combustible materials must use fire resistant materials.
- iii. All soffits must be of non-combustible materials.
- iv. Window panes should be of thermal, tempered glass.
- v. All chimney outlets shall be 0.6 meters higher than any part of the roof that is within 3.0 meters.
- vi. All wood-burning appliances shall require the installation of a spark arrestor.
- vii. All exterior roofs must be constructed of fire resistant materials that meet a Class A, B, or C rating, excluding wood, wooden shake and shingle products, as defined in the Building Code and FireSmart
- viii. All screening for attic and basement vents for all buildings must be metal and of small enough openings to prevent sparks from passing into the building.
- ix. Shutters, awnings and exterior walls must be made or constructed from fire resistant materials.
- x. All crawl spaces, the underside of porches and decks, and any sheds must be sealed.
- xi. Balconies, patios and decks must be constructed from fire resistant or non-combustive materials.

- x. All buildings must contain an automatic fire-sprinkling system that is approved by a registered professional with a specialty in fire suppression design.

#### **.4. Landscaping**

All development will be according to the Landscape Design Guidelines registered on title at the time of subdivision. These guidelines will prescribe fire resistant design requirements for all landscape areas within individual lots. In addition to the Landscape Design Guidelines, the following guidelines shall apply:

- i. Only fire-resistant plants (including broad-leaf deciduous trees, low shrubs, ground covers and annuals) shall be planted within 5 meters of a building.
- ii. Landscape rock, top soil and other such non-flammable material shall be required in place of flammable wood-based chip or mulch for ground cover in flower beds, borders, decorative areas and such other areas that are not lawn, shrub or covered by a hard surface.
- iii. All lawns shall be irrigated by an under ground sprinkling system whose operation is controlled by a timer.
- iv. Areas that are not lawn or covered by a hard surface shall be predominantly xeriscaped gardens.
- v. The ground elevation in the immediate proximity of existing coniferous trees or deciduous trees shall not be altered.

#### **7.10.5 Development Permit Approval**

The District's Fire Chief or his designate shall be approving authority in terms of the above noted Development Permit Guidelines.

## 8.0 IMPLEMENTATION

The Official Community Plan identifies the broad objectives and policies respecting the overall form and character of existing and future developments in Summerland. The purpose of this section is to clearly identify the required actions to be completed by the District's adoption of the OCP as well as the legal mechanisms that are available to implement this plan. Notwithstanding, it must be noted that the District of Summerland is not *legally* bound to initiate any identified program within this document. It is, however, prohibited from taking any action contrary to stated objectives or policies.

### 8.1 IMPLEMENTATION TASKS

#### 8.1.1 Integration of OCP Actions into District Planning and Budgeting

The OCP has identified numerous initiatives that will assist the community in moving closer to fulfilling their Community Vision and OCP Goals. It is recommended that, upon adoption, each of these initiatives be identified and incorporated into the District's annual budget and resource planning.

**BYLAW 2000-406 REMOVED SECTION 8.1.2 ENVIRONMENTALLY SENSITIVE AREAS IN ITS ENTIRETY (JUNE 28, 2010)**

**BYLAW 2000-437 AMENDED SECTION 8.1.3 TO READ 'MONITORING AND REPORTING' (MAY 9, 2011)**

#### 8.1.3 Monitoring and Reporting

The Official Community Plan guides the District's decisions concerning planning and land use management providing a clear vision for Summerland's future growth with supporting goals, objectives and policies. The OCP contains directions aligned with current community values and development patterns anticipating and planning for future infrastructure needs and capacity. The OCP also recognizes existing conditions and trends, notably the importance of the natural environment, regional and community growth management, and the preservation and enhancement of Summerland's social character and sense of place.

A fundamental component of a community plan is to ensure that the document is dynamic and effectively responds to the character of the community over time. The OCP has therefore introduced a monitoring and reporting program that involves ongoing tracking of the plan's progress to inform future policy directions and community decision making.

The District of Summerland is constrained in implementing a monitoring program due to the reality of limited staff and budgetary resources. As a result, the monitoring and reporting program proposed should be considered as a first step for the municipality. In the years to come it is anticipated that the monitoring program will be updated, expanded and refined to effectively address the needs for community reporting and local decision making.

