



Official Community Plan

Growing Forward 2046

Adopted June 16, 2026

District of Summerland Official Community Plan

Schedule “A” to Bylaw No. 2026-008

Adopted: June 16, 2026

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1. Introducing the Official Community Plan

1.1 Our Plan

1.1.1 What is an Official Community Plan?

An Official Community Plan (OCP) is a high-level statutory planning document that is prepared in compliance with British Columbia's *Local Government Act*. It outlines a long-term vision and policy for the community, typically over a 20-year period, and provides direction for planning and land use management, as well as some other community services based on local values and priorities.

Official Community Plans reflect the collective voices of community members and establish a clear picture of a community's future and provides guidance on how the community will be shaped over the 20-plus year period. This includes identifying the largest opportunities and challenges that the District and surrounding communities are currently experiencing or are anticipated to experience in the future. As such, an Official Community Plan can shape the local quality of life for residents, the provision of programs, services and infrastructure, and decisions that are made by Council and staff every day.

1.2 Legislative Framework

Under British Columbia's *Local Government Act*, all local governments must adopt an Official Community Plan bylaw that must be updated every five years and serve as a framework for future planning to ensure development aligns with the community's long-term objectives.

1.2.1 What is an Official Community Plan's Reach?

The Official Community Plan is the District's umbrella policy document and is used across all departments to support long-term planning and decision-making. It provides strategic direction for Council and staff and informs decisions related to budgeting, servicing, capital projects, development review, and infrastructure planning. Implementation happens through everyday planning, community partnerships, and on-the-ground action. Success relies on regular review, monitoring, and progress reporting.

This Official Community Plan applies to all lands within the District's municipal boundary and builds on existing District planning documents that have shaped Summerland to date and will continue to guide its growth in the future.

Due to the Official Community Plan's broad scope, it does not set out detailed policies or technical standards such as zoning provisions, local plans, or neighbourhood plans. Instead, it provides high-level direction for the District's long-term urban structure and development. More

detailed plans, studies, and strategies can then be developed within this framework to support District decision-making and action.

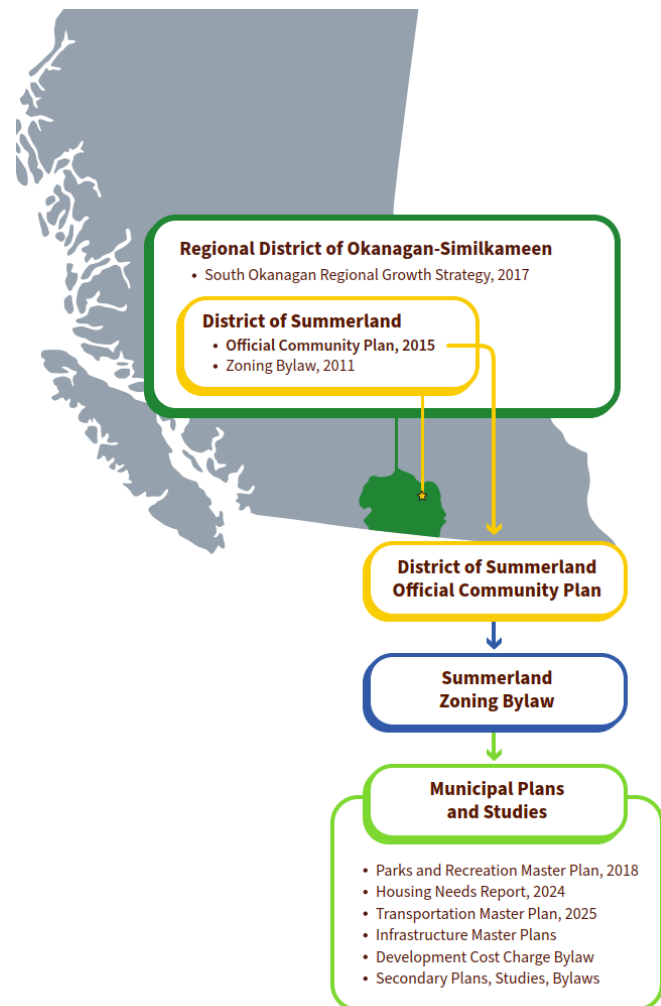
1.2.2 *How Will this Official Community Plan be Used?*

Once the Official Community Plan 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 Official Community Plan. It is a statutory policy document and the policy direction contained within this document includes a range of flexibility based on the wording of the policy and the interpretation.

An effective Official Community Plan needs to be supported by key implementation tools. This includes the use of bylaws and guidelines such as the zoning bylaw, the District’s financial plan, the development cost charges bylaw, and the subdivision and development servicing bylaw.

This Official Community Plan does not authorize the commencement of any proposed development or works except in accordance with other provisions of the *Local Government Act* or other applicable legislation. Council may undertake projects suggested when the financial resources have been allocated during the annual budgetary process.

The Official Community Plan is also a shared resource used by residents, developers, businesses, School District 67, provincial agencies, and community organizations to guide investments, development, and service planning.



1.3 Contents and Structure

This Official Community Plan is organized into sections, with each providing an overview and/or key directions. Each section commences with a detailed background and justification.

- **Section 1 – Introducing the Official Community Plan:** Presents the purpose of the Official Community Plan and explains how it will be used.
- **Section 2 – Summerland at a Glance:** Provides an overview of the community and key conditions and trends that inform planning for the future.
- **Section 3 – Vision and Goals:** Describes the broader vision and overarching goals established by the community through the planning process that shapes and frames all aspects of the Official Community Plan.
- **Section 4 – Growth Strategy:** Outlines the land use plan, growth management strategies, and designations that guide where and how development occurs.
- **Section 5 – Future Land Use:** Establishes the land use designations to guide future growth and development on a site-specific basis in the District.
- **Section 6 – Community Policy Overview:** Provides background and context on the various community-wide policy areas (e.g. infrastructure, quality of life, etc.).
- **Section 7 – Services and Infrastructure:** Sets policies for the development, operation, asset management, and cost-recovery of District infrastructure and servicing systems.
- **Section 8 – Quality of Life:** Sets policies for housing, mobility, infrastructure, environment, recreation, and other areas of community well-being.
- **Section 9 – Sustainability and Resilience:** Sets policies to promote environmental stewardship and protect the District against evolving risks associated with climate change and changing weather patterns.
- **Section 10 – Implementation:** Describes the tools, policies, and processes that support applying and monitoring the Official Community Plan.
- **Section 11 – Development Permit Areas:** Provides guidelines for development within designated permit areas.
- **Section 12 – Glossary:** Provides definitions of terms included in this Official Community Plan to support interpretation and implementation.

1.4 How to Read This Plan

Summerland's Official Community Plan is a statutory document approved by bylaw that includes policies to direct land use and development decisions. The Official Community Plan includes language that guides actions and decisions and includes defined terms listed in the Glossary in Section 12 of this Plan.

1.4.1 *Interpretation*

The policies in the District of Summerland Official Community Plan direct planning, infrastructure, and other District responsibilities by providing a district-wide level of guidance on land use and urban form.

All other District of Summerland plans must be consistent with the Official Community Plan. In the event of a conflict or inconsistency between the Official Community Plan and any other plan, the Official Community Plan will prevail. Future reviews of, and amendments to, existing plans or bylaws will be required to align with the policies of the Official Community Plan.

1.4.2 *Defined Terms*

Defined terms are located in the glossary (Section 12).

1.4.3 *Official Community Plan Map*

The areas identified on the Official Community Plan map generally inform which policies apply to planning decisions.

1. Unless otherwise specified in this Official Community Plan, the boundaries or locations of any symbols or areas shown on a map or illustration are approximate only, not absolute, and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines, roads or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application.
2. No measurements of distances or areas should be taken from the maps or illustrations in this Official Community Plan.
3. All illustrations and figures are for conceptual purposes only.
4. Any change to the text, maps or illustrations within this Official Community Plan need to be approved by council in the same way that this document was approved.

1.4.4 Policy Language

Must or Shall means the policy applies to all situations, without exception, usually in relation to a statement of action, legislative direction or situations where a desired result is required.

Should means the policy applies to all situations, unless it can be clearly demonstrated to the satisfaction of The District of Summerland that the policy is not reasonable, practical or feasible in a given situation.

May means the policy direction is optional and not required. May statements give permission to do something rather than requiring or limiting action.

The District means the District of Summerland as a municipal government or corporation.

Summerland or the **District** means the place or physical area of the municipality.

1.4.5 Decision Making

The Official Community Plan informs more detailed land use and mobility decisions, such as subject area plans, mobility strategies and plans, development permit applications, and the budget process. Consideration of the Official Community Plan vision, goals, and policy will be applied to support effective decision making and reconcile tensions between competing objectives. Planning processes, decision making, and implementation will be evidence based and informed by data-driven tools and approaches.



1.5 Evolution of this Official Community Plan

1.5.1 Project Background and Process

This Official Community Plan is the first major update to the District of Summerland’s Official Community Plan since 2016. In 2023, the Province introduced new legislation to accelerate housing development across B.C., including changes to the *Local Government Act* that required all municipalities to update their official community plans by the end of 2025.

Instead of replacing Summerland’s 2016 Official Community Plan entirely, this update builds on its strengths by carrying forward many existing policies while adding new policies that address recent community needs. The Plan has also been simplified and streamlined to set out clear priorities, making it easier for Council, staff, and the community to use.

The Official Community Plan review and update was designed to:

- Respond to new trends, opportunities, and community needs in Summerland.
- Update residential designations to match recent zoning changes, modernize Agricultural Land Reserve and agriculture policies, and strengthen development permit area guidelines to reflect community priorities.
- Meet new provincial housing requirements, including incorporating the District’s Interim Housing Needs Report (2024) and other recent changes.
- Improve clarity and usability by aligning policies with current initiatives and recently completed projects.

The Official Community Plan update involved four phases of work that began in 2025 as summarized below:

Phase 1: Community Visioning

- Build understanding of what an Official Community Plan is, how it is used, what it means for Summerland, and how community members can get involved.
- Gather perspectives from a diverse group of Summerland residents on the vision and direction of their community.



Phase 2: Reviewing and Engaging on the Urban Growth Boundary

- Complete a technical analysis of the District's current Urban Growth Boundary, a foundational growth management policy tool in the Official Community Plan.
- Identify proposed changes to the Urban Growth Boundary through the technical analysis that align growth and development in the District with community values, sustainable development best practices, and current/future conditions.
- Review proposed changes with the community to solicit feedback to inform a final set of recommendations to carry into the development of the 1st draft Official Community Plan.

Phase 3: Reviewing the Draft Official Community Plan

- Developing a first draft Official Community Plan in collaboration with District staff including the completion of a robust internal review process.
- Developing a revised draft Official Community Plan to present to the community through targeted engagement activities that sought feedback on revisions and changes to make in preparing a second draft Official Community Plan.

Phase 4: Finalizing and Adopting the Official Community Plan

- Presenting the second draft Official Community Plan to District Committees for review and comment, prior to developing a third draft Official Community Plan for agency referral.
- Completing agency referrals, including Provincial departments, agencies, and local First Nations.
- Completing the first, second, and third reading, including a public hearing to formally adopt the new Official Community Plan.



1.5.2 Community Engagement Summary and Key Themes

Establishing a Community Vision

November 2025 - February 2026

Light it Up Pop-Up Booth to understand key trends in Summerland and capture initial feedback about key community priorities and opportunities.

50+ participants



Two Open Houses to establish a community vision and plan goals regarding community growth, housing, infrastructure, environment, and other key topic areas.

78 participants



World Café full day workshop with representatives from over 12 community groups, organizations, and the District to discuss community prosperity, health, and resilience.

25 participants



Visioning Survey focused on understanding growing trends and future priorities and needs in Summerland.

237 completed surveys



Discussing Community Growth

May - June 2025

Two Open Houses to review proposed new vision statement, plan goals, and changes to the District's Urban Growth Boundary and broader growth strategy.

80 participants



Community Growth Survey with a focus on allowing the community to evaluate and provide input on key changes proposed for the Urban Growth Boundary and broader growth strategy.

93 completed surveys



Reviewing the Draft OCP

October - November 2025

Two Open Houses to review information summarizes key contents of the draft OCP including updating land use and community wide policies and mapping.

85 participants



Online Comment Form that provided residents an opportunity to provide comments on the draft OCP that was posted on the project webpage (Summerlandocp.ca).

25 responses



Reading and Adoption

December 2025 - April 2026

Agency Referrals TBC

Council Review TBC

In addition to community engagement, several District committees were engaged throughout the planning process including:

1. Four presentations/workshops with the Advisory Planning Committee
2. Presentations to the Parks and Recreation, Agricultural, and Community Climate Advisory Committees.

