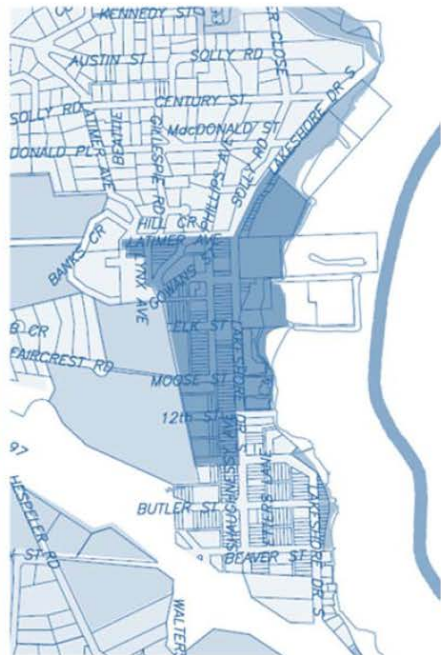


DISTRICT OF SUMMERLAND

OFFICIAL COMMUNITY PLAN

July 27 2015



Schedule “A” to

Bylaw No. 2014-002

Adopted: July 27, 2015

Consolidated to: February 13, 2023



This is a consolidated copy to be used for convenience only. Users are asked to refer to the Official Community Plan Bylaw as amended from time to time to verify accuracy and completeness.

SUMMERLAND OFFICIAL COMMUNITY PLAN

BYLAW 2014-002

TABLE OF CONTENTS

1.0	INTRODUCTION	1-1
1.1	Purpose of the Summerland Official Community Plan.....	1-1
1.2	Plan Organization	1-2
1.3	Plan Interpretation and Implementation	1-2
1.4	Plan Preparation.....	1-2
1.5	Community Engagement – 2008 OCP Review	1-3
1.6	Community Engagement – 2013 Growth Strategy Review	1-4
2.0	REGIONAL CONTEXT STATEMENT	2-1
2.1	Promote Sustainable Economic Diversification.....	2-1
2.2	Ensure the Health of Ecosystems	2-2
2.3	Promote Inclusive and Accountable Governance	2-2
2.4	Carefully Direct Human Settlement	2-3
2.5	Maximize the Efficient Use of Infrastructure	2-4
2.6	Create Safe, Culturally Diverse, and Healthy Communities	2-5
2.7	Implementation.....	2-6
3.0	THE SUMMERLAND COMMUNITY	3-1
3.1	History	3-1
3.2	Regional Perspective	3-2
3.3	Development Patterns	3-2
3.4	Summerland’s Commercial Character.....	3-2
3.5	Natural Environment.....	3-3
3.6	Agricultural Capability	3-6
3.7	Social Environment.....	3-6
3.8	Infrastructure	3-6
4.0	SUMMERLAND VISION AND GOALS.....	4-1
4.1	Summerland’s Community Vision	4-1
4.2	Community Plan Goals	4-1
5.0	DEMOGRAPHIC, ECONOMIC, AND HOUSING PROFILE	5-1
5.1	Demographic Profile.....	5-1
5.2	Economic Profile.....	5-4
5.3	Housing Profile	5-8
5.4	Housing Projections.....	5-9
6.0	URBAN GROWTH STRATEGY	6-1
6.1	Background.....	6-1
6.2	Growth Management Strategy.....	6-2
7.0	COMMUNITY LAND USE.....	7-6
7.1	Area	7-6
7.2	Agricultural Designation	7-6

7.3	Parks, Recreation and Open Spaces Designations	7-9
7.4	Residential Designations	7-11
7.5	Commercial Designations.....	7-17
7.6	Industrial Designations.....	7-20
7.7	Community Facilities and Institutions	7-23
8.0	NATURAL ENVIRONMENT	8-26
8.1	Background.....	8-26
8.2	Objectives.....	8-27
8.3	Policies.....	8-27
9.0	TRANSPORTATION NETWORKS	9-1
9.1	Background.....	9-1
9.2	Area	9-2
9.3	Objectives.....	9-3
9.4	Policies.....	9-3
10.0	INFRASTRUCTURE	10-1
10.1	Background.....	10-1
10.2	Area	10-2
10.3	Objectives.....	10-2
10.4	Policies.....	10-2
11.0	HAZARDOUS AREAS	11-1
11.1	Background.....	11-1
11.2	Objectives.....	11-1
11.3	Policies.....	11-1
12.0	HERITAGE	12-1
12.1	Background.....	12-1
12.2	Area	12-2
12.3	Objectives.....	12-2
12.4	Policies.....	12-2
13.0	CLIMATE CHANGE	13-1
13.1	Background.....	13-1
13.2	Greenhouse Gas Emissions Reduction Targets	13-2
13.3	Objectives.....	13-2
13.4	Policies.....	13-2
14.0	NEIGHBOURHOOD PLANNING PROCESS	14-1
14.1	Background.....	14-1
14.2	Objectives.....	14-1
14.3	Policies.....	14-2
15.0	DOWNTOWN STRATEGIC PLAN	15-1
15.1	Background.....	15-1
15.2	Objectives.....	15-1
15.3	Policies.....	15-2
15.4	Implementation.....	15-8
16.0	LOWER TOWN STRATEGIC PLAN.....	16-1
16.1	Background.....	16-1

16.2	Objectives.....	16-1
16.3	Policies.....	16-2
16.4	Implementation.....	16-7
17.0	DEVELOPMENT APPROVAL INFORMATION	17-1
17.1	Context	17-1
17.2	Area	17-1
17.3	Justification	17-1
18.0	DOWNTOWN DEVELOPMENT PERMIT AREA.....	18-1
18.1	Category	18-1
18.2	Area	18-1
18.3	Justification	18-1
18.4	Guidelines.....	18-1
19.0	LOWER TOWN DEVELOPMENT PERMIT AREA	19-2
19.1	Category	19-2
19.2	Area	19-2
19.3	Justification	19-2
19.4	Guidelines.....	19-2
20.0	TROUT CREEK DEVELOPMENT PERMIT AREA	20-1
20.1	Category	20-1
20.2	Area	20-1
20.3	Justification	20-1
20.4	Guidelines.....	20-1
21.0	MULTIPLE FAMILY DEVELOPMENT PERMIT AREA	21-1
21.1	Category	21-1
21.2	Area	21-1
21.3	Justification	21-1
21.4	Guidelines.....	21-1
21.5	Exemptions.....	21-4
22.0	WATERCOURSE DEVELOPMENT PERMIT AREAS.....	22-5
22.1	Category	22-5
22.2	Area	22-5
22.3	Justification	22-6
22.4	Guidelines.....	22-6
22.5	Exemptions.....	22-6
23.0	ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREA.....	23-1
23.1	Category	23-1
23.2	Area	23-1
23.3	Justification	23-1
23.4	Guidelines.....	23-1
23.5	Exemptions.....	23-2
24.0	HIGH HAZARD DEVELOPMENT PERMIT AREA #1.....	24-4
24.1	Category	24-4
24.2	Area	24-4
24.3	Justification	24-4
24.4	Guidelines.....	24-4

25.0	WILDFIRE HAZARD DEVELOPMENT PERMIT AREA #1.....	25-5
25.1	Category	25-5
25.2	Area	25-5
25.3	Justification	25-5
25.4	Guidelines.....	25-5
26.0	BENTLEY ROAD INDUSTRIAL DEVELOPMENT PERMIT AREA.....	26-8
26.1	Category	26-8
26.2	Area	26-8
26.3	Justification	26-8
26.4	Guidelines.....	26-8
26.5	Exemptions.....	26-10
27.0	IMPLEMENTATION	27-11
27.1	Implementation Tasks	27-11
27.2	Legal Mechanisms	27-14
27.3	Development Bylaws, Requirements and Regulations	27-15
28.0	SUMMARY OF OCP TEXT AMENDMENTS.....	28-1

LIST OF TABLES

Table 1: Summerland's OCP Reference related to the Regional Growth Strategy	2-6
Table 2: Population Projections based on rates of growth, Stats Canada, 2011.....	5-10
Table 3: Housing Projections based on Population Growth Rate and Household Size, Stats Canada, 2011.	5-10
Table 5: Road Classification Characteristics from Transportation Master Plan, 2008.	9-2
Table 6: Reporting for Climate Change: Indicators.	27-13

LIST OF FIGURES

Figure 1: Population Growth for the District of Summerland, 1951 to 2011.	5-1
Figure 2: The origin of residents who moved to Summerland from another location, 2011.....	5-2
Figure 3: Age Distribution for the District of Summerland, Stats Canada NHS, 2011.	5-3
Figure 4: Areas of Study of Residents of the District of Summerland, Statistics Canada NHS, 2011.	5-4
Figure 5: Types of Jobs held by Residents of the District of Summerland, Stats Canada NHS, 2011.	5-5
Figure 6: Industry Sectors for the District of Summerland, Stats Canada NHS, 2011.	5-6
Figure 7: Household Income for District of Summerland, Stats Canada NHS, 2011.....	5-7
Figure 8: Dwelling Construction by Year, Stats Canada NHS, 2011.	5-8
Figure 10: Conceptual Waterfront Design.	19-3
Figure 11: Conceptual Lakeshore Road Design.....	19-4
Figure 12: Riparian assessment area (BC Riparian Areas Regulation Implementation Guidebook, Jan. 2006).....	22-6

LIST OF SCHEDULES

(Note: these are available at Development Services Department)

Schedule B:	Urban Growth Area
Schedule C:	Land Use Map
Schedule D:	Agricultural Land Reserve
Schedule E:	Watercourse Development Permit Area
Schedule F:	Road Classification Plan
Schedule G:	Infrastructure Systems
Schedule H-1:	Hazardous Area #1: High Hazard Development Permit Area
Schedule I:	Heritage Site
Schedule J:	Neighbourhood Plans
Schedule K-1:	Downtown
Schedule K-2:	Summerland Downtown Enhancements
Schedule K-3:	Summerland Downtown Development Permit Area
Schedule L-1:	Summerland – Lower Town

Schedule L-2:	Summerland – Lower Town Strategic Plan
Schedule L-3	Summerland – Lower Town Future Development Areas
Schedule M:	Trout Creek Development Permit Area
Schedule N-1:	Wildfire Hazard Areas 1 Development Permit Area
Schedule O:	Downtown Development Permit Area Design Guidelines
Schedule P:	Environmentally Sensitive Development Permit Area
Schedule Q:	Bentley Road Industrial Development Permit Area

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 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.



1.1.1 2013 Growth Strategy Review

This OCP was adopted in 2008 and since that time there have been significant changes in Provincial, regional and local direction, prompting the need to review Summerland’s Urban Growth Strategy. The BC government introduced and enacted a number of pieces of climate-action legislation to reduce greenhouse gas (GHG) emissions. In 2010, the South Okanagan Regional Growth Strategy was adopted by the Regional District Okanagan-Similkameen (RDOS). This document identifies Summerland as one of five Primary Growth Areas where future growth in the region should be directed. The top priority of Council in the 2012-2013 Goals and Objectives document was to “complete a growth strategy for Summerland ensuring land use policies enhance and support the social needs of the community, champion the goals of Summerland’s Climate Action Plan and provide adequate lands for economic growth.” Thus, a review of Summerland’s Urban Growth Strategy was undertaken in 2013 by consultants, Sustainability Solutions Group, with the goal to meaningfully engage 1000 residents.

The Growth Strategy Review prompted a major OCP amendment including a restructuring of this document to facilitate future updates.

1.2 Plan Organization

The OCP is organized into sections, with each providing an overview and/or key directions. Each section commences 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 reconfirms 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.

Early in 2013, District Council directed Sustainability Solutions Group to undertake a review of Summerland's Urban Growth Strategy with an extensive public engagement process. The culmination of eleven months of work resulted in "The District of Summerland Urban Growth Strategy Report", November 15, 2013. This report is the basis of the 2013 OCP amendment for the Urban Growth Strategy.

1.5 Community Engagement – 2008 OCP Review

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.

1.5.1 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.

1.5.2 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 Citizens of Summerland group were also reviewed and notably contributed to the development of the Summerland Workbook that considered future growth and land use.

1.5.3 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

1.6 Community Engagement – 2013 Growth Strategy Review

The following community engagement summary is taken from "The District of Summerland Urban Growth Strategy Report", November 15, 2013, completed by Sustainability Solutions Group.

The Summerland Growth Strategy engagement process set out to answer the broad question: "What kind of urban growth does the Summerland community want?"

The key objectives of the project were to deliver an engagement process which:

- Leads to a Growth Strategy that reflects the values, priorities and aspirations of a diversity of Summerland residents and stakeholders;

- Encourages a sense of ownership among residents and stakeholders, leading to a sustainable and legitimate Growth Strategy;
- Supports residents' and stakeholders' understanding of critical issues and contexts for this plan, as well as relevant trade-offs;
- Builds community connections and capacity, supporting increased social capital and long-term benefit; and
- Builds and enhances trust between residents, stakeholders and local government.

The "Future Summerland" consultation program's central components were:

Phase 1

- 3 initial community dialogue workshops;
- 2 billboard advertisements and extensive promotional posters;
- Hundreds of promotional handbills (postcards);
- Newspaper ads for online surveys and events;
- 30 snapshots of residents and their opinions;
- A build your own Summerland out of cardboard Earth Day youth event;
- A dynamic, highly visual project website;
- A growth options survey, available online and in-person; and
- Social media promotions.

Phase 2

- 10 youth video productions;
- Drop-in growth scenario discussions at Action Fest;
- 2 growth scenario community dialogue workshops;
- Project website and social media updates;
- Newspaper ads, billboard updates and posters;
- A mail-out brochure to every residence;
- A second growth options survey; and
- A final open house.

After the completion of each component, reports and updates were posted to the project website and sent to residents on the email list. A Future Summerland email address was created to receive public feedback as well.

2.0 REGIONAL CONTEXT STATEMENT

The South Okanagan Regional Growth Strategy (RGS) was developed between 2004 and 2010 as a collaborative effort between the local governments in the south Okanagan. The RGS was officially adopted on April 1, 2010.

The purpose of the RGS is to ensure that growth and development in the south Okanagan take place in a sustainable manner, recognizing that growth management issues reach beyond the boundaries of individual local governments. To achieve this, the RGS identifies goals across the region in an effort to meet common social, economic and environmental objectives.

As a requirement of the RGS implementation, each member municipality must put in place a Regional Context Statement (RCS) for its Official Community Plan (OCP). The RCS must discuss the relationship between the RGS and our OCP, and how any inconsistencies identified will be resolved over time. Context statements form an integral part of RGS implementation, ensuring that decisions of municipalities are generally consistent with the RGS.

The Official Community Plan (OCP) sets out the framework for future growth in Summerland. This section of the OCP places Summerland within a broader regional setting, identifying the consistencies and inconsistencies between the OCP and RGS strategies. The RGS identifies six key themes covering a broad range of issues. Within each theme, the strategy sets a primary goal, followed by more specific objectives and implemented by specific policy measures. The themes are as follows:

1. Promote Sustainable Economic Diversification
2. Ensure the Health of Ecosystems
3. Promote Inclusive and Accountable Governance
4. Carefully Direct Human Settlement
5. Maximize the Efficient Use of Infrastructure
6. Create Safe, Culturally Diverse, and Healthy Communities

The Summerland OCP contains policy related to the RGS policies within each theme. Please see Table 1 for a list of OCP references related to each theme. The following sections summarize how Summerland's OCP addresses each theme.

2.1 Promote Sustainable Economic Diversification

Economic sustainability is critical to the prosperity of the region. Achieving a sustainable economy requires the diversification of activities that are viable over the long-term. Summerland's economy is already quite diverse; however efforts should be made to strengthen this diversity through regional collaboration.

One of the key goals of the RGS is to direct development to serviced primary growth areas, such as Summerland, Penticton, Okanagan Falls, Oliver and Osoyoos, and protect the agriculture industry by retaining farmland. Summerland's Official Community Plan has policy supporting the preservation of farmland and the development of agriculture-related industries.

The RGS also identifies the need to coordinate and partner to enhance regional economic diversification. Summerland's OCP identifies the need to create local partnerships, however there is not specific policy regarding participation in a regional economic development strategy.

2.2 Ensure the Health of Ecosystems

The RGS fundamentally recognizes that natural amenities (clean air, water, habitat and biodiversity) are responsible for quality of life enjoyed in the region. The Strategy further acknowledges that the south Okanagan is one of the most endangered ecosystems in Canada.

The RGS emphasizes the protection and enhancement of our natural environment, through such strategies as improving air quality, promoting water conservation, encouraging environmental stewardship and directing development away from environmentally sensitive areas. Further to this, the RGS also aims to reduce our contribution and to increase our adaptation to climate change.

The District of Summerland recognizes the importance of the natural environment and its responsibility to protect and enhance these areas while accommodating new development and retaining agricultural lands. Summerland's OCP has land use overlays for the protection of the natural environment and watercourses. The first is an Environmentally Sensitive Development Permit Area (ESDPA) that designates specific areas for the purpose of protecting the natural environment, its ecosystems and biological diversity. The next is a Watercourse Development Permit Area (WDPA) that designates specific areas that can provide natural features, functions and conditions that support fish life processes to minimize the impact of development on riparian areas. Each Development Permit Area has a map attached as a schedule to the OCP.

The District of Summerland recognizes the community's contribution to climate change and the need to reduce greenhouse gas emissions and adapt to changes in environmental conditions. In 2010, the District of Summerland added Section 13.1 Climate Change to the OCP to enact greenhouse gas (GHG) reduction targets and policy to address climate change. Summerland's OCP sets actions to reduce GHG emissions in the areas of buildings, transportation, energy supply, and waste. Also, a Community Climate Action Plan, for Summerland, is identified in the OCP as a Secondary Plan. The Community Climate Action Plan was completed in 2011 to identify specific actions to reduce greenhouse gas emissions and outline an implementation and monitoring strategy to reach targets set out in the OCP.