This section of the OCP recognizes that through the *Local Government Act*, the District is required to participate with the regional district in a program to

monitor the Regional Growth Strategies' implementation and progress. The monitoring program developed by Summerland is intended to be consistent with the anticipated information and reporting required by the Regional District and the Province. It is understood that as a community-wide monitoring program, the data will be sourced from a variety of internal and external sources (i.e. Statistics Canada, Province of BC) yet realistically due to the limitations of the District's staffing and budgetary resources, original information sources are anticipated, but may follow in subsequent years.

## **BYLAW 2000-437 AMENDED SECTION 8.1.3 MONITORING AND REPORTING BY REMOVING THREE INDICATORS (MAY 9, 2011)**

### **.1 Indicators**

The following social, economic and environmental data should be collected annually (where feasible and achievable):

#### **Social:**

- Social demographic characteristics (as collected by Census Canada);
- Public school enrolments;
- General health status of residents;
- Number of opportunities for lifelong learning;
- Number of opportunities for organized recreation;
- Resident satisfaction with the Summerland community;
- Number of unlawful incidents (crime rate and type);
- Number of annual public participation opportunities in community decision making;
- Total length of trails;
- Total and percentage of annual District budget allocated to arts, culture, diversity, heritage, recreation and new facilities; and
- Number of special events held annually within the community.

#### **Economic:**

- Local workforce demographic characteristics;
- Visitor satisfaction;
- Business satisfaction;
- Median income;
- Amount of land excluded from ALR;
- Number of dwelling units within and outside of UGA;
- Dwelling unit density by structural type;
- Amount owners and renters spending on housing;
- Employment by sector, unemployment rates; and
- Trends in tourism/visits/revenues

**BYLAW 2000-412 AMENDED THE FOLLOWING SECTION ‘ENVIRONMENTAL’ BY DELETING ONE TYPE OF DATA AND ADDING TWO TYPES OF DATA (SEPTEMBER 13, 2010)**

**Environmental**

- Area of developable/developed footprint vs. open lands;
- Area of parkland and protected areas;
- Area of sensitive ecosystems protected or stewarded by general habitat type;
- Area of riparian areas protected;
- Total labour force living and working in District and commuting characteristics;
- District’s operations greenhouse gas emissions;
- Water availability to the District;
- Water consumption per day by per capita;
- Total agriculture water use and total use by other land uses;
- Water quality;
- Total waste disposed; and
- Total liquid waste disposed.

**.2 Annual Reporting**

Once the data has been collected it shall be analyzed as to inform the community about how it is changing or moving closer to or further from the community’s vision and OCP objectives. The findings shall be compiled in a report presented at least every two years to Council. The report shall include recommendations on amendments to District policy or procedures, given new information or identified trends. The findings and text of the monitoring report should be communicated broadly on the municipal website and through other local information resources

**BYLAW 2000-437 ADDED THE FOLLOWING SECTION (MAY 9, 2011)**

**.3 Reporting for Climate Change**

The indicators listed in the table below are suggested for monitoring the progress of Summerland’s Community Climate Action Plan.

Initiative		Timeframe	Indicator
Land Use	Support initiatives that promote compact development and prevent urban sprawl	Every 2 years	1. Amount of agricultural land reserve (ha).
		Every 2 years	2. Residential density (how many people per net hectare).
		Every 2 years	3. Residential dwellings by housing type.