In addition to planned engagement activities, the project team received unsolicited feedback from community residents and organizations throughout the duration of the planning process. Over 700 participants took part in community engagement activities and supported the vision and direction of the Official Community Plan.



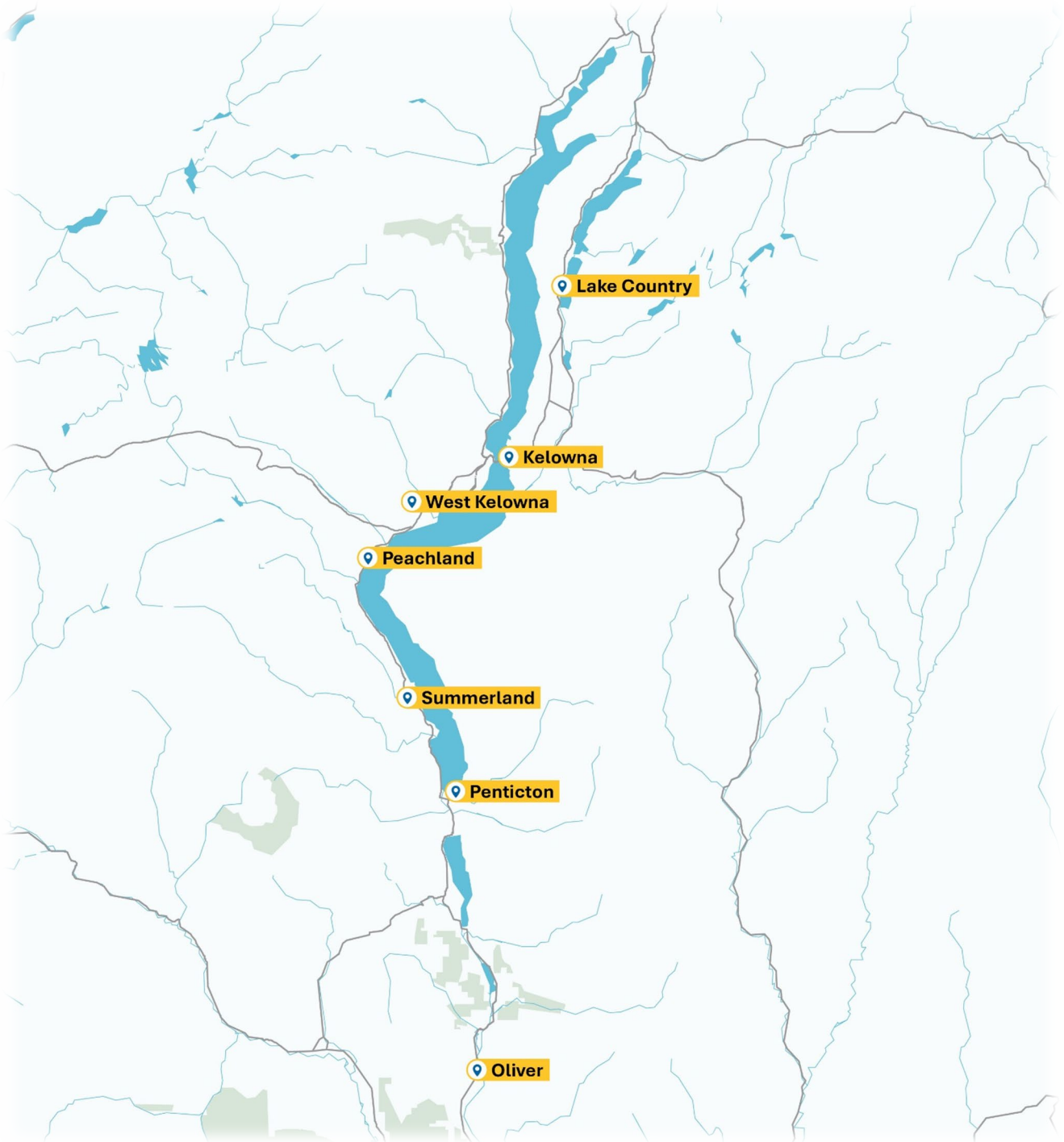


2. Summerland at a Glance

2.1 Location

The District of Summerland is located in the Okanagan, as shown in Figure 1 below:

Figure 1: Okanagan Context Map



2.2 Community History

2.2.1 *Pre-Contact*

Before European contact, the Summerland area was home to the syilx (Okanagan) Nation, one of the Interior Salish peoples whose traditional territory extends from the Okanagan region, into the Kootenays and northern Washington State. The area now known as Summerland was part of a rich cultural landscape of seasonal movement, trade, and stewardship. The syilx people sustainably used and cared for the lands, lakes, and rivers for thousands of years, following traditional harvesting practices for fishing, hunting, and gathering.

The area known as Nicola Prairie, named after Grand Chief Nicola, was an important part of this broader cultural landscape. Archaeological evidence, early records, and oral histories reflect the syilx people's long-standing presence, stewardship, and continued connection to the Summerland area.

2.2.2 *Post-Contact*

Following European contact, the Summerland area became increasingly mapped and settled by newcomers. An 1827 map of the Okanagan Valley recorded three known sites in the area: Nicola Prairie, Lone Tree (north end of Summerland), and Sandy Cove (across the lake from present-day Kelowna). By the late 1800s, ranching, fur trading, and early orchard irrigation began to shape the area's economy and landscape. The first commercial orchard was planted in the 1890s in Trout Creek, supported by one of the region's earliest water licenses, which irrigated over 1,000 acres.

The first settlement identified on early maps was Priest Encampment on the shores of Garnet Lake which was followed by development on the shores of Okanagan Lake as well as small communities and townsites established along the upper benches, including Upper Trout Creek, Balcomo, Prairie Valley, Mineola, and Appledale.

Summerland's former name was Trout Creek and 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. Present day Lower Town served as the original townsite, supported by the Summerland Development Company under Shaughnessy and J.M. Robinson, which provided essential services such as water, septic systems, electricity, a post office, a school, and a sawmill. Settlers from across the Prairies, Eastern Canada, and England were drawn to the community.

By 1907, Summerland was connected to Peachland and Penticton by road and had ferry service to Naramata across Okanagan Lake. The present-day Downtown Summerland (formerly Siwash Flat) was originally part of the Penticton Indian Reserve No. 3, which was exchanged between

1904 and 1906 through a mutually agreed land deal. A 1922 fire in Lower Town shifted the community's focus uphill, leading to the growth of the downtown core that defines Summerland today.

2.3 Conditions and Trends

2.3.1 *Population and Demographics*

Based on the District's Housing Needs Report and the BC Stats Population Estimates, Summerland's population is expected to grow between 2021 and 2041 as follows:

- Overall population will grow from 12,425 in 2021 to 13,890 in 2041, representing an average annual growth rate of 0.56%.
- Population under 15 years of age are projected to experience declines from 1,621 in 2021 to 1,396 in 2041, corresponding to an average annual population change of -0.74%. The share of total population of this age cohort will decline from 13 percent to 10 percent.
- Population 15 to 64 years old will grow from 6,984 in 2021 to 7,710 in 2041, corresponding to an average annual growth rate of 0.50%. The share of total population of this age cohort will remain at 56 percent.
- Population 65 years and older will grow from 3,820 in 2021 to 4,784 in 2041, corresponding to an average annual growth rate of 1.13%. The share of total population of the over 65 age cohort will grow from 31 percent in 2021 to 34 percent in 2041. Province-wide the share of the population 65 and over is projected to increase from 19 percent in 2021 to 22 percent by 2041 according to BC Stats.
- Compared to the province, Summerland – and the overall Okanagan Region – contain a significantly higher proportion of seniors, particularly as the region it is one of the country's most popular retirement destinations.

Table 1: District of Summerland Population Projections Every Five Years from 2021 to 2041

Year	0-14	15-64	65 Years and Older	Total
2021	1,621	6,984	3,820	12,425
2026	1,568	6,951	4,252	12,771
2031	1,542	6,975	4,551	13,069
2036	1,419	7,383	4,628	13,430
2041	1,396	7,710	4,784	13,890
Change In Population 2021-2041 (%)	-14%	10%	25%	12%
Avg. Annual Population Change (%)	-0.74%	0.50%	1.13%	0.56%

Source: BC Stats, P.E.O.P.L.E. Population Estimates and Projections (July 12, 2024)

2026 BC Stats Population Estimates and Projections

BC Stats' most recent Population Projections (2026) includes a lower 20-year population projection for Summerland and includes the following:

- A current 2026 population estimate of 11,826 residents, which is lower than the 2026 projected population of 12,771 included in the Housing Needs Report.
- Overall population will grow from 11,826 in 2026 to 12,232 in 2046, representing an average annual growth rate of 0.17%.
- Population under 15 years of age are projected to experience declines from 1,439 in 2026 to 1,099 in 2046, representing an average annual population change of -1.18%. The share of total population of this age cohort is projected to decline from 12 percent to 9 percent.
- Population 15 to 64 years old is projected to grow from 6,323 in 2026 to 6,608 in 2046, corresponding to an average annual growth rate of 0.23%. The share of total population is projected to be 55 percent.
- Population 65 years and older will grow from 4,064 in 2026 to 4,525 in 2046, corresponding to an average annual growth rate of 0.57%. The share of total population of the over 65 age cohort will grow from 34 percent in 2026 to 37 percent in 2046.

Table 2: District of Summerland Population Projections every five years from 2026 to 2046

Year	0-14	15-64	65 Years and Older	Total
2026	1,439	6,323	4,064	11,826
2031	1,314	6,008	4,096	11,418
2036	1,229	6,137	4,095	11,461
2041	1,129	6,381	4,336	11,846
2046	1,099	6,608	4,525	12,232
Change In Population 2026-2046 (%)	-24%	4.5%	11.3%	3.4%
Avg. Annual Population Change (%)	-1.18%	0.23%	0.57%	0.17%

Source: BC Stats, P.E.O.P.L.E. Population Estimates and Projections (January 16, 2026)

Note on BC Stats Population Estimates and Projections

BC Stats “P.E.O.P.L.E.” model was initially developed in 1999 and modernized in 2022 with an expanded methodology to account for new sources of information and recent population trends. In addition to fertility, mortality, and migration trends, the model also considers different housing indicators in its population projections. Regions with stronger housing outlooks are expected to have higher population growth. Therefore, the updated model produces population projections that consider future housing conditions.

To determine future housing conditions, the model considers historical trends of building permits for each Census Metropolitan Area published by Statistics Canada, along with official community plans of the municipalities of the main metropolitan areas in B.C.

It is noted that there has been a decrease in building permits in the District since the population estimate and projections were developed for the Housing Needs Report in 2024 and other local and regional developments. These factors are the likely reason for the changes between the 2021-2041 and 2026-2046 population projections.

2.3.2 *Economy*

Summerland's traditional industry sector has centered on agriculture, particularly the fruit growing industry, which has been expanded through related industries such as wine production. The favourable climate coupled with unique soil properties generates some of the best growing conditions in the Okanagan.

The overall climate is well suited for fruit and vegetable production, recreation, and tourism. Major industry sectors include agriculture, manufacturing, commercial, retail, tourism, and agricultural research.

Employment by major sectors of the economy is shown in Table 2, for District of Summerland and Regional District of Okanagan-Similkameen, using North American Industry Classification System (NAICS) used by Statistics Canada as follows:

- Tourism: accommodation and food services; arts, entertainment and recreation; and information and cultural industries.
- Business, finance, and management: finance and insurance; real estate, rental and leasing; and management of companies and enterprises.
- Public services: healthcare and social assistance; education services; administration and support; waste management and remediation; utilities and public administration.
- Manufacturing and innovation: manufacturing; construction; professional, scientific and technical services; mining, quarrying, oil and gas extraction; and agriculture, forestry, fishing and hunting.
- Trade services: wholesale trade; retail trade and transportation and warehousing.
- Other Services: repair and maintenance; personal and laundry services; religious, grant making, civic, and professional and similar organizations; and private household domestic labour.