With agriculture being a significant part of the Summerland community, the importance of properly managing the water resource is recognized. Summerland's OCP has objectives and policies to ensure water resources are available through resource conservation and best practices for neighbourhood, site, and building design. Also, the *2008 Water Master Plan and Financial Review* was prepared to provide a comprehensive summary of water issues and strategies expected for Summerland over the next decade. Section 1.2 of the document has water supply principles that could be adopted in Summerland's OCP.

2.3 Promote Inclusive and Accountable Governance

Through the RGS, member municipal councils and the RDOS Board committed to exhibiting leadership in the area of governance, recognizing that effective governance is integral to the health of the region. Making progress in this area involves putting in place strong communication structures, and enhancing inclusiveness, accountability and transparency in

government. The RGS further recognizes the priorities of promoting participation in governance and of working to enhance regional local government partnerships.

The RGS has policy to enhance dialogue, agreements, cost sharing, delivery of services, capacity building and development. Summerland's OCP has policy indicating continued support and participation in regional planning initiatives as suggested by the RGS. The District of Summerland has worked with regional partners in the past and will continue to foster dialogue between communities. Summerland's OCP policy supports the continuance of Summerland to actively participate in future planning efforts.

The RGS has a policy to build and enhance communication and relationships with local Aboriginal communities. The District of Summerland liaises with the Penticton Indian Band (PIB) when there are policy changes or development applications that impact them. Summerland's OCP has a policy in section 0 that addresses communications with the PIB.

The RGS has policy to promote participation and education in governance. Summerland's OCP has goals and objectives within the Climate Change sections promoting public participation and education, however this area is lacking throughout the remainder of the document. The District of Summerland has a history of significant public consultation with respect to policy decisions, but the OCP does not formalize this practice. Summerland has several appointed Council Committees composed of members of the public. The District of Summerland also hosts open houses or public forums for various projects to give the public an opportunity to learn and share information. Also, an information newsletter is sent out to every household in Summerland. Policy supporting public participation in governance will be added to the OCP under Section 14.0 Neighbourhood Planning Process.

The RGS also has policy regarding transparency, accountability and accessibility to cultivate effective governance. A sub-policy recommends developing a Communications Plan to achieve this. This is another area within Summerland's OCP that is inconsistent with the RGS. Policy supporting a Communications Plan will be added to the OCP under Section 14.0 Neighbourhood Planning Process.

In acknowledgement of inconsistencies in this section, the District of Summerland will, through consultative planning processes, undertake the necessary updates to the OCP between 2012 and 2015.

2.4 Carefully Direct Human Settlement

Much of the emphasis of the RGS is on directing human settlement to areas that advance sustainable community development in the south Okanagan. The main focus of this policy is to direct the majority of growth in the region to existing urban centres (Primary Growth Areas). The remainder of the growth is directed towards selected rural areas that are designated as Rural Growth Areas. Part of the strategy to achieve this, involves the development of Growth Management Boundaries around all designated growth areas. Significant development outside of the Growth Management Boundaries will be discouraged.

The RGS has identified Summerland as a primary growth area, where growth should be directed within the region. Summerland's OCP has identified areas within the District for present growth, giving priority to the infilling of existing urban areas near the downtown core. Summerland's Growth Management Strategy includes an Urban Growth Boundary and also

aims to retain the Downtown as the commercial focal point and preserve farmland for long-term agricultural use.

The RGS supports compact urban form, which includes prioritizing the infill of existing, serviced areas, creating walkable, mixed-use neighbourhoods, and integrating transportation infrastructure within and between neighbourhoods. Summerland's OCP has policy for residential development that directs growth to areas with existing services. Summerland's OCP also restricts un-serviced lots to one hectare, in accordance with Provincial guidelines. Every other residential lot requires sewer. Also, there are strategic plans for Downtown and Lower Town which encourage community connectivity and access.

The RGS aims to protect the integrity of agricultural lands and the character of rural areas. Summerland's Community Vision, in the OCP, speaks to preserving and enhancing agricultural character (Section 4.1 Summerland's Community Vision). Additional objectives and policies link the preservation of farmland to overall community well-being. Also, the OCP stresses the importance of maintaining the integrity of the ALR and recognizing agriculture as a land use constraint when planning developments. The OCP also encourages economically strengthening agriculture by supporting local food production and farmer's markets.

The RGS recognizes the critical link between infrastructure, environment, social conditions and human settlement to achieve effective growth management. Summerland's OCP discourages new development and infrastructure that creates a financial burden on the Municipality and subsequently taxpayers. There are policies supporting the continual upgrade of services within the Urban Growth Area and giving priority to infill and intensification within the Urban Growth Area before extending services.

2.5 Maximize the Efficient Use of Infrastructure

Through several policy directions, this section of the RGS recognizes the relationship between development and infrastructure, seeking to make more efficient use of existing infrastructure over the costly development of new infrastructure. Policy direction in this section seeks to direct development into serviced areas, to recognize the link between growth and water resources, to promote waste reduction, and to encourage a variety of transportation options.

The RGS promotes dialogue and collaboration between rural and urban communities regarding infrastructure. Summerland's OCP encourages community input on planning and development issues as well as an ongoing dialogue to ensure that the services provided meet community expectations.

The RGS stresses directing development to Primary Growth Areas that are already serviced and discourages private utilities and services. Summerland's OCP is consistent with the RGS regarding the prioritization of development within the Urban Growth Area and the location of development primarily in serviced areas. Regarding the discouragement of private utilities and services, Summerland's OCP is essentially silent. However, the consideration of alternative renewable energy sources that reduce greenhouse gas emissions are encouraged in the OCP.

The RGS recognizes the link between growth and water resource management and the need to increase efficiencies and reduce the environmental impacts of infrastructure. Summerland's OCP directs the management of stormwater in accordance with current best-practice methods. An area of the OCP that may need attention is hillside development guidelines and alternate development standards. Existing policy regarding hillside development is with reference to

slope and soil stability. Information, objectives, and policy regarding hazardous areas are sufficient.

The RGS also encourages waste reduction through education and programs. The District of Summerland is consistent in this area through OCP policy and the Climate Action Plan. Summerland's OCP promotes ongoing education within the community and effectively communicating opportunities to lessen the impact on the environment.

Finally, the efficient use of infrastructure includes reducing automobile dependency and increasing alternative transportation options. Summerland's OCP supports inter-regional transportation initiatives, alternative transportation options, and neighbourhoods that encourage walking, cycling and transit. Summerland's Transportation Master Plan and Climate Action Plan also have policy in support of the Regional Growth Strategy. Also, good cycling and walking infrastructure depends on the Subdivision and Servicing Bylaw. There is policy in the OCP directing that the Subdivision and Development Servicing Bylaw and Zoning Bylaw reflect the Transportation Master Plan.

2.6 Create Safe, Culturally Diverse, and Healthy Communities

Direction in this section of the RGS is concentrated on attracting and retaining young families in the region. Achieving this direction involves creating vibrant and safe neighbourhoods, ensuring a wide range of recreational opportunities, and improving accessible housing options.

The first RGS policy in this section supports the development of an inter-regional Social Health Strategy for coordinated social health action and monitoring that action. Policy in Summerland's OCP recommends support and participation in regional planning initiatives as suggested in the RGS. There are also a number of social indicators, in the OCP, that are supposed to be collected annually. These indicators should be evaluated and updated to be better defined and have more feasible collection timelines.

The RGS aims to support regional parks and trails, the improvement of medical services, safe communities, and emergency planning. Summerland's OCP is in compliance with all these areas of interest. The OCP and Transportation Master Plan support the continued development of trails and pedestrian networks. The OCP recognizes the delivery of health care and social support services as the primary role of senior government, but aims to collaborate and support where possible. There is sufficient policy regarding emergency planning for wildfire areas and networking with the Forest District Manager. However, there is no mention, in the OCP, of regional or inter-regional collaboration regarding other emergency planning.

The RGS encourages the development of vibrant communities through supporting neighbourhood associations and plans, schools as a resource, and public accessibility for an aging demographic. Through Development Permit Areas, Summerland's OCP recognizes Downtown, Lower Town, and Trout Creek as distinct neighbourhoods with specific design regulations. The District of Summerland collaborates with the school district recognizing that schools are an important neighbourhood asset. This collaboration is detailed in OCP policies. Summerland's OCP addresses access and accessibility largely from a vehicular perspective and not with respect to people with mobility challenges. This shortcoming could be addressed, in the OCP, through an aging-in-place plan that could be adopted in the OCP as a Secondary Plan.

The RGS aims to improve affordable housing options in the region through policy for market and non-market driven housing, support for a regional housing society, and community

planning. Summerland's OCP recognizes the affordable housing challenge that exists and recommends the preparation of an Affordable Housing Strategy for the District. There are also numerous policies in the OCP that support intensification that could lead to a more affordable housing stock. The District of Summerland also updated their Zoning Bylaw in 2011 which permits smaller lot sizes and new housing types. These changes to the OCP and Zoning Bylaw have the potential to generate more affordable housing in Summerland.

The RGS also promotes lifelong learning opportunities as well as fostering culture, heritage and the arts. Throughout Summerland's OCP there are numerous goals, objectives and policies that support education, culture, heritage and the arts.

2.7 Implementation

2.7.1 Partnership

The District of Summerland and the Regional District of Okanagan-Similkameen are committed to working in partnership to achieve the shared goals expressed in both the OCP and the south Okanagan RGS. Both parties further commit to working cooperatively to resolve any inconsistencies between the plans over time.

2.7.2 Process

Regional Context Statements must be accepted by the RDOS Board prior to taking effect. The RCS must also be reviewed at least every five years, at which time it must be resubmitted for acceptance by the RDOS Board.

The District of Summerland need only refer Official Community Plan amendments to the RDOS if it proposes a change that is not in line with the Regional Context Statement.

Table 1: Summerland's OCP Reference related to the Regional Growth Strategy

Regional Growth Strategy		OCP References
Theme 1	Promote sustainable ECONOMIC DIVERSIFICATION	
Policy EC1	Coordinate and partner for regional economic diversification	Indicators 27.1.3
Policy EC2	Ensure a sustainable local economy which impacts positively on the region's character	Objective 7.3.3.1
		Objective 7.2.2.1
Policy EC3	Foster business development in centralized areas	Policies 15.3.1.2
		Policies 15.3.5
Policy EC4	Support and promote tourism and tourism-related activity	Policies 7.5.4.4
Policy EC5	Support agriculture that contributes to the local economy	Objective 7.2.2.2
		Policies 7.2.3.6
Policy EC6	Enhance the diversity of the labour force	Policies 7.6.4.9
Theme 2	Ensure the HEALTH of ECOSYSTEMS	
Policy EN1	Coordinate management of regional biodiversity conservation	Section 27.1.2
		Policy 8.3.1.1
		Policy 6.2.3.1
Policy EN2	Support environmental stewardship strategies	Policies 8.3
Policy EN3	Reduce contribution to and increase adaptation to climate change	Policies 13.4

Regional Growth Strategy		OCP References
Policy EN4	Protect regional air quality	Policies 13.4.8
Policy EN5	Promote water sustainability through conservation and related best practices	Objective 7.2.2.5
		Guidelines 21.4.4.7
		2008 Water Master Plan & Financial Review
Theme 3	Promote INCLUSIVE and ACCOUNTABLE GOVERNANCE	
Policy G1	Enhance regional local government partnerships	Policy 6.2.3.1
		Objective 6.2.2.1
Policy G2	Build and enhance communication and relationship with local Aboriginal communities	Policy 6.2.3.6
Policy G3	Promote participation and education in governance	Goal 4.2.11
		Objective 13.3.1.4
Policy G4	Cultivate effective governance characterized by transparency, accountability and accessibility	Inconsistent with RGS**
Theme 4	Carefully DIRECT HUMAN SETTLEMENT	
Policy H1	Dialogue between rural and urban communities to direct development to Primary Growth Areas and, to a lesser extent, to Rural Growth Areas, and to coordinate and collaborate on human settlement.	Objective 6.2.2.12
		Objective 6.2.2.1
		Policies 6.2.3.1
Policy H2	Promote compact urban form	Objective 7.2.27.2.2.3
		Background 7.4.1
		Policies Error! Reference source not found.
		Objectives 15.2
		Policies 16.2.1.3
		Objective 13.3.1.5
Policy H3	Protect the character of rural areas	4.1 Summerland's Community Vision
		Community Plan Goals 4.2.1
		Policies 7.2.3
Policy H4	Protect the agricultural land base and encourage agricultural enterprise	Policies 13.4.6.1
		Objective 6.2.2.4
		Objectives 7.2.2
		Policies 7.2.3
Policy H5	Recognize the critical link between infrastructure, environment, social conditions and human settlement for effective growth management	Objective 10.3.1.1
		Objective 10.3.1.5
		Policies 10.4.1.1 & 10.4.1.2
		Objectives 14.2.1.2
Theme 5	Maximize the EFFICIENT USE of INFRASTRUCTURE	
Policy I1		Objectives 6.2.2.6

Regional Growth Strategy		OCP References
	Promote ongoing dialogue between rural and urban communities to coordinate and collaborate on infrastructure	Policies 14.3.1.1
Policy I2	Preferentially direct development where public cost-efficient service and infrastructure is possible	Objective 10.3.1.5
		Objectives 7.4.3.4
Policy I3	Recognize the critical link between water resource management, human settlement and effective growth management	Community Plan Goals 4.2.3
		Policies 13.4.4.3
Policy I4	Minimize waste production through education, regulations that promote reduction and recycling programs in the region	Policies 13.4.2.6
		Policies 13.4.5.1
		Objectives 8.2.1.5
Policy I5	Apply innovative and best management practices to increase efficiencies and reduce environmental impacts of infrastructure	Policies 8.3.1.7 and 8.3.1.10
		Policies 7.4.4
Policy I6	Increase transportation options, improve transportation efficiency and reduce automobile dependency	Community Plan Goals 4.2.9
		Policies 13.4.3
		Policies 9.4
Policy I7	Protect and improve Highway 97 as a key transportation corridor	Objectives 7.5.3.5 and 7.5.4.6
		Policies 7.5.4.1
		Guidelines 20.4
Theme 6	Create safe, culturally diverse and HEALTHY COMMUNITIES	
Policy S1	Support the coordinated management of community health	Policies 6.2.3
		Monitoring and Reporting 27.1.2
Policy S2	Work in partnership to create healthy and safe communities	Objectives 6.2.2.1
		Policies 13.4.3.2
		Objectives 7.7.3.3
		Policies 7.7.4.4
Policy S3	Continue to work towards developing vibrant communities and neighbourhoods	Objectives 9.3.1.6
		Policies 6.2.3
		Policies 15.3.2
Policy S4	Encourage greater demographic diversity to enhance the social health of the community	Objectives 7.3.3.3
		Objectives 7.6.3.2
		Policies 15.3.6
Policy S5	Improve accessible housing options in the region	Policies 7.4.4.11
		Objectives 15.2.1.11
Policy S6	Support the education and lifelong learning, diversity of culture, heritage and a strong arts community	Policies 16.3.2
		Objectives 7.7.3.5
		Policies 7.7.3.7
		Objectives 15.2

Regional Growth Strategy	OCP References
--------------------------	----------------

*Require policy to address communications protocol or partnerships with the PIB.

**Require policy to address public participation in governance and a Communications Plan.

This list of OCP policies, objectives, and guidelines is not exhaustive.

3.0 THE SUMMERLAND COMMUNITY

3.1 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, Balcom, 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.

3.2 Regional Perspective

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).

3.3 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.

3.4 Summerland's Commercial Character

Summerland's downtown had Tudor-based design guidelines from 1989 to 2010, which influenced Summerland's commercial character. The Tudor 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.

A review of the Design Guidelines was undertaken in 2010 to update and revitalize the Summerland Theme. A steering committee was struck to undertake this process and a public engagement strategy was prepared. A consulting architect was hired to provide professional assistance and numerous open houses were held. The public embraced a new approach to the downtown and overwhelmingly supported a new "Summerland" approach that no longer

limited facades to the “Olde English Tudor Revivalist” style. These new guidelines are included as Schedule O and reflect a more organic approach. A “theme” is no longer prescribed and developments must reflect components of the environment in which they are located. Creativity, quality and character are encouraged in the new downtown design guidelines.

3.5 Natural Environment

3.5.1 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.

3.5.2 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.

3.5.3 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.

3.5.4 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.

3.5.5 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.

3.5.6 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.

3.5.7 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.

3.5.8 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%).

3.6 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. publication, prepared by Deborah

3.7 Social Environment

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, an alternative school, a public middle school and secondary school. Summerland also has a public library, theatre, art gallery and museum.

3.8 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.

3.8.1 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.

3.8.2 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.

Summerland offers two types of transit service. The first is a handyDART service which runs a door-to-door service within Summerland with two trips per weekday to Penticton. The second is a fixed route service between Summerland and Penticton with four trips per week day.

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.

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.

3.8.3 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.

4.0 SUMMERLAND VISION AND GOALS

4.1 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.

4.2 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:

4.2.1 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.

4.2.2 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 net loss of agricultural land and preserving ecologically significant areas.

"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. Ministry of Agriculture and Lands

- Promote effective transitional areas and buffering between different land uses, particularly the residential and industrial/agricultural interface.
- Ensure new development follows accepted ecological standards and practices and are respectful of ecological values.

4.2.3 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.

4.2.4 Natural Environment

- Identify, preserve, enhance, expand and protect Summerland's ecological biodiversity.
- 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 the Urban Growth Area including wildlife movement corridors.
- Protect important view corridors.

Ecological Values:

particular environmental principles and attributes that are significant to the Summerland area (as noted in Section 3.5.3).

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.

4.2.5 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.

4.2.6 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.

4.2.7 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.

4.2.8 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.

4.2.9 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.

4.2.10 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.

4.2.11 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.

5.0 DEMOGRAPHIC, ECONOMIC, AND HOUSING PROFILE

5.1 Demographic Profile

Demographic data that is made available to local governments through Statistics Canada includes: Population growth, age distribution, and mobility rates; combined, each of these factors provide a demographic profile of the District of Summerland. Based on this data, Summerland is a growing municipality that has a stable population, with an age that is higher than the BC average.