Initiative		Timeframe	Indicator
Transportation	Support transportation alternatives and infrastructure that leads to the reduction of greenhouse gas emissions.	CEEI Reports available every 2 years	4. Energy used and greenhouse gas emissions for on road transportation (Based on BC Provincial CEEI Reports).
		Every five years starting in 2012	5. Travel modal split for the various forms of travel, such as vehicle driver, vehicle passenger, public transit, walk, bicycle, motorcycle/scooter, taxi or other (Every five years starting in 2012).
		Annual	6. Annual transit ridership.
		Annual	7. Kilometers of trail/bicycle lanes within the Summerland boundaries.
Buildings	Improve the energy efficiency of buildings	CEEI Reports available every 2 years	8. Energy used and greenhouse gas emissions for buildings (Based on BC Provincial CEEI Reports).
		Every 2 years	9. The number of projects using alternative energy.
		Every 2 years	10. Number of buildings with an energy rating in Summerland.
		Annual	11. Energy and emissions data from Municipal operations.
Solid Waste	Support initiatives that reduce and divert solid waste from the landfill.	CEEI Reports available every 2 years	12. Tonnes of solid waste to the landfill and GHG emissions (Based on BC Provincial CEEI Reports).
		Every 2 years	13. Tonnes of waste diverted from the landfill (recycled material).
Ecosystem	Incorporate policy into planning documents that enhances the proliferation of trees and vegetation.	Annual	14. Percent of tree canopy cover.

Initiative		Timeframe	Indicator
Water	Support water conservation initiatives.	Annual	15. Water consumption (residential and agricultural).
Air Quality	Support initiatives to enhance air quality	Annual	16. Percentage of days where the ambient air quality exceeds provincial objectives and Canada wide standards for PM2.5 or ground level ozone.
		Annual	17. Open burning permits issued and number of days open burning is permitted.

## 8.2 LEGAL MECHANISMS

### 8.2.1 Secondary Plans

The following documents form part of the Official Community Plan and provide more specific direction for the areas covered therein:

- .1 Parks and Recreation Master Plan (December 2001)
- .2 Waste Water Management Plans (1988) (1991)
- .3 Evaluation of Risks and Options for Remedial Action (1994) (1995)
- .4 Summerland Interface Fire Hazard Survey and Community Wildfire Protection Plan (2006)
- .5 Landfill Mitigation Plan (2006)
- .6 Summerland Landfill - Amended Design/Operations/Closure Plan (2002)
- .7 Master Drainage Plan (2006)
- .8 Heritage Inventory (2000)
- .9 Summerland Vistas Neighbourhood Plan (2000)
- .10 Jersey Lands Neighbourhood Plan (2000)
- .11 Summerland Hills Neighbourhood Plan (2006)

#### **BYLAW 2000-342 ADDED THE FOLLOWING ITEM (OCT 27, 2008)**

- .12 Agricultural Plan

#### **BYLAW 2000-412 ADDED THE FOLLOWING ITEM (SEPTEMBER 13, 2010)**

- .13 Transportation Master Plan (2008)

#### **BYLAW 2000-437 ADDED THE FOLLOWING ITEM (MAY 9, 2011)**

- .14 Summerland's Community Climate Action Plan (2011)

### 8.2.2 Development Bylaws, Requirements And Regulations

#### .1 ZONING BYLAW

The Zoning Bylaw sets out the density of development on a parcel of land, as well as specifying the uses that can take place. It also contains specific regulations that control the size, siting and other details of development on a

specific parcel. The current Zoning Bylaw Number 99-001, as amended, must be updated to ensure consistency with the Official Community Plan.

## **.2 DEVELOPMENT PERMITS**

The District Council requires a Development Permit to be issued in areas of the community that have been established by this plan as a Development Permit Area. Specific areas that have been designated are recognized in Section 7.0 of this document. The justification for designating an area is clearly defined; with guidelines identifying how new developments must address the uniqueness of that particular area.

## **.3 SUBDIVISION AND DEVELOPMENT SERVICING BYLAW**

The Subdivision and Development Servicing Bylaw sets out minimum standards for roads, sidewalks, curb and gutter, water systems, street lighting and wiring. Subdivisions must meet these standards, unless granted a variance by Council, before being approved. The Subdivision and Development Servicing Bylaw will be reviewed to ensure that it is consistent with the policies identified in the Official Community Plan.

## **.4 DEVELOPMENT COST CHARGES BYLAW**

The Development Cost Charges Bylaw identifies the funds required, at the subdivision or building permit stage, to assist the District in paying the cost of providing, altering or expanding water and sewer systems, storm drainage, highway facilities and parkland. The Development Cost Charges Bylaw will be reviewed to ensure adequate funds are being paid by the new developments, as well as to reflect any policy changes identified in the Official Community Plan.