Table 3: Economic Sectors

Major Economic Sector	2006	2011	2016	2021
Tourism	515 (10%)	500 (10%)	585 (11%)	485 (9%)
Business Finance and Management	240 (5%)	320 (6%)	260 (5%)	265 (5%)
Public Services	1,525 (30%)	1,735 (34%)	1,800 (33%)	1,860 (35%)
Manufacturing and Innovation	1,710 (34%)	1,735 (34%)	1,550 (29%)	1,665 (31%)
Trade Services	830 (16%)	610 (12%)	930 (17%)	865 (16%)
Other Services	250 (5%)	240 (5%)	265 (5%)	250 (5%)
Total	5,060	5,140	5,390	5,390

Source: Statistics Canada Census (2006-2021)

The most important components of Summerland's economy from an employment standpoint are the 'Public Services' and 'Manufacturing and innovation' categories. Combined, these sectors accounted for 65 percent of the workforce in 2021. Indeed, some of the largest employers in Summerland include the School District (SD 67), the healthcare field (Summerland Seniors Village), the District of Summerland, and employment through the various wineries.

2.3.3 Environment

Summerland's natural environment is defined by its unique combination of physical features and ecological diversity. Shaped over millennia by powerful geological processes, the community's landscape includes glacial silt bluffs, ravines, gullies, and the iconic klt'əpus (Giant's Head Mountain) overlooking Okanagan Lake. The District lies on a fertile ancient lakebed surrounded by mountain ranges, steep silt cliffs, and several important water features, Garnet Lake, Aeneas Creek, Prairie Creek, and Trout Creek, all of which contribute to the area's ecological richness. Summerland is part of the Southern Interior's "pocket desert" ecosystem, supporting a mosaic of grasslands, riparian areas, wetlands, mature and old-growth forests, and rocky outcrops that sustain a wide range of species. These natural systems form vital ecological corridors and provide essential environmental services such as pollination, water and air renewal, erosion control, and habitat for wildlife. Natural features also contribute to the quality of life that Summerlanders enjoy, including the natural viewsapes, wildlife observation, hiking, and other recreational activities.

2.3.4 Building and Development

Between 2018 and 2024, a total of 573 new units received building permits which included 237 single-detached homes and 226 multi-unit homes. While development rates in Summerland have seen a downswing over the past 3 years, 2025 saw a large increase in multiple-family residential units permitted in Downtown associated with BC Builds – will edit this later.

Summerland has averaged 12 percent of total new home registrations in the entire Regional District of Okanagan-Similkameen (RDOS), with the highest share being in 2022 when Summerland's new home registrations totaled 26 percent of the RDOS total.

Figure 2 - District of Summerland Building Permit Data 2018 – 2025

	Building Permits Issued - By Building Type							
	2018	2019	2020	2021	2022	2023	2024	2025
RESIDENTIAL								
Single-Detached Dwellings	42	30	33	41	36	29	26	22
Carriage Homes	9	9	6	5	1	6	4	7
Secondary Suites	11	5	4	5	8	6	4	6
Multi-Unit Residential Buildings	0	1	5	6	19	6	1	5
Multi-Unit Residential Units	0	88	20	62	38	16	2	158
Mobiles/Manufactured Homes	5	9	5	2	4	2	0	2
Renovations/Other with No Units	49	58	64	58	56	63	69	62
Total Housing Units	67	142	73	121	106	65	37	195
COMMERCIAL / INDUSTRIAL								
New Commercial Buildings	1	1	0	1	2	2	0	2
Commercial Renovations/Additions	15	19	7	12	17	14	10	9
Total Permits Issued	83	74	60	72	87	65	45	53



2.3.5 *Infrastructure*

The District of Summerland encompasses a large land area that includes urban areas and vast expanses of agricultural land. The differing intensities of land use between rural and urban, along with the sheer physical size and mountainous terrain of the District's jurisdiction, create challenges for community infrastructure. This includes water supply, wastewater collection/treatment, roads and sidewalks, and storm drainage management.

Transportation

Summerland's 2025 Transportation Plan provides a comprehensive, multi-modal framework to guide how people and goods move across the community over the next 20 years. The plan focuses on safety, connectivity, and sustainability while prioritizing upgrades to main corridors such as Prairie Valley Road, Rosedale Avenue, Jubilee Road, Garnet Valley Road, and Giants Head Road. The Transportation Plan calls for expanding sidewalks and cycling routes that link schools, downtown, and recreation areas, improving transit service along the Prairie Valley Main Street corridor, and introducing flexible mobility options for Lower Town and Trout Creek. To reduce conflicts between heavy vehicles and residential areas, the plan recommends designating truck routes away from Prairie Valley Road. It also integrates parking management, electric vehicle infrastructure, and climate adaptation measures across all initiatives.

Implementation is organized in three phases: short term (5 years) actions include filling sidewalk and cycling gaps, improving intersections, and upgrading transit stops; medium term (within 15 years) actions focus on corridor redesigns, truck route designation, and transit frequency improvements; and long term (15 years and beyond) actions include network completion, full active transportation integration, and continued road rehabilitation through asset management.

Water

The 2021 Water Master Plan outlines a path to ensure Summerland's water system remains reliable, sustainable, and resilient into the future. It highlights the need to address aging infrastructure, limited supply redundancy, and growing demand, while protecting source water and maintaining water quality. The plan identifies key projects to upgrade mains, pumps, and storage, and emphasizes efficiency improvements such as metering, system separation, and leak detection. It also considers long-term challenges, including climate change and water availability, ensuring that the District can continue to meet community needs, support growth, and adapt to future pressures on its water supply.

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 the Downtown, Trout Creek, Lower Town and Crescent Beach neighbourhoods. The introduction of wastewater collection means the ability to infill and densify within urban areas has greatly increased. As Summerland's population continues to increase, upgrades and expansions will be required at the wastewater treatment facility to ensure effective environmental protection of the receiving waters (Okanagan Lake).

Electrical

Summerland is one of only five municipalities in BC that owns its electrical utility. For over 110 years, the District has proudly served the community with safe, reliable, and economical energy. Power generation and distribution improvements are an ongoing District priority to ensure safe, economic, and efficient electrical services are available to service the community.

More information on the District's transportation and infrastructure systems can be found in Section 6.0 (Growing Infrastructure) of this Official Community Plan.



2.4 Housing and Housing Needs

The 2024 Housing Needs Report (HNR) provides a comprehensive understanding of Summerland's current and future housing challenges. It identifies areas of local need, outlines the types of housing required to support residents across all stages of life, and highlights where policy and land use changes can improve affordability, diversity, and access to housing. These findings inform the Official Community Plan's approach to managing growth and guiding housing development over the long term. The following table summarizes the overall assessment of Summerland housing needs, rounded to the nearest whole number.

Table 4: Summerland Housing Needs

Component	Notes	5 Year Need (Housing Units)	20 Year Need (Housing Units)
Extreme Core Housing Need	Households in extreme core housing need	27	108
Persons Experiencing Homelessness	Individuals without stable housing	34	67
Suppressed Household Formation	Households unable to form due to constrained housing environment	77	307
Anticipated Growth	New households expected from population growth	386	1,139
Rental Vacancy Rate Adjustment	Adjustment to maintain healthy vacancy rates	1	6
Additional Local Demand	Derived from market and community pressures	146	584
Total New Units		671	2,212

In the next 5 years, the District of Summerland will require an additional 671 housing units, increasing to 2,212 units over the next 20 years to meet projected population growth and housing demand. The Housing Needs Report further identifies areas of local housing need. Through the Official Community Plan, the District aims to identify where each of these housing needs is met, outline how land use policy can respond to emerging gaps, and identify opportunities to support a more complete and resilient housing system.

2.4.1 ***Policies for Housing Needs***

As per the *Local Government Act*, official community plans must include policies that address the current and anticipated housing needs for the following classes of housing:

1. Affordable housing
2. Rental housing
3. Special needs housing
4. Seniors' housing
5. Family housing
6. Shelters for individuals experiencing homelessness and housing for individuals at risk of homelessness
7. Housing near transportation infrastructure that supports walking, bicycling, public transit, or other alternative forms of transportation

The District's Housing Needs Report identifies the current and anticipated housing needs for these classes as described through broader "Key Areas of Local Need" included in the report. Table 5 (Policies for Housing Needs) summarizes the District's 2024 Housing Needs Report Key Areas of Local Needs and the related class of housing needs and Official Community Plan policy sections.

As the District's Housing Needs Report is updated, in accordance with the *Local Government Act*, this Official Community Plan may require amendments to ensure that policies are established to address each local need and class of housing.

Table 5: Policies for Housing Needs

2024 Housing Needs Report Key Area of Local Need	Summary of Need / Statement of Need	Related Class of Housing Need	Supportive Official Community Plan Sections
Enhance Housing Diversity	Summerland needs a wider range of housing types, including smaller ground-oriented homes, suites, townhomes, apartments, and supportive/non-market options, to address affordability challenges, retain residents, and support diverse household needs.	• Family housing • Housing near transportation infrastructure • Rental housing	Section 4.0 (Growth Strategy) Section 8.1 (Attainable Housing)
Address Non-Market Housing Needs	There is a significant need for non-market and supportive housing for low-income households, seniors, people with disabilities, and those at risk of homelessness, requiring reduced development barriers and supportive partnerships to bring projects forward	• Affordable housing • Family housing • Senior's housing • Shelters for individuals experiencing or at-risk for homelessness • Special needs housing	Section 4.0 (Growth Strategy) Section 8.1 (Attainable Housing)
Enhance Rental Housing Supply	Summerland faces a shortage of both market and non-market rental units, contributing to rising rents and limited options for renters, highlighting the need for more purpose-built rentals, accessory dwelling units, and supportive rental programs.	• Affordable Housing • Family housing • Rental Housing	Section 4.0 (Growth Strategy) Section 8.1 (Attainable Housing)

2024 Housing Needs Report Key Area of Local Need	Summary of Need / Statement of Need	Related Class of Housing Need	Supportive Official Community Plan Sections
Prepare for Anticipated Growth in Population Age 65 and Over	An increasing senior population will require more accessible, low-maintenance, and centrally located housing options, along with support for multigenerational living, to allow aging residents to remain in the community.	• Senior’s housing	Section 8.1 (Attainable Housing)



2.5 Regional Context Statement

As per the *Local Government Act*, the District is required to include a Regional Context Statement that describes the connection between the District's Official Community Plan and the applicable Regional Growth Strategy that is in effect and applied to all or part of the District's municipal boundary.

The District within the planning area of the South Okanagan Regional Growth Strategy, which was last updated in 2018 by the Regional District Okanagan-Similkameen in partnership with the District and other communities as seen in Figure 3 below:

Figure 3: South Okanagan Regional Growth Strategy Area

Source: South Okanagan Regional Growth Strategy, 2018



The South Okanagan Regional Growth Strategy establishes a high-level framework for future decision-making and land use with intent of maintaining and enhancing the region's quality of life and unique natural values over a 20-year planning horizon. It provides a shared regional vision of the South Okanagan and broader goals for the Regional District of Okanagan-Similkameen and local governments to partner and collaborate on.

This Regional Context Statement affirms this Official Community Plan's consistency and alignment with the South Okanagan Regional Growth Strategy. Further details are provided in the Table below that demonstrate this Official Community Plan's alignment with the goals included in the South Okanagan Regional Growth Strategy:

Regional District of Okanagan-Similkameen Regional Growth Strategy Goals	District of Summerland Official Community Plan Alignment
Housing and Development: Focus development to serviced areas in designated Primary Growth Areas and Rural Growth Areas.	Summerland is identified as a Primary Growth Area in the Regional Growth Strategy, which includes larger communities with higher levels of servicing where most growth is to be directed to. This Official Community Plan supports the Regional Growth Strategy by: Establishing a Growth Strategy that supports a diversity of housing forms, the development of complete neighbourhoods, and limiting growth in rural and agricultural areas to maintain their existing rural character.
Ecosystems, Natural Areas and Parks: Protect the health and biodiversity of ecosystems in the south Okanagan.	The Regional Growth Strategy promotes the protection of valuable ecosystems and species that can be impacted by growth and development within the Region. This Official Community Plan supports the Regional Growth Strategy by: - Directing growth and development within the existing footprint of the community and prioritizing infill development and densification over peripheral and hillside development. - Protects environmentally sensitive and hazardous areas through the application of the Growth Strategy and establishes Hazard and Environmental Development Permit Areas.