5.1.1 Population Growth

The current population estimate of the District of Summerland, based on the 2011 Statistics Canada census, is 11,280. In the last 60 years the population of Summerland has grown from 3,567 people in 1951 to 11,280 people in 2011 (see Figure 1). Beginning in 1991, growth rates in Summerland declined steadily to a historic low of 1% in 2001. Between 2001 and 2006 the growth rate stagnated and remained at 1% over this time-period. During the most recent 5-year period, measured by the Census between 2006 and 2011, the growth rate in Summerland improved to 4.2%. This means that Summerland grew slightly less than 1% per year during this 5 year period.

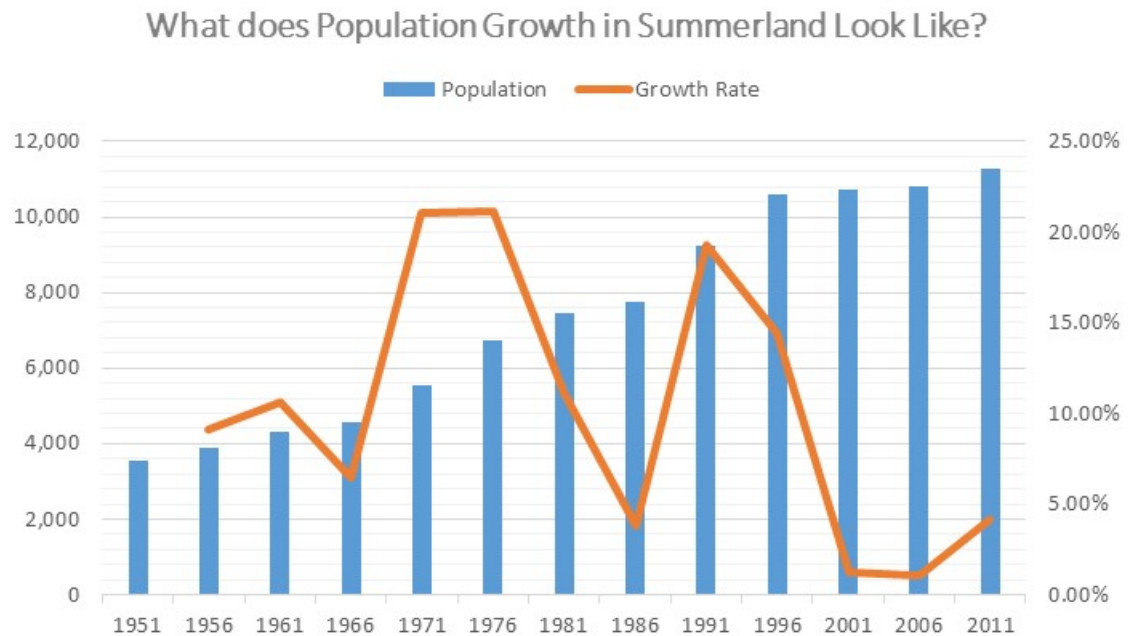


Figure 1: Population Growth for the District of Summerland, 1951 to 2011.

5.1.2 Mobility Rate

A 5-year mobility rate refers to people who have moved residences in the last five years. This includes people who moved into Summerland from elsewhere as well as people who have changed residences within the District of Summerland. As measured by the 2011 National Household Survey, 30% of the total population surveyed had moved to, or within, Summerland in the last 5 years. Conversely, 70% of the population surveyed had lived at the same residence in the District of Summerland longer than 5 years, which indicates a stable population. Of the people who moved, 20% moved to Summerland from another location and 10% moved residences within Summerland. Of the people who moved into Summerland 67% of people came from elsewhere in BC, 27% of people came from elsewhere in Canada, and 6% came from an international location.

Where are people moving to Summerland from?

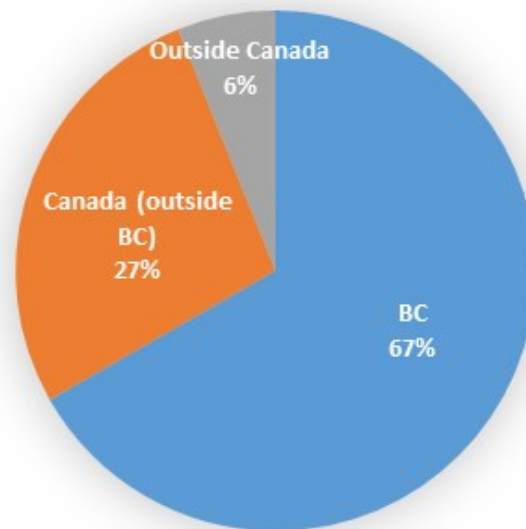


Figure 2: The origin of residents who moved to Summerland from another location, 2011.

5.1.3 Age Distribution

The age distribution for the District of Summerland is from the 2011 National Census and is shown in Figure 3. The largest segment of the population of the District of Summerland is between the ages of 50 to 59. Approximately 17% of Summerland's population is between the ages of 50 to 59, which is higher than the Okanagan-Similkameen area and the rest of BC. The lowest segment of the population of the District of Summerland is between the ages of 20 to 29. Approximately 7% of Summerland's population is between the ages of 20 to 29, which is lower than the Okanagan-Similkameen area and the rest of BC. The median age for both Summerland and the Okanagan-Similkameen region is 52 years of age, whereas the BC-wide median age is 41 years of age.

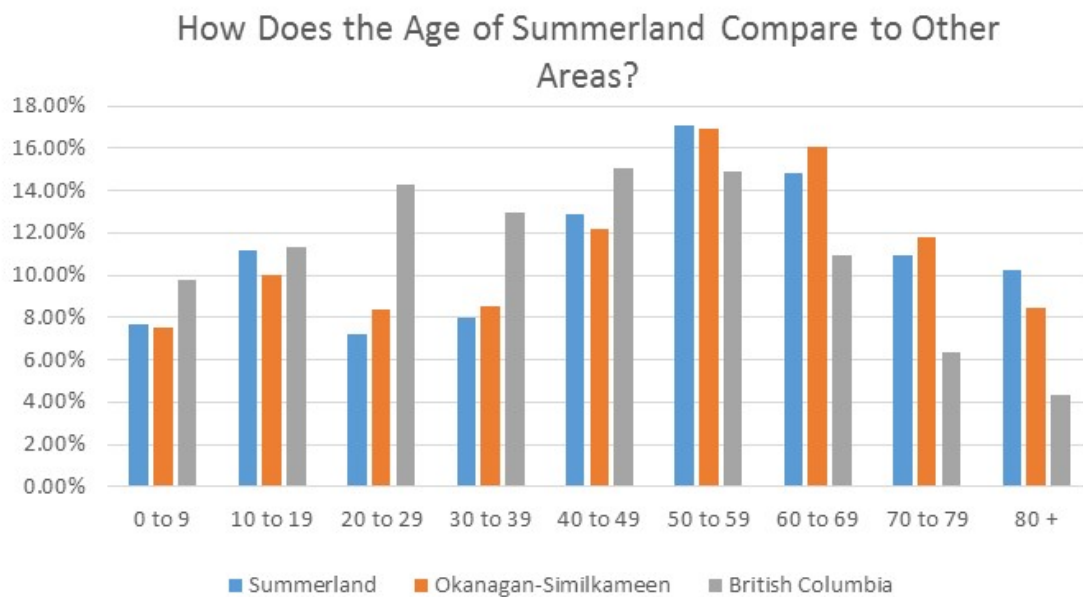


Figure 3: Age Distribution for the District of Summerland, Stats Canada NHS, 2011.

5.2 Economic Profile

Economic data that is made available to local governments through the 2011 Statistics Canada National Household Survey includes: education level, occupation data, industry data, and income levels. Combined, each of these factors provide an economic profile of the District of Summerland. Based on this data, the majority of Summerland’s population has post-secondary education and is employed in sectors such as health care, social services, trades, retail, administration, and education. The average total household income for Summerland is above the Okanagan-Similkameen region, but below the BC average.

5.2.1 Education Level

Education levels measured by the 2011 Statistics Canada National Household Survey found that almost 60% of Summerland residents had obtained at least a post-secondary certificate, diploma, or degree. Among the residents of the District of Summerland who obtained a post-secondary education, the top three areas of study are:

- Business, management and public administration;
- Architecture, engineering, and related technologies; and
- Health and related fields.

What Types Education do Summerland Residents have?

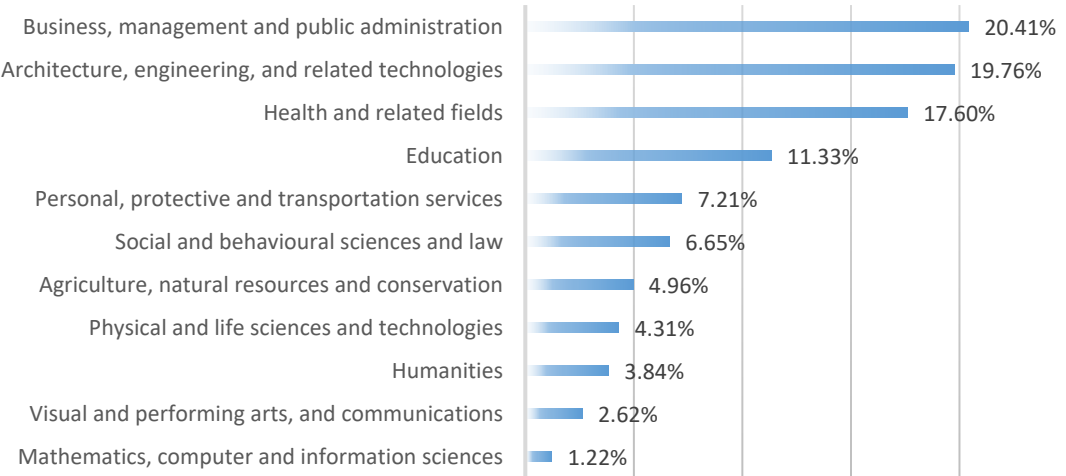


Figure 4: Areas of Study of Residents of the District of Summerland, Statistics Canada NHS, 2011.

5.2.2 Occupation

The types of jobs which Summerland residents perform is measured by the 2011 Statistics Canada National Household Survey which found that the top three most common jobs of Summerland residents were:

- Sales and Service;
- Trades, transport, or equipment operation; and
- Business, finance, and administrative occupations.

What Types of Jobs do Summerland Residents have?

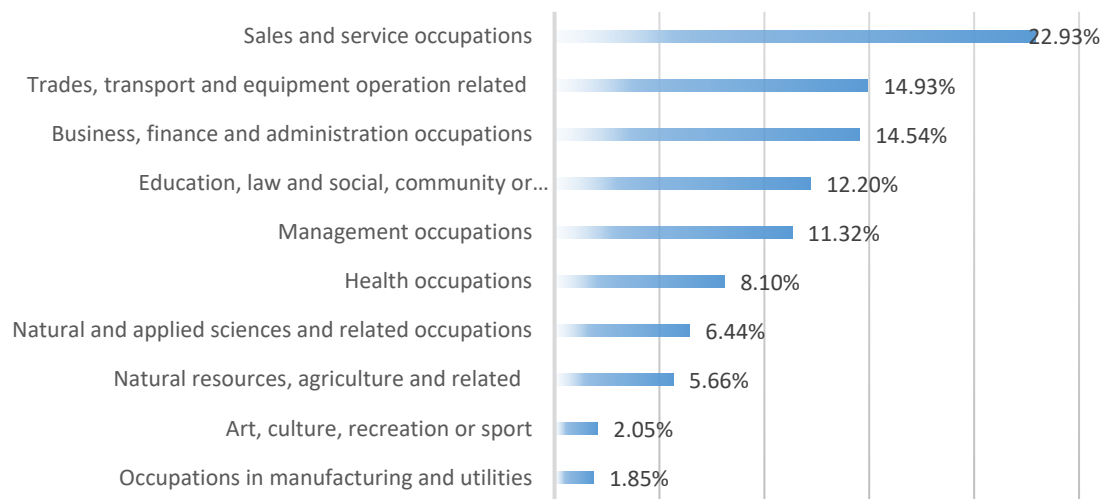


Figure 5: Types of Jobs held by Residents of the District of Summerland, Stats Canada NHS, 2011.

5.2.3 Industry

Summerland offers a diverse economy with an array of economic generators that include: agriculture, service, and industrial sectors. Industries include fruit production and processing together with a modest fabrication, construction and manufacturing sector. The types of business sectors in which Summerland residents work in is measured by the 2011 Statistics Canada National Household Survey which found that the top three industry sectors were (See Figure 6):

- Health care and social assistance;
- Construction; and
- Retail.

What Types of Businesses do Summerland Residents Work In?

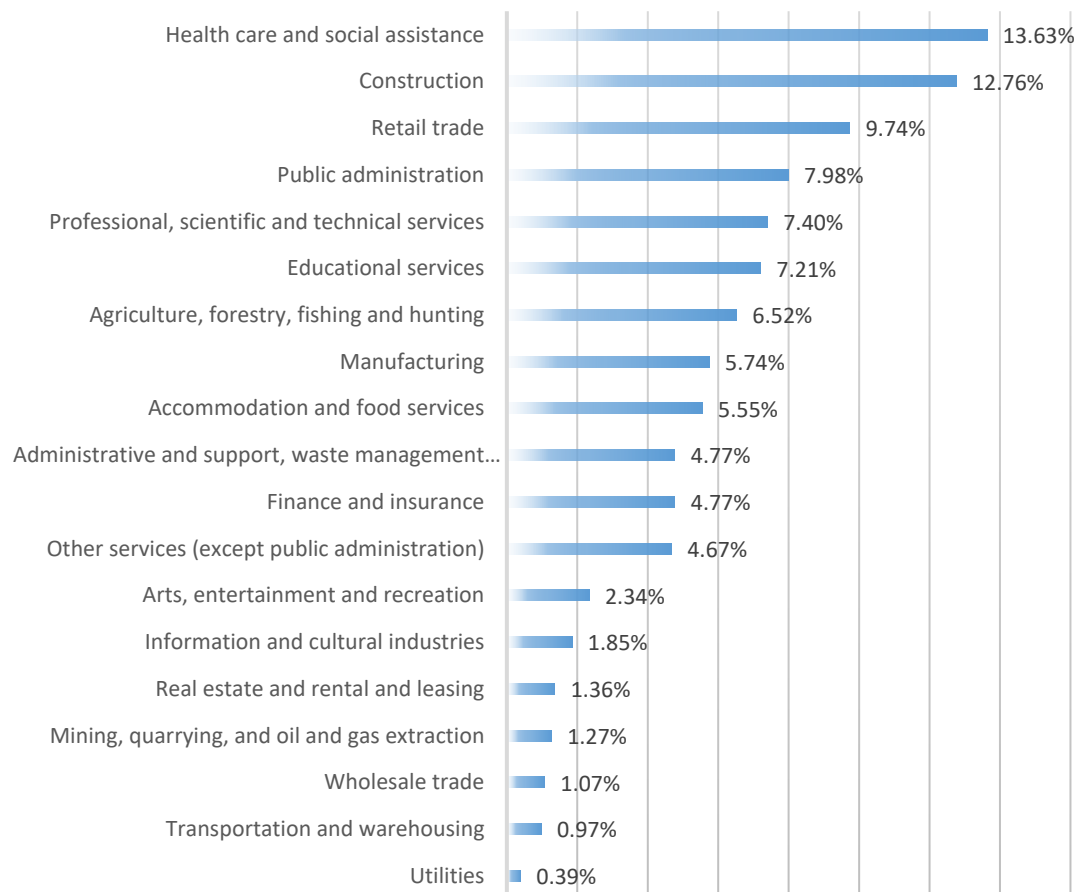


Figure 6: Industry Sectors for the District of Summerland, Stats Canada NHS, 2011.

5.2.4 Household Income

The average total household income, as measured by the 2011 Statistics Canada National Household Survey, for the District of Summerland, is \$70,331 (See Figure 7). This is higher than the Okanagan-Similkameen average of \$60,483 and lower than the BC average of \$77,378.

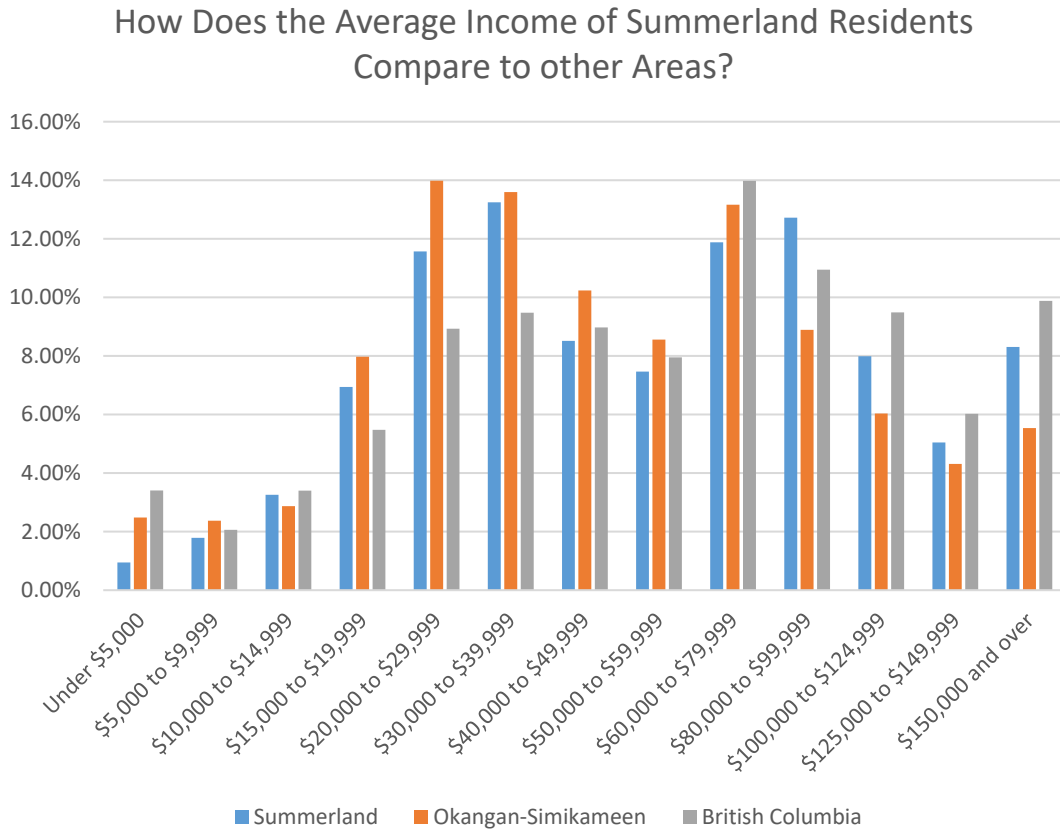


Figure 7: Household Income for District of Summerland, Stats Canada NHS, 2011.

5.3 Housing Profile

Housing data that is made available to local governments through 2011 Statistics Canada National Household Survey includes: dwelling types, dwelling age, household size, and shelter costs. Combined, each of these factors provide a housing profile of the District of Summerland. Based on this data, the majority of housing in the District of Summerland is predominantly single detached housing and built prior to the year 2000. Summerland households have an average of 2.3 persons. The majority of households are owner occupied. There is an affordable gap between owner occupied housing and rental housing which is characteristic of the rest of British Columbia.

5.3.1 Dwelling Characteristics

According to the 2011 Statistics Canada Census, the total number of Dwellings in Summerland was 4,755. The top three dwelling types in the District of Summerland were single detached houses, apartments, and row-houses. Approximately 88% of the dwellings constructed in Summerland were constructed prior to the year 2000.

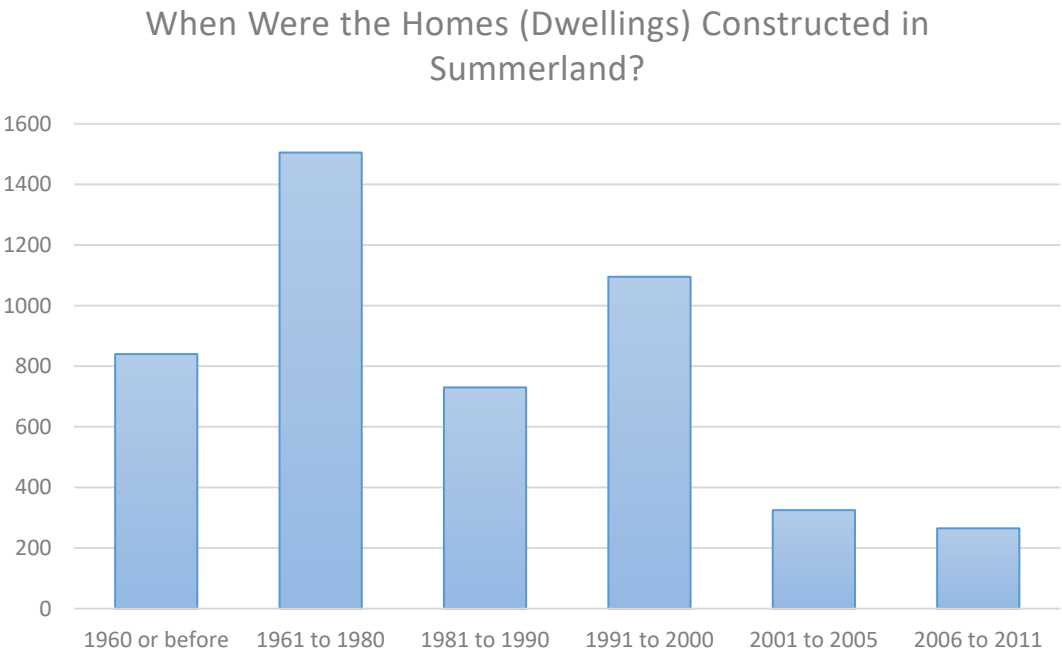


Figure 8: Dwelling Construction by Year, Stats Canada NHS, 2011.

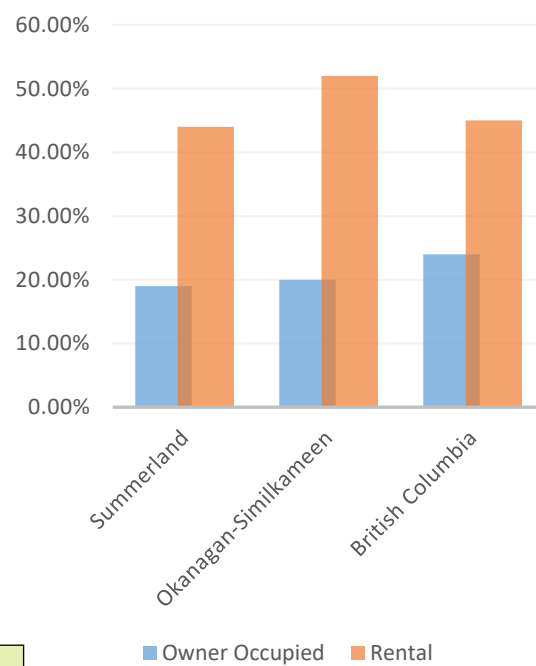
5.3.2 Household Characteristics

The current household size in the District of Summerland is 2.3 persons per dwelling. The average household size in the District of Summerland has been declining slightly for the last three decades. In 1986 the average household size was 2.5 persons, in 1996 to 2001 the average household size was 2.4 persons, and from 2006 to 2011 the average household size was 2.3 persons. Of the total dwellings in the District of Summerland, 84% are owner occupied.

5.3.3 Shelter Costs

Canada Mortgage and Housing Corporation has determined that for housing to be affordable a household should not spend more than 30% of its gross income on shelter costs. As measured by the 2011 Statistics Canada National Household Survey, 18.6% of Summerland home owners are spending 30% or more of household total income on shelter costs; whereas 44.5% of Summerland renters are spending 30% or more of household total income on shelter costs. This indicates a lack of affordable rental housing and is comparable with housing affordability issues facing the Okanagan-Similkameen area and the rest of BC. Notably more than half (54%) of home owners in Summerland do not have a mortgage. This supports the premise that housing in Summerland is only affordable for retirees who have the financial security to purchase a home as opposed to first-time home-buyers or young families.

How Many Households are Spending 30% or more of their Total Income on Housing?



Affordable housing is where no more than 30% of a household income is spent on housing.

Source: Canadian Mortgage and Housing Corporation

5.4 Housing Projections

Demand for residential housing is affected by various demographic and economic factors. Factors that can be used to determine housing demand include: population growth, household size, average household income, shelter costs, and home ownership rates. Table 2 outlines how these variables affect housing demand in the District of Summerland.

5.4.1 Projected Population Growth

Population growth is an increase in the number of people who inhabit a municipality; if the size of the population increases housing demand will likely increase. Statistics Canada Census data indicates that Summerland experienced a 1 percent 5-year growth rate from 2001 to 2006 and

a 4.2 percent 5-year growth rate from 2006 to 2011. 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..."*

Based on these statistics a yearly high rate of growth has been deemed to be 2 percent, a moderate yearly rate of growth has been deemed to be 1 percent and a low yearly rate of growth has been deemed to 0.5 percent. The results of these growth rates on total population are shown in Table 2.

Table 2: Population Projections based on rates of growth, Stats Canada, 2011.

Estimated Growth Rate	Population Estimate		Net Growth
	2011	2031	
Low (0.5%)	11,280	12,460	1,180
Moderate (1.0%)	11,280	13,760	2,480
High (2.0%)	11,280	16,760	5,480

5.4.2 Projected Dwelling Unit Demand

Housing projections based the most recent average household size of 2.3 persons per dwelling unit in relation to the projected growth rates are shown in Table 3.

Table 3: Housing Projections based on Population Growth Rate and Household Size, Stats Canada, 2011.

Growth Rate	Total New Housing Units Required Between 2011 and 2031 (20 years)	New Homes per Year (average)
Low (0.5%)	500	25
Moderate (1.0%)	1100	55
High (2.0%)	2380	120

6.0 URBAN GROWTH STRATEGY

6.1 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. Infill development is strongly encouraged within and around the central core. This is intended to focus development and limit suburban sprawl while providing increased vitality to Downtown Summerland and surrounding neighbourhoods. The 1996 OCP initially set the direction that North Prairie Valley as an appropriate location for urban expansion. When this OCP was adopted in 2008, the North Prairie Valley area was confirmed as an appropriate location for urban expansion with the Summerland Hills Neighbourhood Plan directing development. This neighbourhood plan envisioned a 400 acre golf course resort with 1100 residential units and a commercial village centre. In 2005, the Agricultural Land Commission (ALC) removed 154 ha (380 acres) of land from the Agricultural Land Reserve (ALR) within the North Prairie Valley area. The ALC considered the release of this ALR land to be sufficient to meet the long term urban growth needs of Summerland. Since then, there have been significant changes in direction, prompting the review of Summerland's Urban Growth Area in 2013.

The BC government introduced and enacted a number of pieces of climate-action legislation to reduce greenhouse gas (GHG) emissions. In response to this, the District of Summerland signed on to the Climate Action Charter which is a commitment to move towards carbon neutrality and to create a complete, compact, and more energy efficient community. In addition, Summerland Council adopted a Community Climate Action Plan on May 9, 2011 with a goal to "minimize urban sprawl and promote compact, energy-efficient development with access to amenities within walking and cycling distance".

In 2010, the South Okanagan Regional Growth Strategy was adopted by the Regional District Okanagan-Similkameen (RDOS). This document identifies Summerland as one of five Primary Growth Areas where future growth in the region should be directed. Around the same time, the development project outlined in the Summerland Hills Neighbourhood Plan came to a halt. All of these events led Council to prioritize a review of the growth strategy in their 2012-2013 Goals and Objectives.

Early in 2013, District Council directed Sustainability Solutions Group to undertake a review of Summerland's Urban Growth Strategy and to use a comprehensive public engagement process. The culmination of eleven months of work resulted in "The District of Summerland Urban Growth Strategy Report", November 15, 2013.

6.1.1 Conclusions from Public Involvement

The majority of public preference is that growth be focused in the areas in and close to the downtown core. These areas are close to businesses, schools, and recreation amenities. They are suitable for dense housing development that promotes high quality of life, health benefits and low costs to the municipality and society. They have the greatest ability to offer affordable housing, as well.

The analysis appeared to suggest that areas suitable for development included three current ALR areas that were the main focus of public debate during the project: Quinpool to Aeneus Creek, Aeneus Creek to the Blair Street bluff and the Barkwill-Cook ALR area.

The suggested revision to the existing ALR boundaries as a result of the growth strategy process met with significant public resistance. Citizens confirmed their support for the Agricultural Land Reserve and their wish to provide for suitable urban growth without impacting ALR lands.

6.2 Growth Management Strategy

The District of Summerland Growth Management Strategy was established in the 2008 OCP with an emphasis on supporting infill development to limit urban sprawl and associated environmental and financial costs of growth. The 2013 Growth Strategy review still supports this direction.

The community of Summerland 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.

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.**

Source: Smart Growth BC

To support this more compact, sustainable approach, this OCP amendment removes the North Prairie Valley area, Hunters Hill area, Crescent Beach neighbourhood and a portion of the Victoria Road South area from the Urban Growth Area. Additionally all areas designated as industrial and for future growth such as the Jersey Lands are also removed.

The high level of public involvement coupled with the election results have re-enforced the community's wish to protect its agricultural lands and culture. Therefore the Urban Growth Area continues to exclude the ALR lands around the downtown core. This Urban Growth Strategy is intended to provide for community growth that focuses residential growth in the Downtown, Lower Town, and Trout Creek areas while protecting agricultural areas in close proximity to the Downtown core.

The primary objective of the Urban Growth Area is to direct residential and commercial growth to central areas either with existing infrastructure or planned for future development, while preserving outlying areas for economic activities such as industrial, agricultural, forestry, tourism, and recreation. The significant reduction in Summerland's Urban Growth Area requires the clarification of the following items:

- Areas outside the Urban Growth Area will retain existing zoning rights, however additional density or up-zoning for residential or commercial uses will be discouraged.
- Areas outside the Urban Growth Area are for agricultural, park, open, and industrial lands as well as limited rural residential uses. Areas outside the Urban Growth Area that are currently designated for Low Density Residential (LDR) use and have full urban services could be considered for any of the residential zones supported by the LDR land use designation.
- Industrial areas have been removed from the Urban Growth Area because these uses are generally not compatible with residential uses and may be developed further from core areas.
- Land intensive tourism and recreation uses such as golf courses, ski hills, or dude ranches are not appropriate within the limits of an Urban Growth Area, however may be considered in suitable areas outside the Urban Growth Area.

Land Use Densities

Rural Residential (RR): Up to 1 unit/ha

Low Density Residential (LDR):
4 units/ha to 22 units/ha

Low Density Residential Intensification (LDR(i)):
Between 15 and 28 units/ha

Medium Density Residential (MDR):
Between 23 and 60 units/ha

High Density Residential (HDR):
60 units/ha and up

6.2.1 Area

The Urban Growth Area is designated in Schedule B.

6.2.2 Objective

District objectives are to:

- 6.2.2.1 Actively participate in future planning efforts in a regional, provincial and national context.
- 6.2.2.2 Consider the implications of proposed developments on the social, economic, cultural and environmental well-being of Summerland.
- 6.2.2.3 Embrace recognized ecological standards and practices thus ensuring the preservation of ecological values.
- 6.2.2.4 Preserve and protect agricultural land and encourage farming.
- 6.2.2.5 Continue to sustain Summerland's valued recreational, cultural and historic experiences and facilities recognizing the diversity of community needs.
- 6.2.2.6 Encourage ongoing partnerships and dialogue with the community to ensure that the services provided meet community expectations.
- 6.2.2.7 Continue to support and accommodate special events that promote and celebrate the community.
- 6.2.2.8 Promote infill development and selective intensification of land uses within existing urban areas being respectful of existing uses and ecological values.
- 6.2.2.9 Enhance and retain the Downtown as the commercial focal point of the community.
- 6.2.2.10 Embrace complementing tourist commercial uses within designated areas.
- 6.2.2.11 Enhance and continue to accommodate, through more efficient use, future industrial uses in established industrial areas.
- 6.2.2.12 Promote a compact community development pattern to ensure efficient use of existing infrastructure where development supports transit and active transportation.

6.2.3 Policies

The policies in this section consider urban growth for Summerland beyond a 10 year timeframe.

District policies are to:

- 6.2.3.1 Use the Urban Growth Area (UGA) (see Schedule B) as a primary planning tool, supporting new growth and intensification within the UGA.
- 6.2.3.2 All new lots within the Urban Growth Area shall be connected to municipal services. Alternative servicing may be considered if feasible.

- 6.2.3.3 New residential areas, outside the Urban Growth Area without sewer servicing, shall generally be limited to a maximum density of 1 unit per hectare. An increase in density may be considered if municipal services are extended and the area is either:
- i. designated Low Density Residential and added to the UGA; or
 - ii. designated Rural Residential and the lots created by subdivision are clustered to protect environmental values, such as contemplated in the Country Residential Zone¹.
- 6.2.3.4 Future changes to the Urban Growth Area may be considered on the basis of the following:
- .1 affordability and efficiency of a utility extensions to the area;
 - .2 proximity to an urban node such as Downtown, Lower Town, or Trout Creek;
 - .3 proximity to recreational amenities;
 - .4 impact on natural environment and agricultural land;
 - .5 findings of the neighbourhood plan; and
 - .6 community need of a proposed development type.
- 6.2.3.5 Continue to support and participate in regional planning initiatives beyond municipal boundaries, as suggested in the Regional Growth Strategy initiative.
- 6.2.3.6 Work cooperatively and communicate effectively with First Nations.
- 6.2.3.7 Limit visible commercial development along Highway 97 with the exception of the section between Prairie Valley Rd. and Rosedale Ave.
- 6.2.3.8 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:
- .1 For intensive residential development;
 - .2 For resort and commercial projects;
 - .3 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; and
 - .4 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.

¹ Amended by Bylaw No. 2018-020

7.0 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 agricultural, parks, recreation and open space, residential, commercial, industrial, and community facilities and institutions.

7.1 Area

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

7.2 Agricultural Designation

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

7.2.1 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.

7.2.2 Objectives

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

7.2.2.1 Maintain the integrity of the ALR.

7.2.2.2 Continue to strengthen the economic base of the agricultural community.

7.2.2.3 Recognize agriculture as a legitimate land use constraint when planning for urban and rural developments.

7.2.2.4 Participate with senior government to improve the ongoing effectiveness of the ALR and ALC.

7.2.2.5 Ensure water resources are available to service the needs of the agricultural sector.

7.2.2.6 Adopt an agricultural plan for the community.

7.2.3 Policies

District policies are to:

- 7.2.3.1 Support residential uses that meet the housing, operational and/or economic needs of farmers².
- 7.2.3.2 Limit the impacts of residential uses on farmlands and farm operations by encouraging siting on lower capability lands and/or confining such uses within a farm home plate³
- 7.2.3.3 Encourage the consolidation of legal parcels that support more efficient agricultural operations.
- 7.2.3.4 Promote the inclusion of productive agricultural land into the ALR boundary that is currently not designated and protected as ALR lands.
- 7.2.3.5 Engage the federal government's Agricultural Research Facility to assist with local agricultural and community interests.
- 7.2.3.6 Continue to accommodate a downtown farmers market to provide economic opportunities for farmers as a local food source for residents.
- 7.2.3.7 Support the development of agricultural-related industries, such as food processing and packaging, in the industrial areas.
- 7.2.3.8 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.
- 7.2.3.9 Support new road, utility and communication corridors that minimize the impact on existing or proposed agricultural operations.
- 7.2.3.10 Ensure new urban land developments provide adequate buffers to minimize the conflicts with agricultural operations.
- 7.2.3.11 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.
- 7.2.3.12 Implement the strategies as described within any adopted agricultural plan for the community.
- 7.2.3.13 Encourage use of higher capability lands for farming to support local food production, food security and the agricultural community⁴

² Amendment Bylaw No. 2022-022 (August 22, 2022)

³ Amendment Bylaw No. 2022-022 (August 22, 2022)

⁴ Amendment Bylaw No. 2022-022 (August 22, 2022)

7.3 Parks, Recreation and Open Spaces Designations

7.3.1 Background

Summerland's aesthetics and quality of life are 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.