Regional District of Okanagan-Similkameen Regional Growth Strategy Goals	District of Summerland Official Community Plan Alignment
Infrastructure and Transportation: Support efficient and effective infrastructure services and an accessible multi-modal transportation network.	The Regional Growth Strategy establishes guiding direction for transportation and infrastructure that considers efficient servicing for future growth areas, managing water quality and quantity, and coordinating intra-regional planning and management of infrastructure upgrades. This Official Community Plan supports the Regional Growth Strategy by: • Directing growth and development to areas with existing District servicing or areas where District services could be efficiently extended to. • Identifies goals and policies to reduce and manage solid and liquid waste, including the alignment of future sewer service extensions and upgrades to areas where more intensive levels of growth are anticipated. • Promotes a multi-modal transportation system that considers the integration of transportation and land use.
Community Health and Wellbeing: Foster healthy, safe communities that provide accessible recreational, educational and cultural opportunities.	The Regional Growth Strategy supports improved quality of life by identifying the need for regional partnerships, housing diversity, emergency services, recreation, and arts and cultural opportunities to support residents. This Official Community Plan supports the Regional Growth Strategy by: • Integrating recreation and cultural amenities into existing and future neighbourhoods. • Supporting the development of affordable housing and housing diversity to align with the varying needs of residents. • Identifying the need for and importance of coordination with other governments, agencies, and service providers to enhance quality of life.

Regional District of Okanagan-Similkameen Regional Growth Strategy Goals	District of Summerland Official Community Plan Alignment
Regional Economic Development: Achieve a sustainable, resilient and prosperous South Okanagan regional economy.	The Regional Growth Strategy identifies the need to diversify the regional economy including the development of employment land and growth of the regional tourism and agricultural industries. This Official Community Plan supports the Regional Growth Strategy by: • Prioritizing and supporting the intensification of existing industrial areas and commercial lands, while protecting and preserving agricultural lands and related operations. • Supporting Summerland's position as a tourism destination. by enabling a range of tourism-oriented land uses.
Engagement and Collaboration: Foster and support regional cooperation, collaboration and civic engagement.	The Regional Growth Strategy supports inter-governmental and first nation partnerships, while maintaining ongoing public participation and engagement at local and regional levels. This Official Community Plan supports the Regional Growth Strategy by: • Establishing opportunities for engaging neighbouring communities and snpink'tn (Penticton) Indian Band. • Including a planning process that involved significant consultation and collaboration with Summerland residents, businesses, community organizations, and other interest holders.
Energy Emissions and Climate Change: Reduce energy emissions and ensure the South Okanagan is prepared for a changing climate.	The Regional Growth Strategy establishes regional direction for climate change adaptation and mitigation. This Official Community Plan supports the Regional Growth Strategy by: • Establishing greenhouse gas reduction targets and strategies for improving broader community sustainability. • Protecting, through policy and Development Permit Areas, sensitive environmental and natural areas.

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3. Vision and Goals

3.1 Official Community Plan Vision Statement

What is a Vision Statement?

A vision statement is the foundation of a plan and establishes an overarching goal to strive towards that is informed by the community's hopes and aspirations for the future. Vision statements reflect the values, priorities, and big-picture goals that guide how the community grows and changes over time. In the context of this Official Community Plan, all the policies and actions were developed to advance our community vision to reality.

With deep agricultural roots, Summerland balances its small-town character with diverse housing and employment options, in a unique natural landscape that provides a high quality of life for all people.

Through steady and well-planned growth, we are a complete community supported by our many distinct and vibrant neighborhoods.

3.2 Plan Goals

Official Community Plan (OCP) goals represent core community priorities that support the vision for the future. While the vision statement describes what Summerland aspires to be, the OCP goals help root the vision by describing tangible and clear paths to get there. They reflect shared community values and further shape the policies and actions in the OCP and support future District decision-making. Together, the vision and goals create a strong framework for managing growth, protecting what matters most, and building the kind of community residents and visitors want to be part of.



The Official Community Plan Goals are described below:

Complete and Compatible Neighbourhoods – limiting sprawl and building complete neighbourhoods through thoughtful and compatible infill and integration of locally serving daily needs and amenities.



Revitalized and Vibrant Downtown – directing growth, investment, and people to Downtown to establish it as the economic, cultural, and residential centre of Summerland.



Diversified and Prosperous Economy – preserving, expanding, and intensifying economic lands to accommodate compatible commercial and industrial uses.



Available and Attainable Housing – supporting the growth and diversity of the community's housing stock to meet the diverse needs of the community.



Efficient and Cost-Effective Infrastructure – maximizing existing and future infrastructure to sustainably service the needs of the community today and over the long-term.



Connected and Active Community – providing options for people to move, play, and connect to places, spaces, and each other through an interconnected system of parks, trails, and recreation areas.



Protected and Preserved Landscape – protection and enhancement of our agricultural areas, sensitive environmental areas, and water resources.



Resilient and Adaptive – taking climate action to reduce community emissions and mitigating impacts from climate change and weather events.

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4. Growth Strategy

4.1 Overview

The Growth Strategy for Summerland presents a policy framework to guide and direct growth over the next 20 plus years. It includes the following components:

- **Urban Growth Boundary (Section 4.3)**
- **Growth Areas (Sections 4.4 to 4.12)**
- **Future Land Use “Land Use Designations” (Section 5.0)**

This Growth Strategy presents an approach that:

- Considers the unique opportunities and constraints impacting growth and development that exist within the District’s boundary, including physical, environmental, and regulatory conditions that limit where growth can occur.
- Prioritizes future growth within existing neighbourhoods through appropriately scaled infill that leverages existing District infrastructure and services, while improving the viability of enhancing services such as transit.
- Recognizes that the complexities of infill development and growth pressures in the community require alternatives for growth, including the development of select outer lying vacant and underutilized lands that have supportive conditions for development (developability).
- Ensuring the remaining vacant and underutilized lands that are developable are developed as efficiently as possible with strong connections to existing neighbourhoods, a range of housing options, and walkable access to amenities.
- Protects and preserves important agricultural lands, natural areas, and open spaces from growth, development, and other disturbances.

Urban Growth Boundary

Guides community growth broadly by establishing areas for urban (inside the UGB) and rural (outside the UGB) development.



Growth Areas

Establishes strategies for larger segments and neighbourhoods in the community to guide their future growth and development.



Land Use Designations

Set a future vision for how specific areas or parcels of land are generally intended to be used in the future to guide future development and decision making.



4.2 Urban Growth Boundary

4.2.1 Purpose

The District's Urban Growth Boundary is a growth management planning and policy tool that was first established in the District's 2008 Official Community Plan. The purpose of the Urban Growth Boundary is to identify areas to direct "urban" growth and development within the District where servicing either exists or is anticipated or planned for the future. "Rural" areas outside of the Urban Growth Boundary are discouraged from for any urban growth, development, or activities that could alter their existing rural character. The Urban Growth Boundary reflects the District's growth needs while considering evolving opportunities and constraints including:

- Alignment with the District's 20-year housing needs projections.
- Physical, environmental, regulatory, infrastructure, and other conditions that place limitations on where growth can occur within the District.
- Desired development patterns, smart growth principles, and broader community sustainability outcomes.
- The District's long-term financial obligations with respect to service delivery of current and future development.
- Community sentiments and perspectives regarding the long-term vision and outlook of Summerland.

The current Urban Growth Boundary is identified in Figure 5 with supporting objectives and policies included on the following pages.

Figure 4: Urban and Rural Development

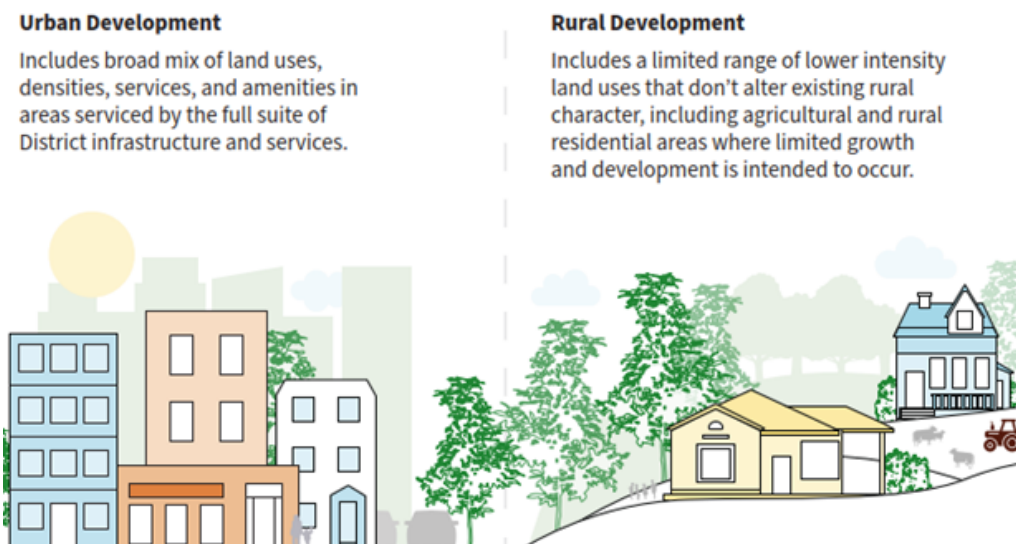
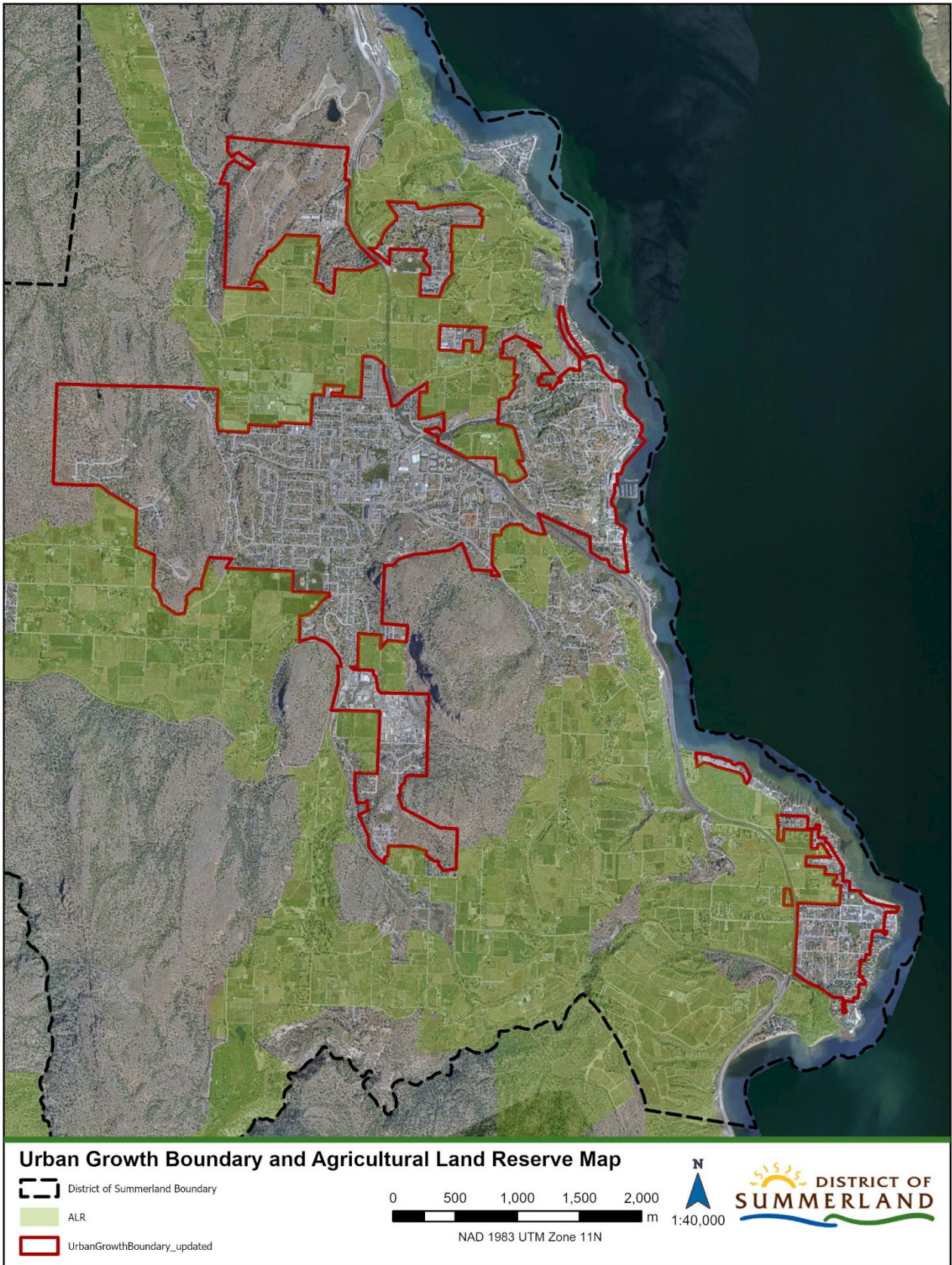


Figure 5: District of Summerland Urban Growth Boundary



Objective #4.2.1: Urban growth and development is directed to appropriate areas.