7.3.2 Area

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.

7.3.3 Objectives

District objectives are to:

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

7.3.4 Policies

District policies are to:

- 7.3.4.1 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.
- 7.3.4.2 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.
- 7.3.4.3 Improve walkway and trail access to the Downtown through and to nearby neighbourhoods.
- 7.3.4.4 Require and identify park locations with trail and walkway connections in new neighbourhoods through the neighbourhood planning process.
- 7.3.4.5 Follow the recommended planning guidelines for parks and recreation services adopted in the *Parks and Recreation Master Plan*.
- 7.3.4.6 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.
- 7.3.4.7 Continue with a co-operative system with the School District for joint use and maintenance of grounds and common public use facilities.
- 7.3.4.8 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.
- 7.3.4.9 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.
- 7.3.4.10 Enhance centralized opportunities for community gatherings and socializing considering an extension of Centennial Park, in accordance with the Downtown Strategic Plan (Section 15.0).
- 7.3.4.11 Provide continuous and connected waterfront access with walkways, parks and open spaces in accordance with the Lower Town Strategic Plan (Section 16.0).
- 7.3.4.12 Recognize and preserve the ecological values of natural area parks such as Giant's Head and Adams Bird Sanctuary
- 7.3.4.13 Create ecosystems that are protected and which cannot be damaged by the public or their pets.
- 7.3.4.14 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).

7.4 Residential Designations

7.4.1 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. Summerland is able to address the projected demand for new housing through a number of initiatives: construction of new dwelling units on vacant or underutilized lands; addition of carriage houses and 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 is the potential for intensification within the mature, sewerred areas of Summerland such as the Downtown, Lower Town, and Trout Creek neighbourhoods.

The maximum density and form of individual dwellings will be subject to the District's Zoning Bylaw. 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. There is a Provincial directive that the District of Summerland adopted of a 1.0 hectare lot size for non-sewerred areas of the community in order to maintain eligibility for future sewer infrastructure grant programs.

Notwithstanding the above general limitation on density to one unit per hectare in Rural Residential areas, where full urban services are provided by a developer in a manner that is acceptable to the District of Summerland, consideration may be given to creating smaller semi-rural or country residential lots in a clustered layout that respects environmental objectives and protects natural and/or hazard areas from development⁵.

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.

⁵ Amended by Bylaw No. 2018-020

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.

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.

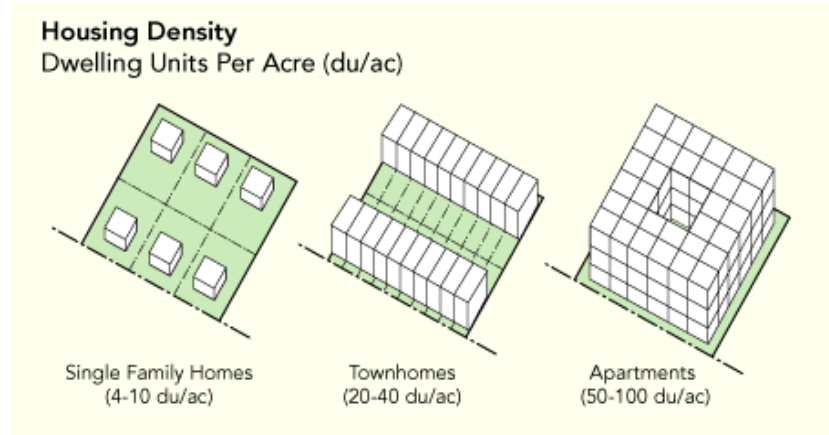
The District of Summerland is seeking to increase densities in areas with servicing and in locations within a five-minute walk of a node where there are public amenities. Areas designated Low Density Residential (intensification) should achieve densities between 15 and 28 units per hectare with the allowance 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.'

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 or Lower Town. 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.



7.4.2 Area

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

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.

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.

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.

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.

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.

7.4.3 Objectives

District objectives are to:

- 7.4.3.1 Accommodate a range and choice of housing types within the District to meet market demands.
- 7.4.3.2 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.

- 7.4.3.3 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.
- 7.4.3.4 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.
- 7.4.3.5 Ensure new development areas address wildfire risk throughout the neighbourhood planning process through the creation of a Wildland/Urban interface buffer.
- 7.4.3.6 Ensure that residential developments avoid natural areas and/or hazardous conditions.

7.4.4 Policies

District policies are to:

- 7.4.4.1 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.
- 7.4.4.2 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.
- 7.4.4.3 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.
- 7.4.4.4 Ensure that new residential development is in accordance with the Community Wildfire Protection Plan and the Wildfire Hazard Development Permit Area requirements (Section 25.0)
- 7.4.4.5 Require, through the neighbourhood planning process, that new neighbourhoods shall be integrated into the community and meet the criteria outlined in Section 14.0 Neighbourhood Planning Process.
- 7.4.4.6 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.
- 7.4.4.7 Review the zoning bylaw designations to determine the appropriateness of reducing lots sizes and intensifying the land use for more affordable housing options.
- 7.4.4.8 Encourage the retention of established neighbourhood character throughout Summerland, considering open spaces, parks, trail connections, land use, zoning regulations and unique or historic buildings.
- 7.4.4.9 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:

- .1 Compatible in character and scale with adjoining uses;
 - .2 Adequate separation is provided or a mitigating design is proposed to integrate the medium density development with existing or planned lower density housing.
 - .3 The development can be connected to existing neighbourhoods with convenient vehicle access, mitigating any traffic impacts on surrounding uses.
 - .4 Pedestrian access to nearby neighbourhoods, parks, schools and commercial/institutional facilities is available.
 - .5 The development will appropriately cater to a range of the community's demographics (i.e. seniors, singles, young families, etc.).
 - .6 Building and landscape design addressing the requirements outlined in Section 21.0 Multi Family Development Permit Area Guidelines contained within this bylaw.
- 7.4.4.10 Restrict high density residential developments primarily to areas immediately surrounding the Downtown core and Lower Town. 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:
- .1 Compatible with adjoining uses;
 - .2 Adequate separation or a mitigating design is proposed to integrate the development with surrounding uses;
 - .3 The new development has direct access to a major collector or arterial road;
 - .4 Pedestrian access is provided to nearby parks, schools and commercial/institutional facilities;
 - .5 The development will appropriately cater to a range of the community's demographics (i.e. seniors, singles, young families, etc.); and
 - .6 Building and landscape design shall address and be consistent with the requirements outlined under Section 21.0 Multi Family Development Permit Area Guidelines.
- 7.4.4.11 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:
- .1 The current supply and demand of affordable housing in Summerland;
 - .2 The detailed needs (i.e. location, price, unit size, etc.) of residents/workforce not adequately served by the existing market housing supply;
 - .3 Opportunities for the District to become directly or indirectly involved in the provision of affordable housing;

- .4 Opportunities for the private sector, residents and not for profit organizations to become directly or indirectly involved in the provision of affordable housing;
 - .5 Funding options;
 - .6 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.);
 - .7 Preferred sites within the Urban Growth Area for the development of affordable housing;
 - .8 New or existing neighbourhoods within the Urban Growth Area that could accommodate more affordable smaller lot or duplex developments; and
 - .9 The continued use of secondary suites to assist with the provision of affordable housing.
- 7.4.4.12 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:
- .1 Minimize visual impact and maximize integration with the existing neighbourhood character.
 - .2 Design and locate buildings to minimize any loss of privacy or sunlight on neighbouring homes.
 - .3 New designs should incorporate features that promote walkability.
 - .4 Assess the mature trees on site and retain them where possible.
 - .5 Houses developed on a corner lot should be designed to “address” both the flanking and fronting streets.
- 7.4.4.13 Accommodate neighbourhood commercial developments within low density, medium density and high density residential areas, subject to the following criteria:
- .6 Maximum lot area shall be restricted to 2,023 sq. m. (21,780 sq. ft.)
 - .7 Site shall be located at an intersection of two roadways with at least one roadway being designated as a collector.
 - .8 Site shall be located at the entrance of the neighbourhood to be serviced.
 - .9 Provision of screening by means of fencing and landscaping to protect the surrounding residential areas.
- 7.4.4.14 Neighbourhood commercial developments must only service the needs of the surrounding residential neighbourhood and shall not compete with the Downtown core.
- 7.4.4.15 Neighbourhood commercial sites in new development areas must be established through the neighbourhood planning process.

- 7.4.4.16 For Low Density Residential designated areas, allow densities up to 22 units per hectare.
- 7.4.4.17 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.
- 7.4.4.18 For Medium Density Residential designated areas, allow densities between 23 and 60 units per hectare.
- 7.4.4.19 For High Density Residential designated areas, allow densities above 60 units per hectare.

7.5 Commercial Designations

7.5.1 Background

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 through the densification of the Downtown core and Lower Town.

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 Commercial

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.



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). 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. Tourist Commercial designations have also been provided in the Trout Creek area.

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. Sections 17.0 to 20.0 explain 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.

7.5.2 Area

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

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.

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.

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.

7.5.3 Objectives

District objectives are to:

- 7.5.3.1 Provide sufficient locational opportunities for commercial operations to accommodate the needs of residents and visitors.
- 7.5.3.2 Continue to promote the role and function of the Downtown core as the primary commercial, community and cultural centre of the community.
- 7.5.3.3 Encourage efficient utilization of existing serviced and designated lands prior to outward expansion.
- 7.5.3.4 Encourage commercial operations to locate in areas that were established to accommodate that form of service.
- 7.5.3.5 Limit additional commercial designations along Highway 97.

7.5.4 Policies

District policies are to:

- 7.5.4.1 Consolidated access points to a service road system shall be required to provide indirect access to the highway.
- 7.5.4.2 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.
- 7.5.4.3 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.
- 7.5.4.4 Continue to support the Summerland Chamber of Commerce in its efforts to develop a strategy that focuses on investment attraction for tourism, commercial and industry sectors.
- 7.5.4.5 Limit visible commercial development along Highway 97 with the exception of the section between Prairie Valley Rd. and Rosedale Ave.
- 7.5.4.6 Ensure adequate visual buffering is provided by commercial developments that abut differing land use designations and Highway 97.
- 7.5.4.7 Ensure that required onsite parking is provided for all commercial businesses unless off-site parking requirements are provided.
- 7.5.4.8 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

- 7.5.4.9 Ensure that commercial developments avoid known natural areas and/or hazardous conditions.

7.6 Industrial Designations

7.6.1 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.

An application to exclude 7.36 hectares of land from the ALR IN 2011, for industrial purposes, on the west side of Bentley Road from Highway 97 to 17418 Bentley Road led to the expansion of the Bentley Road Industrial Park. Lands south of this expansion area to Sanborn Street may accommodate future expansion of the Bentley Road Industrial Park. The transition of the Agricultural to Industrial land uses will require measures such as buffering to reduce the impact between potentially conflicting land uses.

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 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 may be actively used for farming purposes.

7.6.2 Area

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

Light Industrial

Light Industrial uses will be permitted in areas delineated on the map attached as Schedule C. Light Industrial uses as well as Industrial/Business activities shall be allowed. Industrial/business service refers to uses that provide services and support to industrial and business customers.

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.

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.

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.

7.6.3 Objectives

District objectives are to:

- 7.6.3.1 Attract industrial-based businesses that are consistent with Summerland's vision and goals.
- 7.6.3.2 Develop a strong diversified and sustainable economy that will provide expanded opportunities for employment, support community growth and foster community pride.
- 7.6.3.3 Continue to reserve sufficient areas of land for future industrial growth.
- 7.6.3.4 Work to minimize land use conflicts between industries and other adjacent uses. Encourage environmentally friendly industries.
- 7.6.3.5 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.
- 7.6.3.6 Ensure that industrial developments avoid known natural areas and/or hazardous conditions.

7.6.4 Policies

District policies are to:

- 7.6.4.1 Monitor the locations of retail, storage and office uses within the community and if necessary, restrict these uses within the existing industrial areas.
- 7.6.4.2 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.
- 7.6.4.3 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.
- 7.6.4.4 Continually monitor the supply of serviced industrial land so as to ensure that there is adequate opportunity for new industrial growth.
- 7.6.4.5 Encourage the infilling and efficient use of existing industrial lands prior to entertaining new requests for industrial-zoned property.
- 7.6.4.6 Regulate industrial operations to the appropriate industrial park, which will minimize land use incompatibility problems.
- 7.6.4.7 Restrict any future expansion of the James Lake industrial area to uses permitted in the light industrial designation.

- 7.6.4.8 Encourage, in areas designated as “Light Industrial”, the provision of business centres that incorporate a mix of research, light manufacturing, and associated business office uses.
- 7.6.4.9 Prepare an economic analysis of the mid and long term (20 year) industrial land requirements for Summerland considering all industrial users.

7.7 Community Facilities and Institutions

7.7.1 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.

7.7.2 Area

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

7.7.3 Objectives

District objectives are to:

- 7.7.3.1 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.

- 7.7.3.2 Maintain existing service levels while maximizing the potential use of existing facilities prior to expansion.
 - 7.7.3.3 Continue to encourage and support the senior government's primary role in the delivery of health care and social support services.
 - 7.7.3.4 Offer a level of municipal servicing that appropriately meets the needs of residents of Summerland.
 - 7.7.3.5 Strengthen the Downtown core and Lower Town by encouraging the retention of community and institutional facilities within or adjacent to its boundaries.
 - 7.7.3.6 Continue to provide varied and complementing activities and experience for the Summerland community through arts, culture and recreation.
 - 7.7.3.7 Ensure that community facilities and institutional developments avoid known natural areas and/or hazardous conditions.
- 7.7.4 Policies
- District policies are to:
- 7.7.4.1 Upgrade and expand existing District facilities as laid out in the Parks and Recreation Master Plan.
 - 7.7.4.2 Continue to monitor the adequacy of community and administrative facilities in accordance with the community's growth and residential demand.
 - 7.7.4.3 Continue to consult with the School District on joint use and maintenance agreements for school grounds and common public-use facilities.
 - 7.7.4.4 Actively assist local interests to encourage the provincial government to expand community and health care facilities to meet the demands of an aging population.
 - 7.7.4.5 Encourage community care and District facilities to be constructed, remain in or adjacent to the downtown core of Summerland.
 - 7.7.4.6 Establish future Institutional sites in new development areas through the neighbourhood planning process.
 - 7.7.4.7 Direct Institutional sites primarily to locations adjacent to collector or arterial roadways.
 - 7.7.4.8 Encourage and accommodate the celebration of the arts through festivals and special events.
 - 7.7.4.9 Heighten awareness and celebration of the community's cultural mosaic through programs and activities including Community in Blooms.
 - 7.7.4.10 Support the display of art in public or private spaces with development approvals in the Downtown core and through the neighbourhood planning process.

- 7.7.4.11 Encourage and support owners of Administrative designated parcels to utilize undeveloped portions of their holdings to meet the District's affordable housing objectives⁶.

⁶ Section 7.7.4.11 added by Amendment Bylaw No. 2019-007

8.0 NATURAL ENVIRONMENT

8.1 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.

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 22.0).

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 complementary 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 22.0 and Section 23.0 provide the policy framework, the applicable requirements and environmental review process to retain and enhance Summerland's health environment.

8.2 Objectives

District objectives are to:

- 8.2.1.1 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.
- 8.2.1.2 Secure and protect public lands along the foreshore of Okanagan Lake.
- 8.2.1.3 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 Section 23.0).
- 8.2.1.4 Recognize the importance of protecting the environmental integrity of the District's water reservoirs and watersheds.
- 8.2.1.5 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.
- 8.2.1.6 Future building and development shall move towards sustainable development best practices.
- 8.2.1.7 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.

8.3 Policies

District policies are to:

- 8.3.1.1 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.

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).*

Source: Province of BC - Riparian Areas Regulation

- 8.3.1.2 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.
- 8.3.1.3 Preserve, protect and promote the protection of wildlife corridors and ecosystem connectivity with adjacent private property, Crown lands, park and open spaces.
- 8.3.1.4 Encourage the voluntary protection of natural features.
- 8.3.1.5 Encourage the protection, preservation, enhancement and management of sensitive ecosystems or land contiguous to sensitive ecosystems of private lands through the following methods:
 - .1 Donation of areas to the District or provincial government;
 - .2 Donation of areas to a Land Trust organization or conservation organization;
 - .3 Creation of conservation covenants in favour of municipal, provincial government, private conservation organizations;
 - .4 Establishment of statutory right of ways under the Land Title Act for affected areas;
 - .5 Require long-term leases for the sensitive areas; and
 - .6 Land stewardship and participation in conservation initiatives by the private landowner;
 - .7 Consideration of comprehensive development zones, density clustering or density bonusing.
- 8.3.1.6 Support provincial or regional initiatives for best practices in mitigating the loss of wetland, wildlife habitat, and indigenous vegetation such as grasslands.
- 8.3.1.7 Support the provincial management of endangered species through the Okanagan Land and Resource Management Plan.
- 8.3.1.8 Support efforts of senior government agencies, private property owners and community organizations to restore damaged habitat and sensitive ecosystems.
- 8.3.1.9 Continue to review municipal bylaws and regulations to ensure the application and promotion of environmental best practices.
- 8.3.1.10 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.
- 8.3.1.11 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.

9.0 TRANSPORTATION NETWORKS

9.1 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 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.

9.2 Area

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:

Table 4: Road Classification Characteristics from Transportation Master Plan, 2008.

	Local Roads	Collector Roads		Arterial Roads	
		Rural	Urban	Rural	Urban
Service Function	Traffic movement secondary	Traffic movement equal to access	Traffic movement equal to access	Traffic movement primary	Traffic movement primary
Land Service/Access	Land access primary	Traffic movement equal to access	Traffic movement equal to access	Land access secondary	Land access secondary
Typical Daily Volumes	>1,000 vpd	<5,000 vpd	<8,000 vpd	<12,000 vpd	5,000-20,000 vpd
Typical Vehicle Types	Predominately passenger cars	All types	Passenger cars and service vehicles	All types, higher percentage of trucks	All types, higher percentage of trucks
Parking	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
Pedestrian and Cyclists	No special provisions	Paved shoulders	Sidewalks on both sides. Shared lanes for cyclists	Paved shoulders	Sidewalks on both sides. Shared or bike lanes
Transit	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.

9.3 Objectives

District objectives are to:

- 9.3.1.1 Implement the directions and improvements of the Transportation Master Plan (November 2007).
- 9.3.1.2 Continue to protect and acquire the necessary road right-of-ways to accommodate the Transportation Master Plan.
- 9.3.1.3 Continue to improve the automobile and pedestrian connectivity within the community and to new neighbourhoods.
- 9.3.1.4 Ensure that the road hierarchy and associated road right-of-way widths in new growth areas are established through proper transportation planning.
- 9.3.1.5 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.
- 9.3.1.6 Understand the implications to Summerland of transportation improvements made to the regional or provincial road and highway network.
- 9.3.1.7 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.
- 9.3.1.8 Provide better access to industrial lands without traveling through residential neighbourhoods and the downtown core.
- 9.3.1.9 Recognize the importance of incorporating pedestrian and cycling facilities in the Downtown.
- 9.3.1.10 Embrace a traffic calming policy, enhancing non-vehicular movement and safe pedestrian environments.
- 9.3.1.11 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.
- 9.3.1.12 Ensure there are safe intersections and crosswalks especially around schools and senior centres.

9.4 Policies

District policies are to:

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

- 9.4.1.2 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.
- 9.4.1.3 Implement the truck route system in the Transportation Master Plan.
- 9.4.1.4 Ensure that future growth areas are supported by roadways that are consistent with the Transportation Master Plan and the Road Classification Plan (Schedule F).
- 9.4.1.5 Obtain approval from the Agricultural Land Commission prior to implementing any road widening, realignments or dedication within the Agricultural Land Reserve, where required.
- 9.4.1.6 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 ".
- 9.4.1.7 Update the 1996 Parking Management Plan to govern the provision and management of parking in the downtown core.
- 9.4.1.8 Identify sidewalk, walkway and trail networks in new growth areas as part of the neighbourhood planning process.
- 9.4.1.9 Proceed with the transit improvements contained within the Transportation Master Plan.
- 9.4.1.10 Work with surrounding communities and the provincial government in establishing effective and efficient regional transit opportunities.
- 9.4.1.11 Undertake intersection improvements and traffic calming in accordance with the Transportation Master Plan
- 9.4.1.12 Improve sidewalk access to Downtown from/to nearby neighbourhoods in accordance with the Transportation Master Plan.
- 9.4.1.13 Implement the trails and sidewalks plans and bicycle parking facilities as recognized in the Transportation Master Plan.
- 9.4.1.14 Investigate opportunities to reduce impervious surfaces caused by road development.
- 9.4.1.15 Adopt Hillside Road Standards.
- 9.4.1.16 Implement the adopted Pavement Management Plan for the District.
- 9.4.1.17 Support the use of electric carts and develop an electric cart plan as recognized in the Transportation Master Plan.

10.0 INFRASTRUCTURE

10.1 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.

10.1.1 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.

10.1.2 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

10.1.3 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.

10.1.4 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.

10.2 Area

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

10.3 Objectives

District objectives are to:

- 10.3.1.1 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.
- 10.3.1.2 Encourage the preservation of high quality and quantity ground and surface water resources.
- 10.3.1.3 Avoid further development adjacent to the District's water reservoirs that could affect water quality.
- 10.3.1.4 Implement storm water management techniques for new development areas that will control the rates and quality of water runoff to minimize impacts on watercourses.
- 10.3.1.5 Ensure priority to infill and intensification of land uses within the Urban Growth Area before the extending services to Future Growth Areas.
- 10.3.1.6 Continue to work with the Okanagan Water Board to maintain the quality and quantity of the local water supply.

10.4 Policies

District policies are to:

- 10.4.1.1 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.
- 10.4.1.2 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.

- 10.4.1.3 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.
- 10.4.1.4 Encourage and codify in District bylaws alternative design standards and best management practices for municipal infrastructure.
- 10.4.1.5 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.

11.0 HAZARDOUS AREAS

11.1 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.

11.2 Objectives

- 11.2.1.1 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.

11.3 Policies

District policies are to:

- 11.3.1.1 Respect specific elevation and setback regulations to control development in areas that are susceptible to periodic flooding.
- 11.3.1.2 Approval of development on natural slopes of more than 30%, shall be limited to a lot-by-lot basis. Each home site will require a suitable design for the site so as to adhere to relevant Development Permit Guidelines and require⁷:

⁷ Amended by Bylaw No. 2020-024 (November 9, 2020)

- a geotechnical study prepared by a Qualified Professional Geotechnical Engineer demonstrating the feasibility of development prior to approval;
- a site grading plan demonstrates that works with and is consistent with the hillside environment;
- minimum grading as is necessary for the building platform. Flat yards are not permitted; and
- visual impact assessment demonstrating adherence to the above Guidelines.

11.3.1.3 Development on slopes greater than 30% shall permit⁸:

- .1 The removal of hazardous trees as determined by a certified arborist; or
- .2 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 re-vegetation with mature native plant material after the servicing work is completed.

11.3.1.4 Require lands that are susceptible to rock and soil erosion to be re-vegetated when disturbed after the installation of the required municipal services or other site improvements.

11.3.1.5 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.

11.3.1.6 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.

11.3.1.7 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.

11.3.1.8 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.

⁸ Amended by Bylaw No. 2020-024 (November 9, 2020)

12.0 HERITAGE

12.1 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 south-western 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.

12.2 Area

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.

12.3 Objectives

District objectives are:

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

12.4 Policies

District policies are to:

- 12.4.1.1 Continue to employ the use of the Heritage Advisory Commission to advise Council on heritage related matters.
- 12.4.1.2 Access all available funding grants designed to offset the costs of implementing a heritage preservation program.
- 12.4.1.3 Continue to maintain a community heritage register, which will identify real property considered to have heritage value or heritage character.
- 12.4.1.4 Prepare a Heritage Strategy that clearly defines a community-based vision and sets goals to guide management of heritage resources.
- 12.4.1.5 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.

13.0 CLIMATE CHANGE

13.1 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.

Source: The Government of Canada

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.

13.2 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.

13.3 Objectives

- 13.3.1.1 To pursue community-wide greenhouse gas emission reductions.
- 13.3.1.2 To encourage energy-efficiency, conservation, and renewable energy generation.
- 13.3.1.3 To reduce kilometres travelled by single-occupant vehicles.
- 13.3.1.4 To create greater public awareness of issues relating to climate change and participation in processes and actions to meet goals.
- 13.3.1.5 To encourage compact, energy-efficient development with access to amenities within walking and cycling distance.

13.4 Policies

13.4.1 Administration

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

13.4.2 Land Use and Buildings

- 13.4.2.1 Energy-efficient building practices, design, and technologies shall be considered when reviewing new development applications and undertaking long-term planning initiatives.
- 13.4.2.2 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.
- 13.4.2.3 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.

- 13.4.2.4 Energy audits should be requested for all new buildings and major renovations with this information added to the existing property database.
- 13.4.2.5 All newly constructed, municipally owned and operated buildings, shall be at least 25 percent more energy efficient than those built to Provincial building codes.
- 13.4.2.6 Industrial businesses should cooperate to reduce waste and pollution and share resources.

13.4.3 Transportation

- 13.4.3.1 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.
- 13.4.3.2 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.
- 13.4.3.3 Section 13.0 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.

13.4.4 Energy Supply

- 13.4.4.1 The development and utilization of renewable energy sources shall be considered when reviewing development applications and undertaking long-term planning initiatives.
- 13.4.4.2 The use of waste heat shall be considered when reviewing development applications and undertaking long-term planning initiatives.
- 13.4.4.3 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.
- 13.4.4.4 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.

13.4.5 Waste

- 13.4.5.1 The avoidance and diversion of solid waste shall be increased through working collaboratively with governments, the community, businesses, industry, and institutions.
- 13.4.5.2 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.

13.4.6 Agriculture

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

13.4.7 Landscaping

- 13.4.7.1 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.
- 13.4.7.2 A "Tree Preservation Bylaw" should be prepared to retain and improve our urban forest and support climate change initiatives.
- 13.4.7.3 The planting and retention of trees shall be encouraged when reviewing development applications.
- 13.4.7.4 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
- 13.4.7.5 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.

13.4.8 Air Quality

- 13.4.8.1 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.
- 13.4.8.2 The review and enforcement of outdoor burning regulations should be supported to protect air quality.'

14.0 NEIGHBOURHOOD PLANNING PROCESS

14.1 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.

14.1.1.1 A Neighbourhood Plan should include the following information:

- .1 An overall plan of the entire development area drawn at a metric scale of 1:2000 or 1:5000, 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.
- .5 An environmental assessment (EA) shall be prepared in accordance with the District's approved Terms of Reference and in accordance with section 23.01.0 and Schedule P.
- .6 Wildfire Hazard Assessment (if applicable).
- .7 Hazard Lands Assessment in accordance with s.24.0 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.

14.2 Objectives

District objectives are to:

- 14.2.1.1 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.
- 14.2.1.2 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.

- 14.2.1.3 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.
- 14.2.1.4 Encourage the District to continually find creative approaches to inform and engage the community on new development projects, beyond the statutory public hearing process.

14.3 Policies

District policies are that:

- 14.3.1.1 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.
- 14.3.1.2 All adopted Neighbourhood Plans shall be incorporated into the OCP by bylaw.
- 14.3.1.3 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.
- 14.3.1.4 All Neighbourhood Plans provide consideration to affordable housing opportunities, and comply with any affordable housing strategies or policies adopted by the District.
- 14.3.1.5 Redevelopment plans will be initiated upon formal request of Council to undertake this process.
- 14.3.1.6 All Neighbourhood Planning processes shall involve input and consultation with the public.
- 14.3.1.7 Require, through the neighbourhood planning process, that new neighbourhoods shall be integrated into the community and meet the following criteria:
 - .1 Provides for a mix of unit type, density and affordability;
 - .2 Appropriately integrates with the internal road system, conforms to the District's Major Road Network plan and provides strong connection to surrounding neighbourhoods;
 - .3 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
 - .4 Provides access to or creation of parkland and community spaces as required in the Parks and Recreation Master Plan.

- .5 Provides for an appropriate buffer between different land uses. Developments abutting lands designated as part of the ALR will be required to create a landscaped buffer designed to minimize conflicts with normal agricultural operations.
- .6 Ensures and enhances pedestrian and cycling access to community services, facilities and schools.
- .7 Allow for development sites on lands having a natural slope greater than 30% by mitigating any visual impact resulting from development on steeper slopes. Lands susceptible to rock and soil erosion shall be re-vegetated when disturbed to install required municipal services⁹.
- .8 Preserves and protects recognized natural areas, hazard areas and special site features such as mature vegetation, riparian areas, watersheds and important public view corridors.
- .9 Preserves the ridgeline of hillsides in their natural state.
- .10 Provides the opportunity for access to the natural surroundings where appropriate.
- .11 Provides for safe, convenient and separated pedestrian and vehicular routes.
- .12 Assists in the ability to conserve energy and resources through design, construction techniques and landscaping.

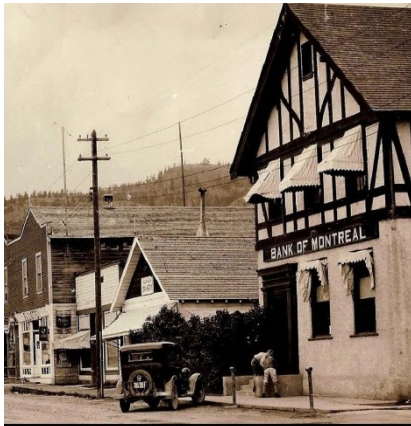
⁹ Amended by Bylaw No. 2020-024 (November 9, 2020)

15.0 DOWNTOWN STRATEGIC PLAN

15.1 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 46 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.

15.2 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:

- 15.2.1.1 Continue to promote the role and function of the Downtown core as the primary commercial, community and cultural centre of the Summerland.
- 15.2.1.2 Provide a vibrant Downtown core with sufficient locational opportunities shops and services to accommodate the needs of residents and visitors.
- 15.2.1.3 Enhance centralized opportunities for community gatherings and socializing for in the region.
- 15.2.1.4 Continue to provide and enhance the community facilities within the Downtown.
- 15.2.1.5 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.
- 15.2.1.6 Expand the potential of the Downtown core to draw in visitors, showcasing the Summerland's community, culture and heritage.
- 15.2.1.7 Improve the vehicular access to and improved parking availability within the Downtown core through efficient design and environmental best practices.
- 15.2.1.8 Continually enhance and expand the non-vehicular access both within and to the Downtown core.
- 15.2.1.9 Increase and enhance community parks and open areas within the Downtown core. Provide increased opportunities to add and retain vegetation, particularly shade trees.
- 15.2.1.10 Support community events and activities within Downtown Summerland.
- 15.2.1.11 Provide a diversity of housing opportunities and densities within the Downtown core to meet the needs and affordability levels of the Summerland community.
- 15.2.1.12 Designate the Downtown core as a primary receiving area for new growth and development.



15.3 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.

15.3.1 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:

15.3.1.1 Integrate and expand the functions and activities provided by Downtown shops, services, facilities, schools and parks as to ensure year round vitality.

15.3.1.2 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.



15.3.1.3 Provide opportunities for businesses to animate the pedestrian experiences including attractive and durable patios, temporary (special event) street closures, retail windows, and comfortable seating.

15.3.1.4 Prohibit the expansion or introduction of new commercial services elsewhere that may negatively impact the vitality of the Downtown core.

15.3.1.5 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.

15.3.2 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:

15.3.2.1 Preserve, promote and expand the opportunities for community facilities and essential community services to flourish within the Downtown.

15.3.2.2 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).

15.3.2.3 Encourage community facilities to enhance their street presence and surrounding outdoor space to provide a welcoming and attractive entrance.

15.3.3 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:

15.3.3.1 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.

15.3.3.2 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).

15.3.3.3 Enhance Prairie Valley Road as an important and attractive gateway to the Downtown core.

15.3.3.4 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.

15.3.3.5 Provide sufficient and convenient parking areas for alternative (non-vehicular) transportation modes (notably bicycle and scooter parking).

15.3.3.6 Continue to provide directional signage and off-road links to major trail and sidewalk networks.

15.3.3.7 Continue to enhance and expand pedestrian, scooter, and stroller trails and sidewalks both within and to the Downtown from surrounding neighbourhoods.

15.3.3.8 Explore the ability to introduce a shuttle transit service between the Downtown core and Lower Town.

15.3.3.9 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.

15.3.3.10 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.

15.3.4 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:

- 15.3.4.1 Continually require new construction and renovations be well designed with quality buildings that complement the existing character of the Downtown core.
- 15.3.4.2 Enhance the Summerland existing building and architectural theme improving the quality of materials, while embracing cohesive yet creative directions in the area of the Design Guidelines, attached as Schedule O.
- 15.3.4.3 Identify and establish through landscaping and design improvements a focal point and central meeting place for Downtown.
- 15.3.4.4 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.
- 15.3.4.5 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.
- 15.3.4.6 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.
- 15.3.4.7 Continue to require new projects to install underground servicing.
- 15.3.4.8 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.
- 15.3.4.9 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.
- 15.3.4.10 Protect and preserve recognized heritage buildings, where possible, and ensure that new developments complement and do not detract from these notable buildings.
- 15.3.4.11 Continue to introduce enhanced historical and/or cultural interpretative signage.
- 15.3.4.12 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.

15.3.5 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:

- 15.3.5.1 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.
- 15.3.5.2 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.
- 15.3.5.3 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.
- 15.3.5.4 Encourage new developments proposed in the Downtown core to include complementing community and cultural enhancements.
- 15.3.5.5 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
- 15.3.5.6 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.
- 15.3.5.7 Initiate strategies to ensure affordable housing within the Downtown.
- 15.3.5.8 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.
- 15.3.5.9 Ensure that adequate visual buffering is provided by commercial properties that are immediately adjacent to residential development.



15.3.5.10 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.

15.3.5.11 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.

15.3.5.12 Ensure the Downtown infrastructure is able to accommodate proposed development.

15.3.6 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:

15.3.6.1 Encourage new developments to enhance the natural vegetation and landscaping (hard and soft) Downtown, recognizing the aesthetics and informal public gathering opportunities.

15.3.6.2 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.

15.3.6.3 Identify and establish an active and safe focal point and central meeting place for Downtown Summerland. .

15.3.6.4 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.

15.3.6.5 Work with community facilities and churches to explore the opportunity to enhance their open spaces for safe, informal community use.

15.3.6.6 Provide increased outdoor seating opportunities with the Downtown core considering such elements as comfortable benches, outdoor patios, rooftop gardens and balconies.

15.3.6.7 Continue to enhance the landscaping in the Downtown core, providing a unified plan for trees, shrubs, baskets and planters.

15.4 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	15.2	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	15.3.1	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	15.3.1	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	15.3.2	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	15.3.3	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	15.3.3 15.3.5	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	15.3.3	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

#	Obj./ Policy	Actions	Priority	Responsibility
.8	15.3.4 15.3.6	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	15.3.6	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	15.3.1 15.3.5	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
.11	15.3.5	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	15.3.2 15.3.6	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	15.3.1	Consider the implementation of a voluntary public art contribution for new developments.	>2	D, LO/D
.14	15.3.5	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	15.3.2	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	15.3.5	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	15.3.2 15.3.6	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

#	Obj./ Policy	Actions	Priority	Responsibility
.18	15.3.6	Identify future park acquisitions to accommodate an increased population in the Downtown notably space catering to seniors and preschool children.	O/I	D
.19	15.3.4 15.3.6	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	15.3.4	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	15.3.5	Understand the carrying capacity of the Downtown infrastructure to ensure that proposed development can be accommodated in the long term.	<2	D

16.0 LOWER TOWN STRATEGIC PLAN

16.1 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, Kirchhoffer 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 is via Peach Orchard Road, Solly Road or Highway 97 (at Lakeshore Road South).