1. Direct urban growth and development to areas identified within Schedule B: Urban Growth Boundary.
2. Urban growth and development should be directed to areas within the Urban Growth Boundary or may be considered where:
 - i. Existing District servicing exists or is identified for future expansion
 - ii. There is sufficient capacity of the areas to accommodate a higher degree of infill and/or new development
 - iii. Additional growth and development will result in limited environmental and/or hazardous risks and impacts
3. Within the Urban Growth Boundary, create and support vibrant neighbourhoods that contain a mix of residential and non-residential uses with focal points connected to surrounding land uses by active streets and pathways.
4. Low-density residential designated and zoned lots within the Urban Growth Boundary shall be permitted residential densities per lot, in accordance with Provincial legislation.
5. Development proposals, such as Official Community Plan and zoning amendments, that propose changing the current use of a lot within the Urban Growth Boundary to a less intensive or efficient use are discouraged.
6. Encourage sustainable and compact development within the Urban Growth Boundary by:
 - i. Prioritizing developed areas for new growth and development
 - ii. Supporting the integration of neighbourhood commercial uses in Core Neighbourhoods
 - iii. Ensuring Emerging Neighbourhoods are developed with a mix of residential densities, appropriately scaled commercial uses, and other neighbourhood amenities to reflect complete neighbourhoods
 - iv. Support and encourage the redevelopment of existing industrial and commercial areas, including industrial and commercial lots, to maximize existing employment lands

Objective #4.2.2: Each planned area within the Urban Growth Boundary is adequately, safely, and efficiently serviced to the ultimate ld out for each area.

1. Within the Urban Growth Boundary, ensure that all new development is connected to District utility infrastructure as well as shallow utilities (i.e. gas, cable, electricity, telephone) as determined necessary by utility providers.
7. New septic systems are not permitted for new development in the Urban Growth Boundary but may be permitted for existing development.
8. The expansion of sewer services outside Urban Growth Boundary should be restricted unless the cost associated with the expansion, operation, and maintenance is provided by the user(s).

**Objective #4.2.3: New development outside of the Urban Growth Boundary maintains existing rural character. **

1. Areas outside of the Urban Growth Boundary:
 - i. have the lowest density land uses; and,
 - ii. support a limited mix of land uses such as agriculture, agritourism, resource development, outdoor recreation and tourism, and select low density and rural residential uses
9. New and existing residential and rural designated and zoned lots outside of the Urban Growth Boundary shall be permitted the following maximum densities in accordance with the District's Zoning Bylaw:
 - i. Three units per lot for lots with District sewer servicing
 - ii. One principal dwelling per hectare for lots without District sewer servicing. Accessory dwelling units on lots without District sewer servicing shall be considered in accordance with applicable regional water conservation initiatives

**Objective #4.2.4: The District's Growth Strategy supports and achieves Summerland's long-term housing needs. **

1. Ensure the Urban Growth Boundary and related growth strategy is configured in a manner that:
 - i. Meets the District's 20-year housing needs projections, as per the District's Housing Needs Report, by ensuring a sufficient inventory and mix of land is designated for different residential uses.
 - ii. Supports the development of a variety of housing forms and densities for different market demographics by enabling housing development within undeveloped, underdeveloped, and built areas.

- iii. Promotes the development of new housing units in the short-to-medium term in areas where existing new housing development is occurring and anticipated in the future.

Objective #4.2.5: Agricultural lands and open spaces are protected and preserved.

1. The exclusion of agricultural lands from the Agricultural Land Reserve should not be considered as a strategy to meet future growth demands in Summerland. Local governments, not private owners, initiate any applications for Agricultural Land Reserve exclusions and the Agricultural Land Commission must approve any exclusion application. All District bylaws that are not consistent with the *Agricultural Land Commission Act* must be endorsed by the Agricultural Land Commission. Agricultural Land Reserve exclusions may be considered for support by the District where the following criteria are present:
 - i. The parcel(s) have already been subdivided and developed in a manner that reflects urban development, including lot sizes, uses and building types
 - ii. The parcel(s) have full District servicing or are planned to receive full servicing in the future
 - iii. The parcel(s) have limited agricultural capability as a result of their historic and/or current use(s)
 - iv. The parcel(s) are located within existing industrial lots and/or in the Industrial Area (Primary Growth Area)
 - v. The removal of the parcel(s) from the Agricultural Land Reserve will result in no significant impact and/or reduction to local food production and security
 - vi. The proposed exclusion would result in more agricultural productivity or include provisions to offset any loss of agricultural productivity
2. Consider an Agricultural Land Reserve exclusion application or a bylaw endorsement to the Agricultural Land Commission to expand the Urban Containment Boundary to the following parcels:
 - i. Parcels in Trout Creek (Willow Ave., Tait St., Miltimore Ave., Juniper St., Thornber St.) to support residential and commercial development
 - ii. 8100 McLachlan Street to support industrial development
 - iii. 17418 Bentley Road to support industrial development
 - iv. 33000 Garnet Valley to support park and recreational uses near a reservoir

Note that this does not imply endorsement from the Agricultural Land Commission and all restrictions of the ALC Act apply.

3. Ensure new urban development provides adequate buffers, edge planning methods, and other mitigation strategies to meet *Agricultural Land Commission Act* requirements and minimize conflicts where interfaces with agricultural lands and natural areas exist.

Objective #4.2.6: The Urban Growth Boundary remains consistent to ensure a consistent approach to growth management over the long-term.

1. Ensure District bylaws, policies, plans, capital plans, and asset management policies align with and support the Growth Strategy.
2. Any adjustments to the Urban Growth Boundary should not be supported except during a scheduled review and update of the Official Community Plan.
3. Special circumstances may emerge where changes to the Urban Growth Boundary may be considered by the District that include:
 - i. Addressing a significant community emergency, safety, and/or environmental issue where an alteration to the Growth Strategy is required to mitigate community risk.
 - ii. Completing minor adjustments adjacent to the study area of a neighbourhood plan or development plan, where it's been determined that such adjustments are critical to the viability of the development area and/or provide significant benefits to the community.
 - iii. Completing adjustments to enable the development of critical community infrastructure and/or facilities.



4.3 Growth Areas Overview

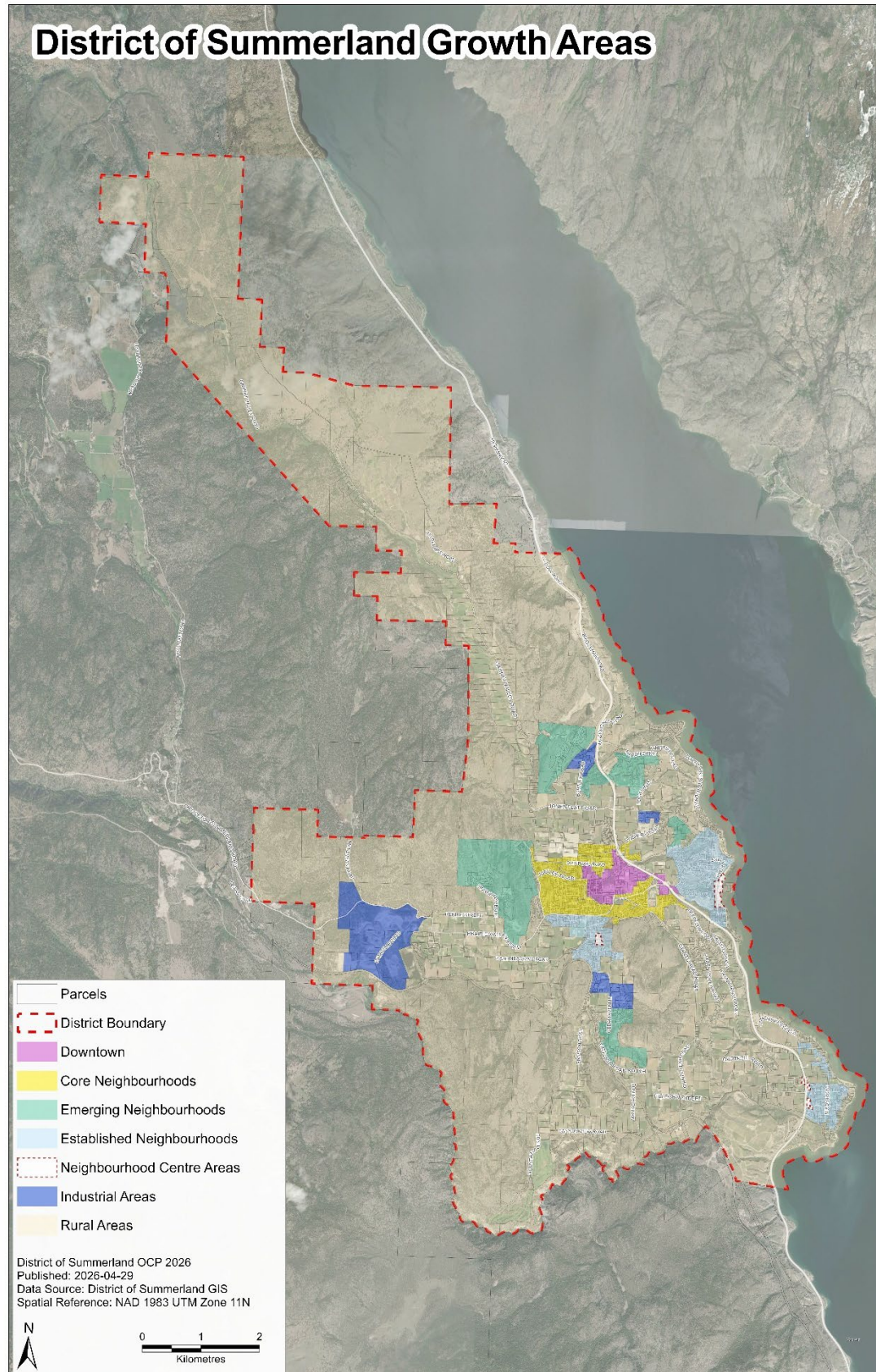
Six Growth Areas have been established through technical analysis and community engagement completed as part of the Official Community Plan update as included in Schedule C (Growth Areas Map). These areas include their own individual strategies with objectives and policy directions to guide growth occurring within each area. Key considerations that informed the Growth Areas include:

- **Growth constraints:** Understanding growth constraints that limit outward expansion of existing built areas which include the Agricultural Land Reserve, steep slopes and high hazard areas, municipal servicing availability, environmentally sensitive areas, and important waterbodies including Lake Okanagan. Due to these constraints there are limited areas within the District that can be developed to an urban standard.
- **Prioritizing infill development:** Encouraging infill development in existing neighbourhoods to meet population growth and housing need. Due to economic, servicing, land use compatibilities, and other complexities that can arise, infill development is recognized to have some limitations in meeting the District's long-term growth and housing needs.
- **Sensitivity to existing character:** Due to recent provincial legislative changes and District efforts, more density has been permitted in Downtown and traditional lower-density and single-detached neighbourhoods. Summerland's mature neighbourhoods and rural and small-town character will be complimented with sensitive growth and development.
- **Tax base diversification:** Prioritizing the diversification and enhancement of the District's tax base and promoting more local employment opportunities for residents. Encourage the expansion of the District's limited industrial land base to promote better fiscal and economic conditions in the community.
- **Complete neighbourhoods:** Ensuring that supporting peripheral growth, typically through new neighbourhoods, does not result in low-density, residential-only, and car-dependent neighbourhoods. A central aspect of the District's overall growth strategy is to ensure new peripheral growth results in complete and sustainable neighbourhoods.
- **Rural protection:** Protecting rural, agricultural, and open lands from growth including preventing the loss of arable agricultural land and carefully managing growth along the lakefront, streams, and other waterbodies within the District.