The intent of this section of the Official Community Plan is 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)

16.2 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:

- 16.2.1.1 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.

- 16.2.1.2 Approve only developments that are compatible with the form and character of Lower Town and the Summerland community.
- 16.2.1.3 Protect the integrity of Lower Town's unique and compact residential neighbourhoods.
- 16.2.1.4 Consider only commercial uses in Lower Town that shall complement and not detract from Summerland's downtown core.
- 16.2.1.5 Provide continuous and connected waterfront access throughout Lower Town with walkways, parks and open spaces.
- 16.2.1.6 Appreciate and enhance the importance of the Lower Town's waterfront, history and physical character.
- 16.2.1.7 Optimize view corridors of Okanagan Lake and the surrounding mountains.
- 16.2.1.8 Respect and preserve the environmental and natural qualities of Lower Town and adjacent lands.
- 16.2.1.9 Reduce the negative hazards created by the silt bluffs, as these works are paramount to the future development potential of Lower Town.
- 16.2.1.10 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.
- 16.2.1.11 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

16.3 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.

16.3.1 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:

16.3.1.1 Explore opportunities to increase the public access and parkland along the lake, including continuing parkland acquisitions at the south end of Lower Town.

16.3.1.2 Expand opportunities and activities available for the public “in and on” Lake Okanagan.



Peach Orchard Park

16.3.1.3 Protect swimming areas from boat traffic.

16.3.1.4 Facilitate additional public boat docking facilities along the waterfront including consideration of a publicly accessible wharf.

16.3.1.5 Improve and post access points of existing publicly owned waterfront properties.

16.3.1.6 Require a continuous and connected public waterfront walkway through new development and redevelopment proposals situated adjacent to the lakeshore.

16.3.1.7 Continue to support existing and future recreation activities along the waterfront.

16.3.1.8 Identify, protect and expand areas of environmental significance notably riparian areas.

16.3.1.9 Introduce public and semi-public amenity areas and open spaces into existing and new developments.

16.3.1.10 Maintain and expand the Centennial Trail and the other trail networks linking Lower Town to the remainder of Summerland.

16.3.2 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:

16.3.2.1 Protect, support, and where feasible expand existing community, social and recreational facilities.

16.3.2.2 Support and enhance the historic, interpretive and educational value of the Summerland Trout Hatchery.

16.3.2.3 Encourage the development of additional public and private facilities that address the needs of both residents and visitors.

16.3.2.4 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

16.3.3 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:

16.3.3.1 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.

16.3.3.2 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.

16.3.3.3 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.

16.3.3.4 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.

16.3.3.5 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.

16.3.3.6 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.

16.3.3.7 Encourage new developments proposed in the Lower Town Waterfront to include complementing community and/or tourist related amenities welcoming residents and tourists alike.

16.3.3.8 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.



Lakeshore South Character Home

16.3.3.9 Optimize views, publicly oriented uses and access along the shoreline, reinforced by appropriate signage/wayfinding landmarks identifiable for residents and visitors.

16.3.3.10 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.

16.3.3.11 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.

16.3.3.12 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.

16.3.4 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.



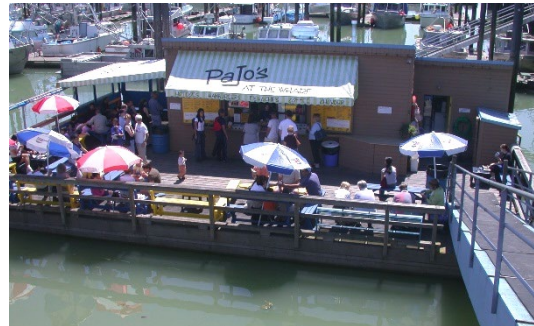
Water Park

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

- 16.3.4.1 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.
- 16.3.4.2 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.
- 16.3.4.3 Cycling is a primary mode of travel throughout Lower Town and should be accommodated as not to conflict with motorized vehicles and pedestrians.
- 16.3.4.4 Develop a Lower Town mobility strategy to consider alternative transportation options and enforcement to improve the connectivity to and from the area.
- 16.3.4.5 Work towards enhancing existing and constructing new waterfront walkways to provide universal access for wheelchairs and other physical challenges.
- 16.3.4.6 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.



- 16.3.4.7 Improve the community awareness of existing public access points to the waterfront.
- 16.3.4.8 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.
- 16.3.4.9 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.
- 16.3.4.10 Introduce traffic pattern refinements that improve the safety, but not the speed of vehicular travel along Lakeshore Road.
- 16.3.4.11 Enhance the gateway elements of the southern access of Lower Town from Highway 97 and Peach Orchard Road through signage and landmarks.
- 16.3.4.12 Develop a signage (orientation and interpretation program) following a common theme connecting key locations throughout Lower Town.
- 16.3.4.13 The expansion or realignment of roadways for the purposes of accommodating vehicular movement should not negatively impact community parks and facilities.



16.4 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.

Priority References		Responsibility Reference	
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	16.3.2	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	16.3.2	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	16.3.2	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	16.3.2	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	16.3.3	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	16.3.1	Negotiate with the Yacht Club the opportunity to provide public access to the wharf.	<2	D, S
.7	16.3.1	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	16.3.2	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	16.3.3	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	16.3.3	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	16.3.3	Designate the Shaughnessey Springs area a development permit area for multifamily medium density development	>2	D, LO/D

	Obj./ Policy	Actions	Priority	Responsibility
.13	16.3.3	Further investigate the funding opportunities to facilitate the preservation, protection of recognized heritage properties (i.e. the Presbyterian Church).	<2	D, S
.14	16.3.4	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
.15	16.3.4	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	16.3.2	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	16.3.2	Explore opportunities to eliminate the noxious smell from the sanitary outlet near the boat launch.	<2	D
.18	16.3.4	Design and implement a "walkable" streets program that considers road striping, signage and widening to make pedestrian movements through neighbourhoods safer.	>2	D
.19	16.3.4	Enhance walkway connections to adjacent trails or amenities (such as the Bird Sanctuary, Crescent Beach and Trout Creek).	>2	D, S
.20	16.3.4	Identify and secure a safe pedestrian access from Lower Town to downtown via Peach Orchard and Solly Road.	>2	D, C

17.0 DEVELOPMENT APPROVAL INFORMATION¹⁰

17.1 Context

Pursuant to the Local Government Act Section 488(1), the 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.

17.2 Area

The Official Community Plan Area is a development approval information area, and the District may require development approval information for an OCP or Zoning Bylaw Amendment application, Development Permit Application, a Development Variance Permit application, or a Temporary Use Permit application.

17.3 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. Where deemed relevant, an application may be expected to provide information regarding:

- The impact of the proposed development with surrounding land uses.
- The consideration of public facilities such as schools, park land, public spaces, and/or amenities.
- The impact of the proposed development on groundwater quantity and quality, surface water generated by the proposed development, and the options for collection, storage, and dispersal of such drainage.
- The impact of the proposed development on the natural environment such as adjacent aquatic areas, vegetation, soils and erosion, geotechnical characteristics, topographical features, ecosystems and biological diversity, fish and wildlife, fish and wildlife habitat, environmentally sensitive features and rare or endangered plant or animal species.
- The ability of the proposed development to provide on-site water and septic disposal or to connect to the District's water and sanitary sewer systems, if available.
- The impact of the proposed development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, and recycling.
- The aesthetic values of the proposed development such as visual character, integration with public areas and the natural environment, lighting, noise, and odour.
- The impact of proposed development on traffic volumes and roads.

¹⁰ Section replaced through Amending Bylaw No. 2020-027 (November 9, 2020)

- How the proposed development provides buffers for adjoining farming and rural areas to ensure no negative impact is caused by the proposal.
- The archaeological impact of a proposed development in areas identified to have high archaeological potential.

18.0 DOWNTOWN DEVELOPMENT PERMIT AREA

18.1 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.

18.2 Area

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

18.3 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.

18.4 Guidelines

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

19.0 LOWER TOWN DEVELOPMENT PERMIT AREA

19.1 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.

19.2 Area

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

19.3 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.

19.4 Guidelines

- 19.4.1.1 Developments must enhance the natural waterfront setting. Significant physical changes to the existing shoreline must enhance and improve riparian areas.
- 19.4.1.2 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.

- 19.4.1.3 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.
- 19.4.1.4 The waterfront walkway should provide areas of interest such as viewpoints, informal gathering places, public art, seating, boardwalks and docks.
- 19.4.1.5 Lake activities should be animated introducing increased commercial or public opportunities for recreational activities along the shoreline including rental concessions, tours and swimming areas.

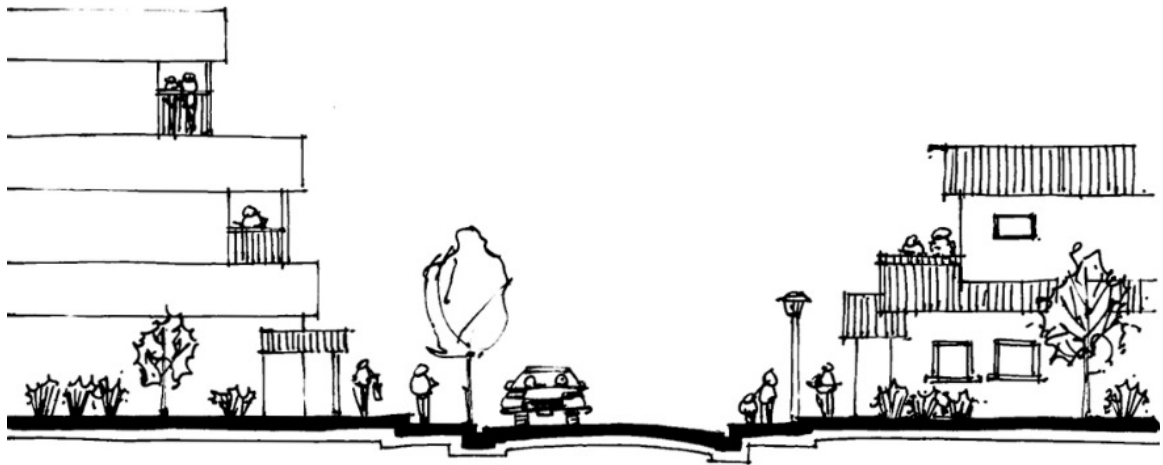


Figure 9: Conceptual Waterfront Design.

- 19.4.1.6 Development should include additional public docking and mooring facilities. Private docking should be consolidated and maintain public access across and around the foreshore.
- 19.4.1.7 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).
- 19.4.1.8 The historic signage program for Lower Town should be consistent with the Lower Town Building Design Guidelines.
- 19.4.1.9 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.
- 19.4.1.10 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:

- .1 enable a more attractive and vibrant waterfront hub; and/or
- .2 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.

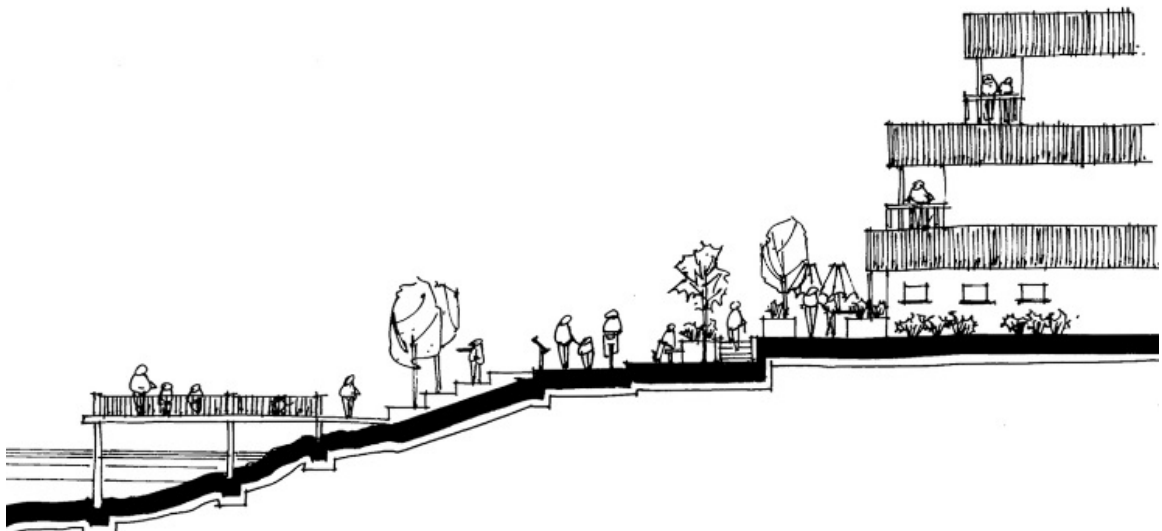


Figure 10: Conceptual Lakeshore Road Design.

- 19.4.1.11 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.
- 19.4.1.12 Developments abutting the shoreline shall consider the visual appearance along the waterfront and the Lakeshore Road street façade.
- 19.4.1.13 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.
- 19.4.1.14 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. 19.4.1.3 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.
- 19.4.1.15 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.
- 19.4.1.16 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.
- 19.4.1.17 The architectural qualities of development should draw on the historic character of the Lower Town area and the Okanagan region.
- 19.4.1.18 Developments shall provide views and consider the visual impact and access from Lakeshore South through to the waterfront.



- 19.4.1.19 Opportunities should be provided to preserve and appreciate the ecological and recreational qualities of the shoreline.
- 19.4.1.20 The landscaping, street furniture and lighting themes introduced by the District and the Summerland Resort should be continued and enhanced.
- 19.4.1.21 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.
- 19.4.1.22 Public open spaces and the continuous waterfront walkway should be coordinated with adjacent properties to maximize the opportunity of the amenities.
- 19.4.1.23 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.

20.0 TROUT CREEK DEVELOPMENT PERMIT AREA

20.1 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.

20.2 Area

The designated area is shown on Schedule M.

20.3 Justification

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

20.4 Guidelines

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

- 20.4.1.1 The design of buildings should complement and enhance the visual character of the area.
- 20.4.1.2 A minimum 4.5-metre-wide landscape buffer strip shall be maintained along Highway #97. Exceptions would require approval from the Ministry of Transportation.
- 20.4.1.3 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.
- 20.4.1.4 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.
- 20.4.1.5 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.
- 20.4.1.6 Tourist Commercial accommodation will be encouraged to create landscaped focal points and features, which can be used by guests for outdoor recreation and leisure.
- 20.4.1.7 Outdoor storage facilities of any kind will not be permitted.
- 20.4.1.8 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.

21.0 MULTIPLE FAMILY DEVELOPMENT PERMIT AREA

21.1 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.

21.2 Area

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

21.3 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.

21.4 Guidelines

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

21.4.1 Site Design

- 21.4.1.1 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.
- 21.4.1.2 Buildings should be integrated with and sited to preserve, where possible, appropriate existing significant natural features, trees, and natural vegetation.
- 21.4.1.3 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.
- 21.4.1.4 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.

- 21.4.1.5 Where possible, buildings should be sited to maximize energy-efficiently through passive solar gain.
- 21.4.1.6 Encourage in the design of the building, where feasible, alternative energy sources.
- 21.4.1.7 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.

21.4.2 Building Design

- 21.4.2.1 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.
- 21.4.2.2 Buildings should be clustered within each parcel of development to encourage variety and formation of neighbourhood enclaves.
- 21.4.2.3 Building and roof forms should complement the surrounding terrain and views to and from the site should be taken in consideration in the design.
- 21.4.2.4 Exterior building design shall reflect the character and building materials of the neighbourhood in which it is located.
- 21.4.2.5 The building's main front entrance should be clearly visible and accessible from the street. Garages should be deemphasized visually.
- 21.4.2.6 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.
- 21.4.2.7 Developments comprised of a number of buildings should avoid duplicate, mirror-image designs.

21.4.3 Parking/Access

- 21.4.3.1 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.
- 21.4.3.2 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.
- 21.4.3.3 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.
- 21.4.3.4 On-site parking shall adequately address the issues of access, landscaping, screening, and public safety so as to maintain a high quality pedestrian experience.
- 21.4.3.5 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.

21.4.3.6 Adequate access to, and egress from, individual parking spaces and overall on-site circulation must be provided.

21.4.4 Screening, Landscaping and Lighting

21.4.4.1 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.

21.4.4.2 The development, including its surface parking areas, shall be landscaped in order to soften its visual impact from adjoining streets and abutting neighbours.

21.4.4.3 Existing trees should be maintained and enhanced by additional plantings wherever possible.

21.4.4.4 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.

21.4.4.5 Native plant species should be used where possible in site landscaping, in combination with target irrigation so as to minimize water usage.

21.4.4.6 The site design should include landscaping/screening in the following areas:

- .1 around outdoor storage areas, waste containers, mechanical equipment and other service areas;
- .2 required or provided yard areas not used for on-site parking or other smaller ancillary uses; and
- .3 specified outdoor amenity areas.

21.4.4.7 Species of vegetation chosen should, and watering systems must, reflect the need for water conservation and appearance during both the summer and winter.

21.4.4.8 The required landscape components should be designed as part of a comprehensive landscape plan that complements and enhances the building and surrounding land uses.

21.4.4.9 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.

21.4.4.10 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.

21.4.5 Signage

21.4.5.1 Signs should be coordinated with the design of the building and site in terms of location, scale, materials, finishes and colours.

21.4.5.2 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.

21.5 Exemptions

21.5.1.1 The following forms of development and/or applications are exempt from the Multiple Family Development Permit Area requirement:

- .1 Subdivision;
- .2 Building additions of 40m² or less that do not require soil retaining structures;
- .3 Protective fencing required by District or senior government agencies;
- .4 Emergency works, including tree cutting, necessary to remove an immediate danger or hazard;
- .5 Minor site clearing necessary to undertake topographic and similar surveys which aid site and servicing planning work;
- .6 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
- .7 Developments entirely consisting of single detached housing.

22.0 WATERCOURSE DEVELOPMENT PERMIT AREAS

22.1 Category

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. 22.5, no site alteration is allowed without a Development Permit.

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

22.2 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:

- a. for a stream, 30 metres both sides of the stream measured from the high water mark;
- b. 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,
- c. 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.

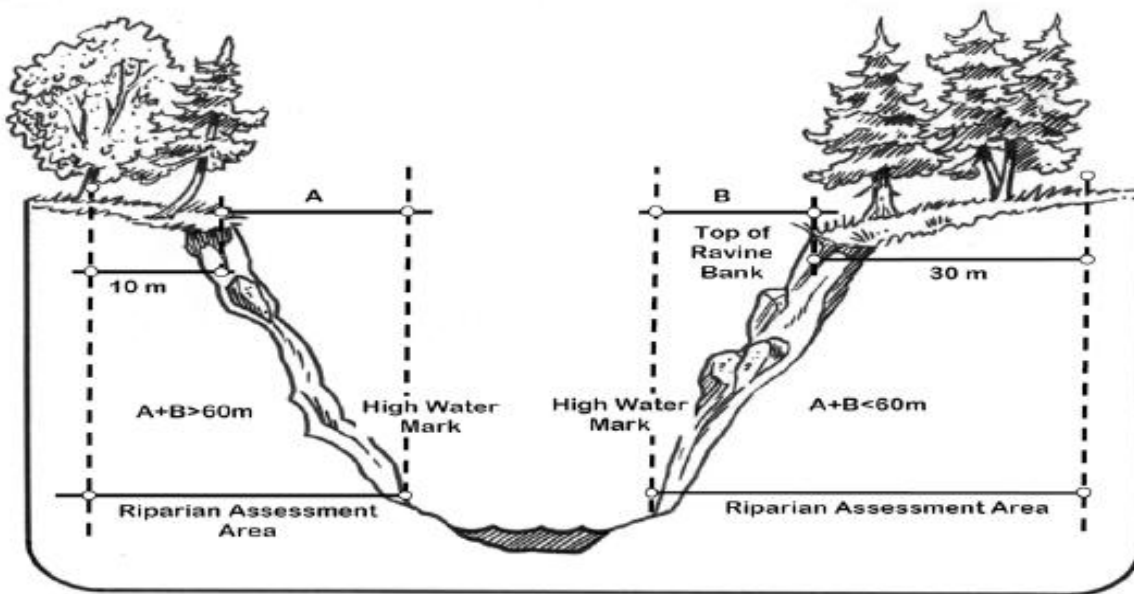


Figure 11: Riparian assessment area (BC Riparian Areas Regulation Implementation Guidebook, Jan. 2006).

22.3 Justification

The primary objective of this Development Permit Area designation is to protect riparian areas and ensure that no harmful alteration, disruption, or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area will occur as a result of development.

22.4 Guidelines

22.4.1 A Development Permit is required for development within the WDP Area, and shall be in accordance with the following guidelines¹¹:

22.4.1.1 An **Assessment Report**, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the provincial *Riparian Area Protection Regulation*, must be received by the District of Summerland in respect of the proposed development from the responsible provincial minister.

22.5 Exemptions

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

- .1 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;

¹¹ Amended with Bylaw No. 2020-027 (November 9, 2020)

- .2 Any farm use as defined under the Agriculture Land Commission Act for lands within the Agricultural Land Reserve (ALR);
- .3 Maintenance of existing infrastructure by Provincial or District staff or their contractors; and
- .4 Renovations, repairs, or maintenance to existing buildings within the same footprint that are protected by Section 911 of the Local Government Act.

23.0 ENVIRONMENTALLY SENSITIVE DEVELOPMENT PERMIT AREA

23.1 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:

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

23.2 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.

23.3 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.

23.4 Guidelines

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

- 23.4.1.1 Every application for development in the ESDPA (unless exempted under s. 23.5) 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).
- 23.4.1.2 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..
- 23.4.1.3 Significant slopes in excess of 30 % are to remain free of buildings and where possible, free of roads/driveways and utility corridors.
- 23.4.1.4 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.

- 23.4.1.5 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).
- 23.4.1.6 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.
- 23.4.1.7 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.
- 23.4.1.8 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.
- 23.4.1.9 Design wildlife crossings wherever protected wildlife corridors are interrupted by roadways, as determined by the environmental assessment.
- 23.4.1.10 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.

23.5 Exemptions

- 23.5.1.1 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:
 - .1 Construction of or renovation to a single detached dwelling on a lot where,
 - i. The footprint is under 250m² (2700ft²), and
 - ii. There is no other dwelling on the property.
 - .2 Construction of residential accessory buildings in accordance with zoning bylaw regulations.
 - .3 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.
 - .4 Any farm use as defined under the Agriculture Land Commission Act for lands within the Agricultural Land Reserve (ALR).

.5 Maintenance of existing infrastructure by Provincial or District staff or their contractors.

24.0 HIGH HAZARD DEVELOPMENT PERMIT AREA #1

24.1 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.

24.2 Area

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

24.3 Justification

The silt bluff areas, which are susceptible to landslides 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.



24.4 Guidelines

24.4.1.1 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:

- .1 A topographic and geomorphologic description of the site;
- .2 A review of previous geotechnical studies affecting the site and/or engineering work that has taken place in the vicinity;
- .3 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;
- .4 Proposed mitigating works if any (including construction and maintenance programs) designed to prevent the hazard conditions;
- .5 An assessment of the effect of the mitigative work in terms of its ability to reduce the hazard condition(s); and
- .6 Any other recommendations the engineer believes appropriate.

24.4.1.2 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.

25.0 WILDFIRE HAZARD DEVELOPMENT PERMIT AREA #1

25.1 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.

25.2 Area

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

25.3 Justification

- a. Provide adequate protection of people and property from wildfire hazards.
- b. 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.
- c. Require that the development in the Wildland/Urban Interface Zone support FireSmart guidelines, as approved by the Province of British Columbia.
- d. 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.
- e. Provide planned neighbourhood with protection from wildfire, through provision of emergency water servicing at key points abutting forested areas.

25.4 Guidelines

25.4.1 Neighbourhood and Site Design

- 25.4.1.1 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.

25.4.2 Fuel Load Management

- 25.4.2.1 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.
- 25.4.2.2 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:
 - .1 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.

- .2 Fuel loads shall be managed in each Priority Zone as prescribed by the Wildfire Hazard Assessment.
 - .3 All non-decayed tree trunks and branches with a diameter greater than ten centimetres that originated from coniferous trees shall be removed from the ground.
 - .4 Branches of coniferous trees shall be pruned to remove ladder fuels.
- 25.4.2.3 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.
- .1 Where retained trees downslope from a building may pose a fire hazard, an increased buffer size or other mitigation measures is required.
 - .2 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.

25.4.3 Building Materials and Construction

- 25.4.3.1 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.
- 25.4.3.2 A detailed plan demonstrating conformity to the below guidelines shall be provided to the District as part of the Building Permit process¹²:
- .1 All exposed, combustible structural elements on the exterior of any building must be of a heavy timber construction as defined by the Building Code.
 - .2 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.
 - .3 All soffits must be of non-combustible materials.
 - .4 Window panes should be of thermal, tempered glass.
 - .5 All chimney outlets shall be 0.6 meters higher than any part of the roof that is within 3.0 meters.
 - .6 All wood-burning appliances shall require the installation of a spark arrestor.
 - .7 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
 - .8 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.

¹² Amended by Bylaw No. 2020-027 (November 9, 2020)

- .9 Shutters, awnings and exterior walls must be made or constructed from fire resistant materials.
- .10 All crawl spaces, the underside of porches and decks, and any sheds must be sealed.
- .11 Balconies, patios and decks must be constructed from fire resistant or non-combustive materials.

26.0 BENTLEY ROAD INDUSTRIAL DEVELOPMENT PERMIT AREA

26.1 Category

The following provides the location and guidelines for the Bentley Road Industrial Development Permit Area.

26.2 Area

The lands identified as Schedule Q are the Bentley Road Industrial Development Permit Area.

26.3 Justification

The Bentley Road Industrial Development Permit Area is designated pursuant to Section 919.1(1) of the Local Government Act considering the following designations.

- a. Establishment of objectives for the form and character of industrial development;
- b. Establishment of objectives to promote energy conservation; and
- c. Establishment of objectives to promote the reduction of greenhouse gas emissions.

The purpose of the Bentley Road Industrial Development Permit Area is to promote development that meets the needs of industry, and through attractive design that is compatible with adjacent land uses. The Bentley Road Industrial area has been designated to enhance the form and character of the area as well as to protect agricultural land and promote water and energy-efficient development.

A Bentley Road Industrial Development Permit is required for all new development within the area on lands as designated in Schedule Q of the Official Community Plan unless exempted under Section 26.5.

26.4 Guidelines

26.4.1 General

- 26.4.1.1 A site specific drainage plan is required with information on proposed site drainage methods.

26.4.2 Building Design, Massing and Siting

- 26.4.2.1 Main public building entries should be located at the front of the buildings to face streets and be clearly identifiable, visible, transparent and accessible.
- 26.4.2.2 Corner entries that can provide access from both the street and parking facilities are encouraged.
- 26.4.2.3 Rooftop mechanical systems should be integrated into the form of the building and screened from view.
- 26.4.2.4 Exterior building design should reflect the character of the area by utilizing appropriate, durable materials.
- 26.4.2.5 Buildings with blank walls should incorporate features such as texture, graphics, or colors to provide visual interest.
- 26.4.2.6 Exterior lights should be oriented away from adjacent residential properties, with

cut-off shields to minimize light.

- 26.4.2.7 Buildings along street frontages should have a higher degree of architectural detailing to enhance the building's appearance to the public realm.

26.4.3 Vehicle Access, Parking and Loading

- 26.4.3.1 Parking areas adjacent to public streets should provide a low level landscaped buffer between the parking and the street.
- 26.4.3.2 Drainage from developments must be controlled on site. Consider the use of low impact development (LID) solutions to control surface drainage.
- 26.4.3.3 No parking or maneuvering should be permitted in landscaped setback areas.
- 26.4.3.4 Provide well defined and safe pedestrian access from parking areas and public sidewalks.

26.4.4 Landscaping and Streetscaping

- 26.4.4.1 Bentley Road should have street trees in the boulevard.
- 26.4.4.2 Properties Abutting Bentley Road are required to provide a 3.0 m wide Landscaped Strip.
- 26.4.4.3 Crime Prevention Through Environmental Design (CPTED) principles should be followed.
- 26.4.4.4 Outdoor storage areas should be limited to the rear yard and side yard areas, screened from main entrances and streets.
- 26.4.4.5 Industrial developments with multiple tenancies should consider providing common amenity spaces for employees and visitors.
- 26.4.4.6 Any portion of a building site left vacant for future development should be suitably landscaped to control weeds and dust.
- 26.4.4.7 Chain link fences are discouraged within the front setback.
- 26.4.4.8 Development permit applications should include a professional landscape design.
- 26.4.4.9 Existing trees and vegetation should be retained and incorporated into site planning where possible. New trees should be added wherever possible.
- 26.4.4.10 A variety of native trees and vegetation should be provided to minimize maintenance, water use and integrate the planting design into the traditional landscape character. Trees and vegetation should be native species appropriate to the area.

26.4.5 Energy Conservation and Efficiency

- 26.4.5.1 Buildings should be designed to minimize off-site air pollution.
- 26.4.5.2 Buildings should be oriented to maximize solar orientation, taking into consideration building placement and planting design.
- 26.4.5.3 Building materials, systems and construction methods should be used to conserve energy and reduce long-term operating costs.

26.4.6 Solid Waste: Reuse and Recycle

- 26.4.6.1 A solid waste disposal area should be designated for each building. This area should be of sufficient size to meet the needs of the proposed development.
- 26.4.6.2 A comprehensive waste management plan is encouraged among land owners to provide recycling and reuse in close proximity by different industrial, retail or high technology uses.

26.5 Exemptions

- 26.5.1.1 The following forms of development and/or applications are exempt from the Bentley Road Industrial Development Permit Area requirement:
 - .1 Any land use as defined in the District of Summerland Zoning Bylaw for lands zoned A1.
 - .2 Replacement of an existing sign.
 - .3 Subdivision.
 - .4 Any servicing work undertaken by or on behalf of the District of Summerland.
 - .5 Renovations, repairs, or maintenance to existing buildings that cost under \$50,000 in value.

27.0 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.

27.1 Implementation Tasks

27.1.1 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.

27.1.2 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.

27.1.1 Objectives

- 27.1.1.1 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 its desired vision and goals.

27.1.2 Policies

District policies are to:

- 27.1.2.1 Develop a community monitoring program that establishes and evaluates key indicators for the social, economic and environmental well-being of the community.
- 27.1.2.2 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.
- 27.1.2.3 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.

27.1.3 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

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.

27.1.4 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.

27.1.5 Reporting for Climate Change

The indicators listed in the Table 5 below are suggested for monitoring the progress of Summerland's Community Climate Action Plan.

Table 5: Reporting for Climate Change: Indicators.

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.

27.2 Legal Mechanisms

27.2.1 Secondary Plans

[Amended by Bylaw No. 2014-022]

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 Hunters Hill Neighbourhood Plan (2014)
- .11 Agricultural Plan
- .12 Transportation Master Plan (2008)
- .13 Summerland's Community Climate Action Plan (2011)
- .14 Electrical Master Plan (as policy) (2008)
- .15 Water Master Plan (as policy) (2008)
- .16 Master Drainage Plan Phase 2 (as policy) (2009)

27.3 Development Bylaws, Requirements and Regulations

27.3.1 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.

27.3.2 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. The justification for designating an area is clearly defined; with guidelines identifying how new developments must address the uniqueness of that particular area¹³.

27.3.3 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.

27.3.4 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.

¹³ Amended by Bylaw No. 2020-027 (November 9, 2020)

28.0 SUMMARY OF OCP TEXT AMENDMENTS

BYLAW NO.	DESCRIPTION	DATE ADOPTED
2014-008	8709 Jubilee Road – redesignate Administrative to Low Density Residential Intensification	August 10, 2015
2014-016	6003 Dale Avenue – redesignate from Agricultural to Low Density Residential	August 10, 2015
2014-022	11700 Sanborn Street, 18654 Garnet Valley Road and 19013 Bentley Road – redesignate from Open Land to Rural Residential; amend Schedule 'C'; amend Schedule 'J'	August 10, 2015
2015-011	4816 Nixon Road – redesignate from Agricultural to Low Density Residential	August 10, 2015
2015-025	35888 Garnet Valley Road – redesignate from Open Space to Agricultural	October 13, 2015
2016-006	1109 Stonor Street – redesignate from Low Density Residential to Parks; and designate the Summerland Experimental Farm Entomology Station to Parks	April 11, 2016
2016-009	17013 Sanborn Street – redesignate from Open Land to Rural Residential; add to the Hunters Hill Neighbourhood Plan; and Amend Schedule 'J'	April 25, 2016
2016-019	Amend Schedule C Land Use Map - Parks in Lower Town – designate as Parks	July 12, 2016
2016-021	Amend Schedule B Urban Growth Boundary – Add 2311, 2315 and 2505 Thornber Street; and Amend Schedule C Land Use Map from Rural Residential to Low Density Residential	July 12, 2016
2016-026	12207 and 12203 Lakeshore Drive – designate as Parks	August 22, 2016
2016-033	9600 Victoria Road – designated as Medium Industrial	September 12, 2016
2016-040	Conkle Mountain Park – designated as Parks	November 28, 2016
2016-044	11714 Quinpool Road – designated as Low Density Residential	December 12, 2016
2017-002	2810 Landry Crescent – designated as LDR – Low Density Residential	March 13, 2017
2017-030	10701 & 10705 Elliott Street – designated as Medium Density Residential	November 14, 2017

BYLAW NO.	DESCRIPTION	DATE ADOPTED
2017-022	5418 Nixon Road – designated as Low Density Residential	November 27, 2017
2017-033	13610-13620 Kelly Avenue – designated as Medium Density Residential	November 27, 2017
2018- 004	20401 Hwy 40 – Designated a portion of Block A DL2886 to Agriculture.	April 9, 2018
2018-009	12914 Prairie Valley Road - designated a portion of Lot 4, DL 475, ODYD, Plan 161 (Except Plans B6849 and 41020) to Rural Residential.	May 28, 2018
2018-015	8707 Tomlin Street - designated Lot 10, DL 473, ODYD, Plan KAP17511to Medium Density Residential	June 25, 2018
2018-020	Amends Section 6.2.3.3 & Section 7.4.1 Rural Residential	August 27, 2018
2019-007	Amends Affordable Housing – Administrative Designation	March 11, 2019
2019-019	13415 Lakeshore Drive – designated lot 1 DLs 455 & 5085 ODYD Plan 5896 to High Density Residential	June 10, 2019
2019-044	12819 McLarty Place – designated Lot 22, DL 3320, Plan KAP 52892 to PR1, Parks & Recreation Zone	July 13, 2020
2020-024	Amend – Section 11 “Hazardous Areas” & Section 14.0 “Neighbourhood Planning Process”	November 9, 2020
2020-027	Delete & Replace Section 17.0 “Development Permit Areas (All Areas)	November 9, 2020
2021-005	8709 Jubilee Road East - designated Lot 1, DL 473, Plan 18998 Except Plan 26059 to RHD – Residential High Density	April 12, 2021
2022-022	Amend 7.2.3 re: Housing on Ag Lands	August 22, 2022
2021-015	13316 Prairie Valley Road – Amends Schedule B by including Lot 8 District Lot 475, ODYD, Plan 161, Except Plan 15099 in the Urban Growth Boundary – Amends Schedule C by redesignating same lands from Agricultural to Low Density Residential	November 28, 2022
2022-022	Updated regulations for housing on agricultural lands	August 8, 2022
2022-027	13609 Dickson Avenue – Redesignated Lot 4, District Lot 3640, ODYD, Plan 3179 from Medium Density Residential to High Density Residential	September 26, 2022
2023-002	12010 Lakeshore Drive – Redesignated Lot 3, District Lot 675, ODYD, Plan 341 Except Plan H641 and 41301 from Low Density Residential to Low Density Residential Intensification	February 13, 2023