Table 6: Official Community Plan Growth Areas Summary Table

Growth Area	Growth Strategy Role	Related Neighbourhoods / Areas
Primary Growth Areas		
Downtown	To promote a variety of land uses and building types with the District's highest density to complement the public realm and desired neighbourhood character that establishes a vibrant, active, and complete neighbourhood.	Downtown Highway 97 Gateways
Core Neighbourhoods	To accommodate higher concentrations of small-scale multi-unit housing infill and medium-density residential development in transition areas between Established Neighbourhoods and Downtown.	Mature low-density neighbourhoods surrounding Downtown
Industrial Areas	To redevelop with more intensive industrial and service commercial uses that generate employment opportunities and tax base diversification for the District.	Bently Road, Logie Road, and James Lake Industrial Parks
Secondary Growth Areas		
Established Neighbourhoods	To accommodate incremental small-scale multi-unit housing infill that is context sensitive and neighbourhood servicing commercial uses and amenities that mitigate the impacts of car-dependent neighbourhoods.	Lower Town Trout Creek Dale Meadows
Emerging Neighbourhoods	To enable new peripheral development that provides diverse housing options, walkable access to amenities, and reduced car dependency.	West Summerland (Cartwright Mountain) North Summerland (Hunters Hill-Sumac) East Summerland (Switchback Road Area) South Summerland (Pierre Drive Area)

Growth Area	Growth Strategy Role	Related Neighbourhoods / Areas
Tertiary Growth Areas		
Rural Areas	To maintain the existing character of rural areas outside of the Urban Growth Boundary by directing urban growth and development to more preferential areas within the Urban Growth Boundary.	Agricultural Lands Natural Areas and Open Spaces Rural Residential Areas Lakefront Areas Excluded from the Urban Growth Boundary

Figure 6: Growth Areas Map

4.4 Downtown (Primary Growth Area)

4.4.1 Area Description

Summerland's Downtown is the commercial, governance, and cultural centre for the community. The vitality of downtown is an important indicator of the overall health of the community, and it is important to establish objectives and policies that support a Downtown that is resilient, vibrant, and a destination for residents and visitors.

In 2022, the District adopted the Downtown Neighbourhood Action Plan (DNAP) to create a strategy and vision for the revitalization of the downtown area which includes Downtown and Established Neighbourhoods. The plan established specific "Districts" within Downtown that reflect and build upon their unique character and current uses and include their own distinct land use designation that together create a vibrant and complete neighbourhood.

4.4.2 Future Growth and Development

Downtown remains the employment and residential growth focal point in Summerland that is supported by an attractive and lively public realm with access to services and amenities based on the growth structure outlined in Figure 7 through 9 and policies in this section.

Figure 7: Downtown Growth Area Map

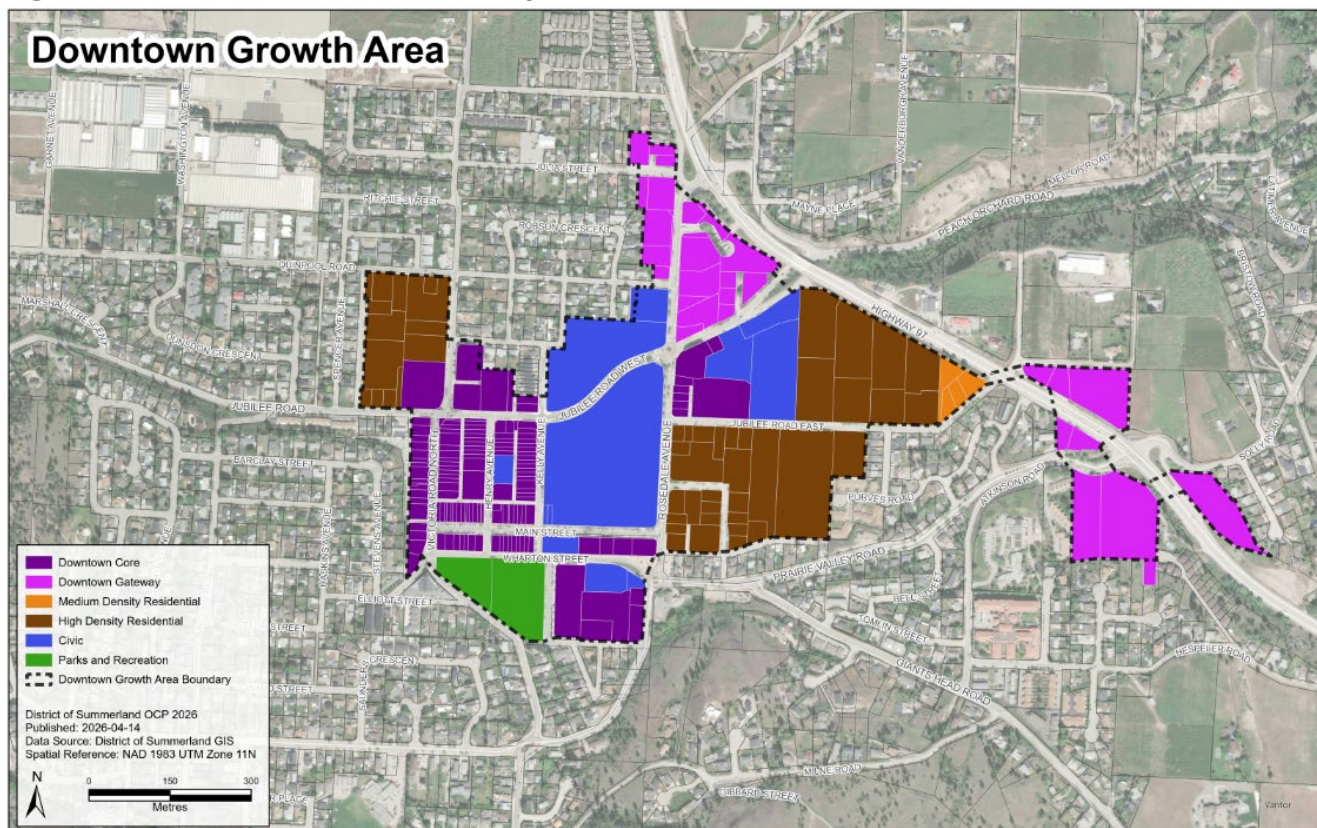


Figure 8: Maximum Building Height Map

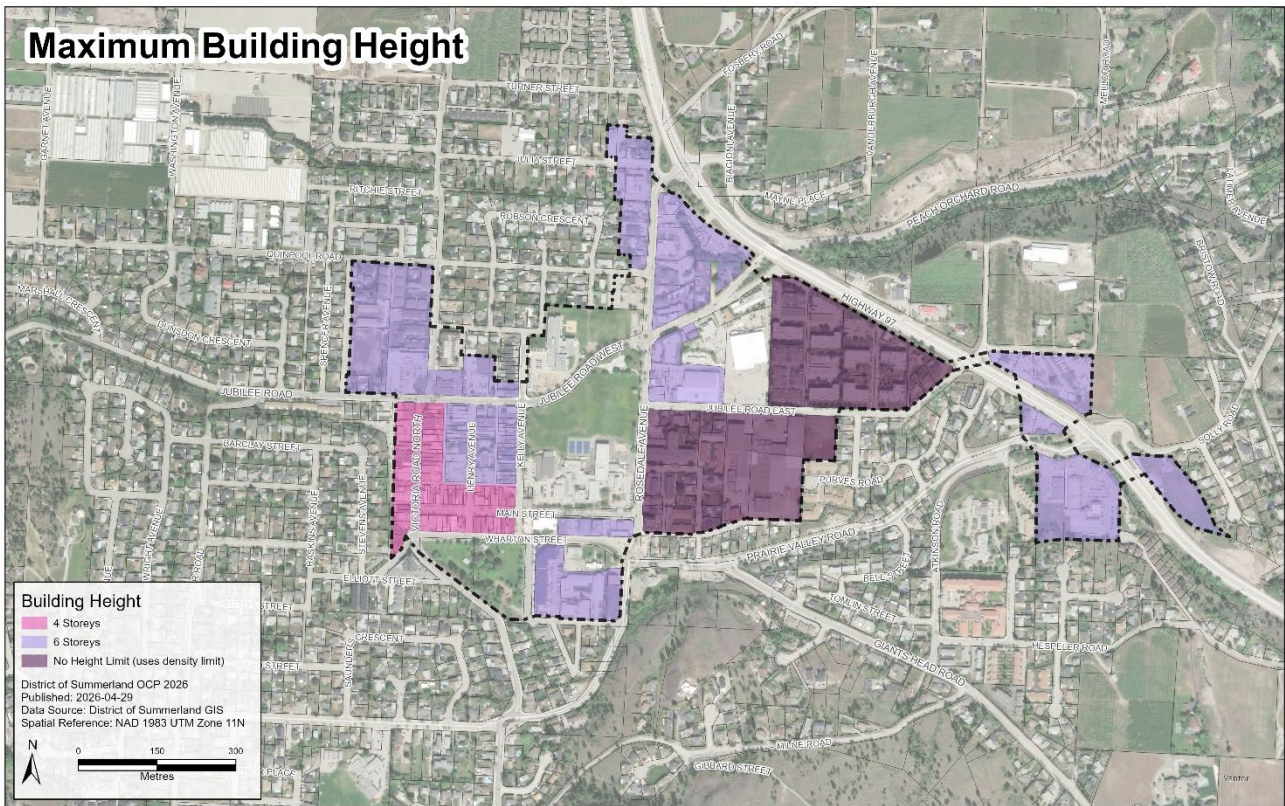
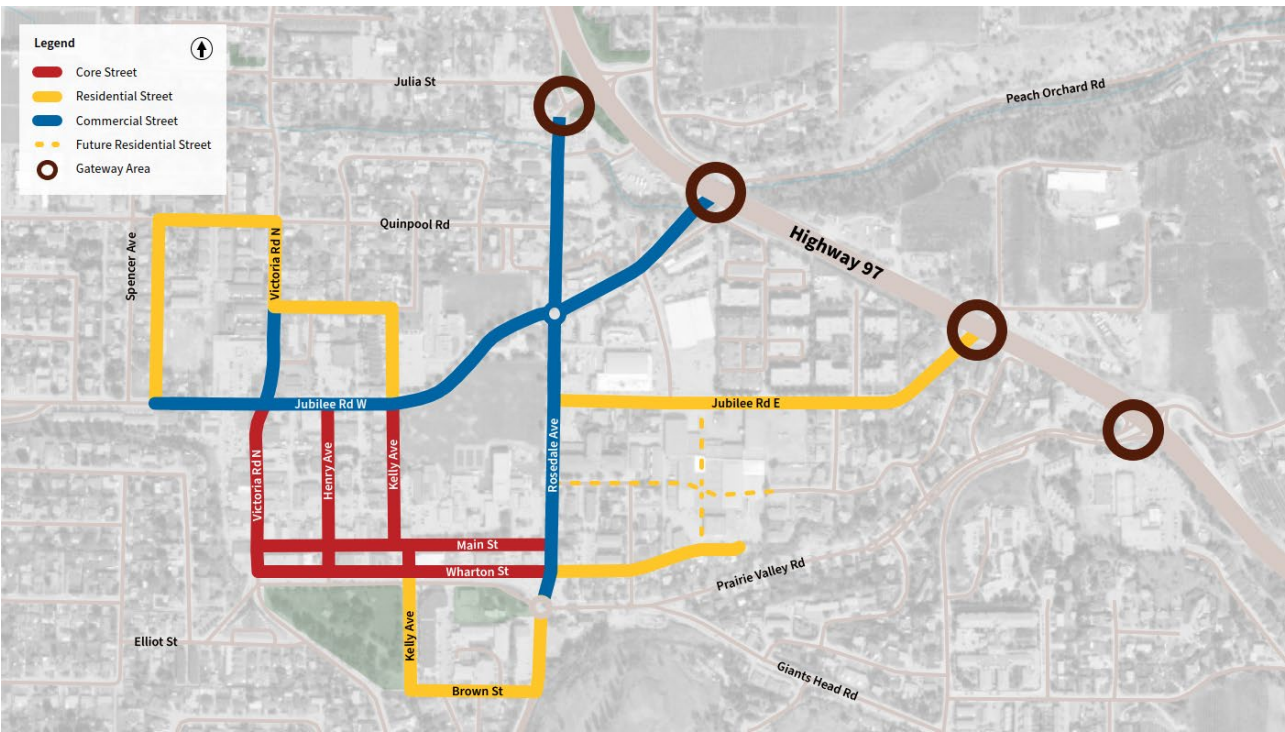


Figure 9: Street Form and Use Map



4.4.3 *Land Use, Form, and Character*

Objective #4.4.4.1: The highest intensities of growth are directed to Downtown in a way that promotes vibrancy and reflects the character of the area.



1. Continue to support a diverse range of land uses within Downtown including a range of multi-unit and mixed-use buildings with varying building heights and densities.
2. Downtown should be the preferred site for buildings between four and six storeys and the only area where buildings over six storeys are supported.
3. Maintain building density transitions in Downtown as identified in Figure 8 (Building Height Map).
 - i. Downtown Core – four to six storey maximum heights with upper storey step-backs that limit massing on the street below
 - ii. High-Density Residential – four storey heights or greater
4. Ensure growth and development Downtown enhances the existing street character as identified on Figure 9 (Street Form and Use Map).
 - i. Core streets – active non-residential uses are required on the ground level with narrower storefront frontages that maintain a continuous street wall. Main streets should present the highest street character in Downtown. Buildings shall have minimal or no street fronting setbacks.
 - ii. Commercial Streets - active non-residential uses should be required on the ground level and that may include wider storefront frontages in larger developments. Buildings shall have minimal or no street front setbacks.
 - iii. Residential Streets – non-retail commercial uses are encouraged on the ground floor in residential buildings.
5. Ensure development fronting both Main Street and Wharton Street includes buildings that provide frontage on both streets. Developments should not include an off-street parking facility, rear building entrance, or other non-active use at the street level.
6. New development shall be required to obtain a Downtown Development Permit to ensure it compliments and enhances the existing character of Downtown.

Objective #4.4.4.2: Active and attractive gateways into Downtown are established that provide amenities for residents and visitors.



1. Support a broad and diverse mix of larger format commercial, tourism, and mixed-uses in Gateway Areas, including:
 - i. Commercial nodes at primary entry points into Downtown that support a mix of medium and larger format retail, highway commercial, tourism accommodations, and other related uses.
 - ii. Supported building forms include ground-oriented and mid-rise buildings with a building height of at least two storeys. Mixed-use buildings with residential uses above ground floor are supported.
 - iii. Encourage development on underutilized commercial lands including lot consolidation of smaller parcels to create larger building sites, redeveloping existing strip mall and single-storey buildings to higher density uses, and infilling existing surface parking areas.

4.4.4 Complete Neighbourhoods

Objective #4.4.5.1: Downtown remains the civic, employment, and cultural hub of the community.



1. Maintain and expand existing civic, institutional, and District government uses in Downtown.
2. Direct new community recreation, arts, and Cultural Facilities to Downtown where opportunities are available.
3. Encourage, support, and incentivize community events and activities to be located and hosted in Downtown.

Objective #4.4.5.2: Activate and enhance public spaces Downtown.



1. Actively encourage improvements to buildings and street frontages along Victoria Road, Wharton Street, Main Street, and Peach Orchard Drive.
2. Provide flexible opportunities for businesses to enhance pedestrian experiences including attractive and durable patios, seating, temporary (special event) street closures, retail windows, and comfortable seating.
3. Support temporary uses and pilot projects that improve downtown vibrancy and enhance the public realm, such as temporary patios and parklets, commercial structures and storefronts, bike lanes and pedestrian streets, lane beautification, and other similar activities. Ensure spillover parking areas are established when there is temporary or permanent loss of on-street parking stalls in the Downtown as a result.

4. Consider opportunities for new development to contribute to public realm improvements through contributions or provisions of public art, landscaping, street furniture, and other similar amenities.
5. Ensure the redevelopment of the BC Tree Fruits site includes the integration of a new public neighborhood park.
6. Encourage the enhancement of public and private surface parking areas through landscaping, temporary uses, and other strategies add to Downtown attractiveness and vibrancy.

Objective #4.4.5.3: Inclusive housing options are developed in the Downtown.

1. Encourage the development of infill housing that includes innovative and flexible design approaches and caters to a range of ages, lifestyles, incomes, and tenures (rental and ownership).
2. Prioritize Downtown as the location for the future development of seniors, supportive, and other non-market housing forms.
3. Encourage seniors housing development in Downtown to be located within a 5-minute walking distance of supportive services or have supportive services integrated into the development.
4. Explore stacked incentive packages to encourage targeted residential developments in Downtown, including:
 - i. Affordable and seniors housing
 - ii. Mixed tenure (rental and private) ownership buildings
 - iii. Larger strategic development areas, including the consolidation of lots to create larger development sites.
5. The conversion of rental and non-market housing in Downtown should not be permitted to prevent displacement of residents living near services and amenities.
6. Consider opportunities to leverage District land assets to advance targeted non-market housing development in Downtown.

Objective #4.4.5.4: Development in Downtown Gateway areas results a complete and inclusive Downtown.



1. Encourage the inclusion of community services, such as childcare facilities, health and wellness services, and other daily needs as part of commercial components of mixed-use buildings in Gateway Areas.
2. Leverage new development to support a high-quality public realm and sense of place in Gateway Areas by requiring development to integrate:
 - i. Public art and interpretive signage
 - ii. Architecturally interesting features and building designs
 - iii. People-focused landscaping, seating, and gathering areas.
3. Work with the Ministry of Transportation and Transit to enhance beautification of Highway 97 Gateway Areas and access points into Downtown.

4.4.5 Complete Streets and Infrastructure

Objective #4.4.6.1: A network of Complete Streets provide safe and multi-modal connections in and through Downtown.



1. Facilitate attractive gateway areas and signage to direct people into downtown from Highway 97, Prairie Valley Road, and Rosedale Avenue.
2. Implement transportation improvements in Downtown as identified in the Downtown Transportation Map (Figure 10).
3. Prioritize the development of complete streets in Downtown in alignment with direction provided through the Transportation Plan.
4. Improve streetscapes through wider sidewalks, patios, and temporary uses of on-street parking.
5. Mitigate aesthetic and character impacts from on-site parking facilities by:
 - i. Requiring rear-lane access to parking where feasible
 - ii. Utilizing tuck under and underground parking
 - iii. Reducing parking minimums in the Downtown Core growth area and consider expansion to other parts of Downtown
6. Consider opportunities to acquire additional frontage right-of-way through new development to expand sidewalks and pedestrian areas.
7. Encourage and support the consolidation of parcels to efficiently provide building servicing, loading, and parking, while still maintaining Main Street appearances, form, and human-scale.

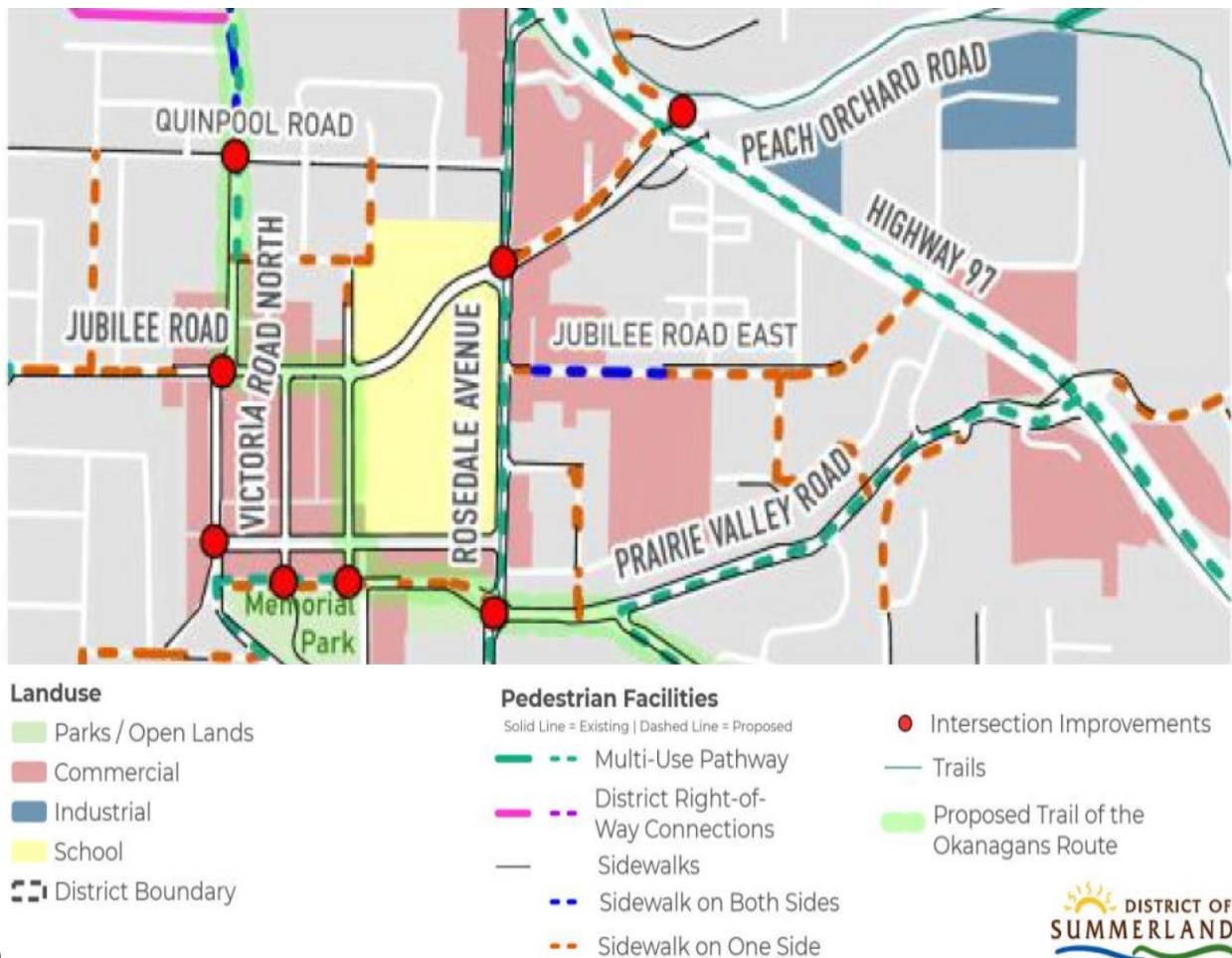
8. Seek opportunities enhance the appearance and character of the back alleys and lanes, such improvements may include the consolidation of loading, garbage, and recycling facilities.
9. Advocate and support increased transit services (e.g. coverage areas, frequency) through Downtown, including retaining space for potential future transit stops as part of larger developments.
10. Require off-site improvements as a condition of rezoning to establish multi-use pathways and sidewalks in Gateway Areas as identified in the Transportation Plan.

Objective #4.4.6.2: Downtown infrastructure is in place to support infill and intensification.



1. Ensure appropriate water servicing and fire flows are in place to service buildings over four storeys.
2. Establish an updated development cost recovery program for the Downtown area that includes Development and Amenity Cost Charges.
3. Encourage greenscaping, bioswales, and other on-site strategies to capture stormwater flows.

Figure 10: Downtown Transportation Map (Transportation Plan)



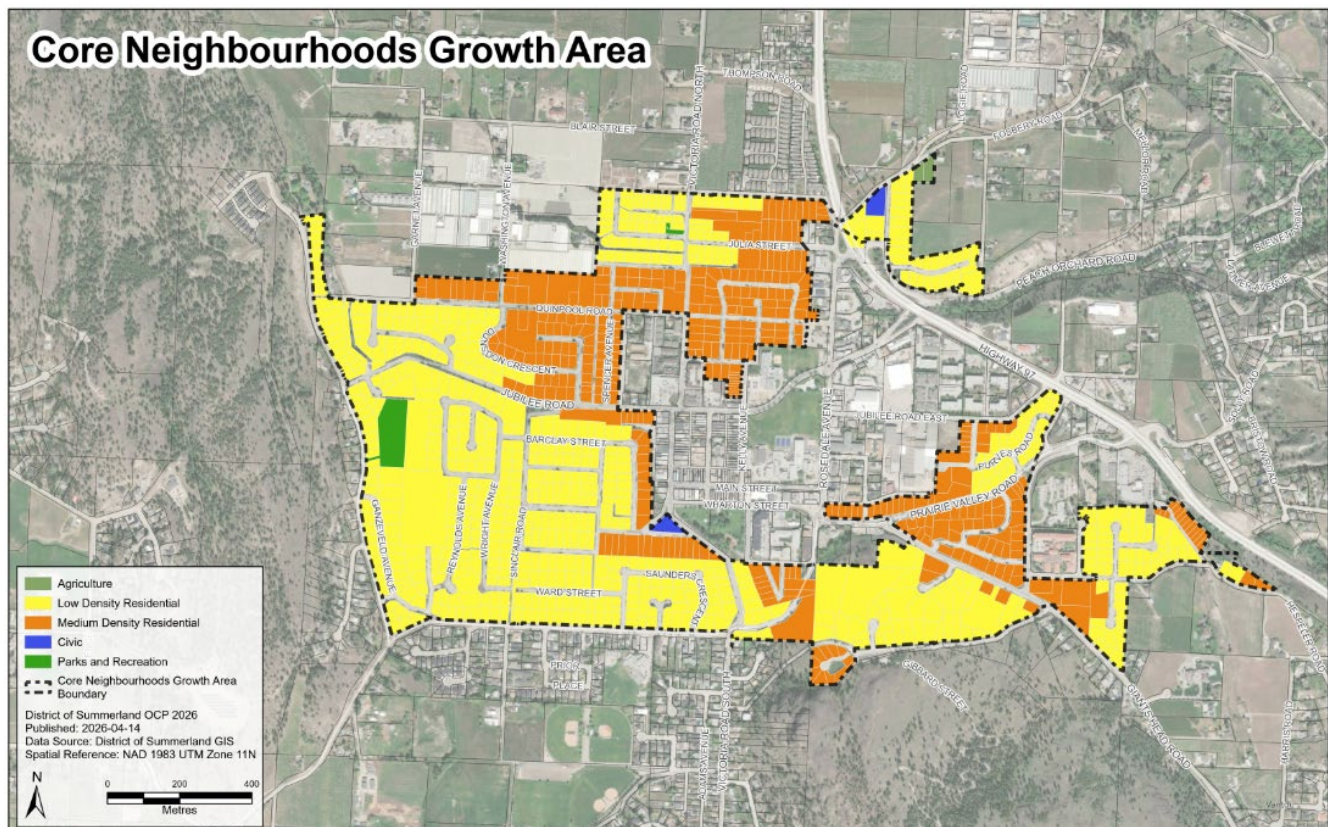
4.5 Core Neighbourhoods (Primary Growth Area)

4.5.1 Area Description and Map

Core Neighbourhoods include older single-detached residential areas surrounding downtown that are preferential for infill development, including multi-unit ground-oriented housing forms. This area may also support low-rise apartments in appropriate transition areas that act as a buffer between lower and higher density uses with appropriate access and servicing.

Close proximity and access to Downtown supports high quality of life in these areas. Future infill and redevelopment will be supported by improved connectivity, transportation options, and amenities in Downtown that are readily accessible to residents.

Figure 11: Core Neighbourhoods Growth Area Map



4.5.2 *Land Use, Form, and Character*

Objective #4.5.3.1: Low and medium density residential development is graduated and sequenced towards Downtown.  

1. Residential development in low-density residential areas shall include a mix of ground-oriented residential dwellings and accessory dwelling units on individual lots up to three storeys in height.
2. Residential development in medium-density residential areas shall include a mix of ground-oriented and low-rise multi-unit buildings up to four storeys in height.
3. Where existing low-density residential development exists in a medium density residential area, consider the continuation of the low-density uses on a case-by-case basis.
4. Encourage low-rise apartments as the preferred building form versus ground-oriented multi-unit buildings in medium-density residential areas adjacent to Downtown and where conditions support more intensive residential development, including larger lots, corner lots, consolidation of lots, and lane access.
5. Consider opportunities for larger residential infill developments in low density residential areas where:
 - i. The site is a larger corner lots or a consolidation of lots involving a corner lot.
 - ii. The site has rear lane access, or can be developed to include rear lane access, to access parking facilities.
 - iii. The site is along an identified multi-use pathway or enhanced transit service route.
 - iv. The development includes ground-oriented housing up to three storeys in height or a mixed-use building up to four storeys in height with upper-storey step backs and neighbourhood commercial uses on the ground floor.
6. New multi-unit residential buildings that contain five or more dwelling units shall obtain a Multi-Unit Development Permit.

4.5.3 *Complete Neighbourhoods*

Objective #4.5.4.1: Improved connections support resident access to amenities in Downtown and within Core Neighbourhoods.   

1. Enhance access of residents in Core Neighbourhoods to amenities in Downtown through improved pedestrian, active, and other connections to areas where such amenities exist.
2. Improve park supply, distribution, and access across residential infill areas:
 - i. Prioritize the expansion of park land and spaces in areas where greater levels of infill are occurring and anticipated.

- ii. Seek opportunities to expand Julia Street Park and Turner Street Park with future infill development on adjacent lots.
- iii. Continue working with School District 67 to establish agreements for the joint use of school fields and facilities to mitigate parkland gaps in residential infill areas.

Objective #4.5.4.2: Ensure a diversity of housing types and tenures are available in Core Neighbourhoods.



1. Encourage the development of housing types that are aligned with and support the needs of families at attainable price points.
2. Encourage new residential development to include a mix of rental and ownership tenures, including a mix of tenure options within individual buildings.
3. The conversion of rental and non-market housing in Core Neighbourhoods should not be permitted to prevent displacement of residents living near services and amenities. Encourage the development of dwelling units with three or more bedrooms to accommodate families in areas within walking distance of schools.

4.5.4 Complete Streets

Objective #4.5.5.1: Multi-modal transportation options connect Core Neighbourhoods to Downtown.



1. Implement transportation improvements in Core Neighbourhoods as identified in the Downtown Transportation Map of the Transportation Plan, with priority on active corridors including:
 - i. Sinclair Road to Jubilee Road multi-use pathway
 - ii. Victoria Road North multi-use pathway
2. Consider retaining additional right of way through new development to provide additional public land needed to support the expansion of active transportation connections.
3. Orient transit stops in Downtown to provide walkable access to residents living in Core Neighbourhoods. As transit service levels increase, consider opportunities to expand transit routes, stops, and services within Core Neighbourhoods.
4. Implement active transportation improvements that provide safe routes to Summerland Elementary School and Summerland Secondary School.

4.6 Industrial Areas (Primary Growth Area)

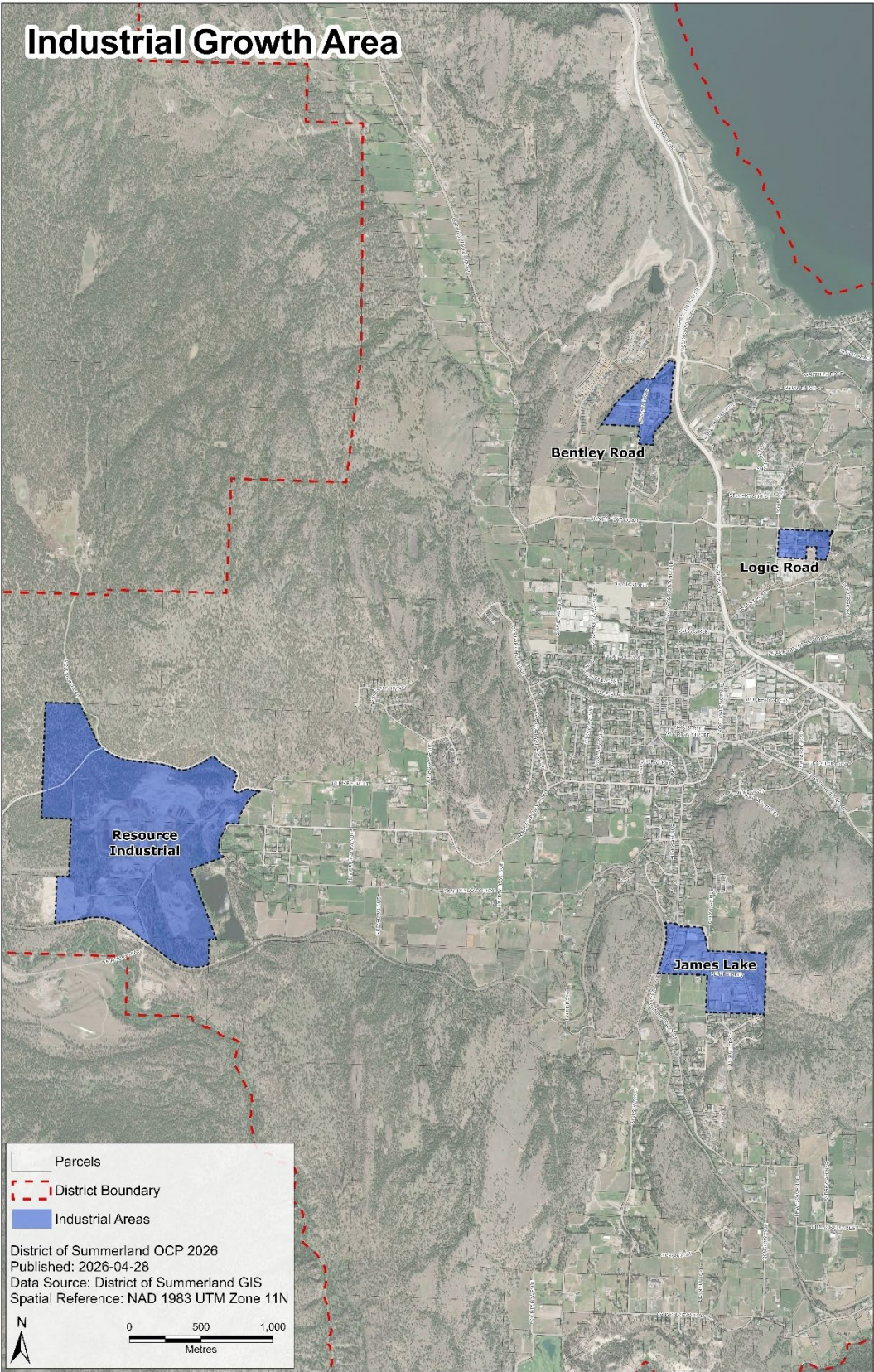
4.6.1 Area Description

Industrial areas are outside Downtown and act as economic and employment hubs in the community by accommodating a range of industrial, commercial, and service commercial uses. These areas have limited opportunities for expansion due to land use constraints (including the Agricultural Land Reserve), servicing limitations in some areas, and surrounding built areas.

4.6.2 Sub-Area Descriptions

- **James Lake:** The James Lake Industrial Park is the largest and main industrial area for the community located south of the Dale Meadows neighbourhood along Victoria Road South. The area has District water and sewer service and includes a mix of service commercial and industrial uses. Industrial redevelopment potential exists with many underutilized industrial lots and future growth and development must consider impacts on surrounding agricultural and residential areas.
- **Logie Road:** The Logie Road Industrial Park includes a smaller concentration of industrial lots along Jones Flat Road, Logie Road, and McLachlan Street. The area contains lower intensity industrial and service commercial uses, including auto repair, outdoor storage, and other similar uses. The area does not have District sewer service which limits current redevelopment opportunities.
- **Bentley Road:** The Bentley Road Industrial Area is located north of Downtown with direct access onto Highway 97. It has access to District water and sewer servicing and includes a collection of medium to larger sized industrial lots and a range of light industrial uses. The area's highway access makes it preferable for industrial uses that generate significant heavy truck traffic such as warehousing and logistics facilities.
- **Resource Industrial Area:** The Resource Industrial Area includes a large aggregate extraction and processing area located in the most westerly portion of Prairie Valley Road. This area is unique from other Industrial Areas as it is excluded from the Urban Growth Boundary, has minimal District servicing, and accommodates a single industrial type of development. The area is expected to see further resource industrial uses and development but none that require access to servicing.

Figure 12: Industrial Areas Map



4.6.3 *Land Use, Form, and Character*

Objective #4.6.3.1: Industrial lands are protected, redeveloped, and intensified with a range of industrial uses.

1. The redesignation and rezoning of lots within industrial areas that would result in a less productive use and decrease the District's tax base is not supported.
2. Encourage the redevelopment and intensification of industrial land by:
 - i. Providing sanitary servicing to the Logie Road industrial park, as part of a broader strategy to provide sewer service to areas northeast of Downtown.
 - ii. Protecting and improving heavy truck routes that provide access to industrial areas.
 - iii. Encouraging and incentivizing industrial lot consolidation to create larger industrial sites.
 - iv. Seeking exclusions for Agricultural Land Reserve properties within or adjacent to industrial areas on a case-by-case basis for areas that have minimal agricultural capability.
3. Support a broad and diverse mix of light to medium industrial and heavier commercial uses not supported in other commercial areas including:
 - i. Logie Road Industrial Park – light industrial and service commercial uses are supported, with medium industrial and more intensive uses being supported when sewer servicing is extended to the area.
 - ii. Bentley Road Industrial Park – light industrial and service commercial uses are supported that are sensitive to surrounding residential areas.
 - iii. James Lake Industrial Park – light and medium industrial uses are supported, and service commercial uses are not preferred as uses.
 - iv. Resource Industrial – heavy resource industrial uses, including aggregate extraction and processing, natural resource processing, and other outdoor heavy processing and industrial activities that do not require District services to operate are supported.
 - v. Building forms and heights should include a varied mix of ground-oriented buildings dependent on use and consideration for visual impacts on surrounding non-industrial lots.
 - vi. Heavy and water intensive industry where impacts on District servicing, transportation systems, and surrounding non-industrial areas shall only be considered where sufficient mitigation measures are included that limit such impacts.
 - vii. Consider opportunities for flex-industrial units that contain live-work options for owners. Such uses should demonstrate benefits to the District's employment and tax base.

Objective #4.6.3.2: New resource extraction activities remain to within the District's resource industrial areas.



1. The District shall support the expansion and establishment of new resource extraction and processing activities, namely aggregate and gravel removal and processing, in resource industrial areas provided:
 - i. Sufficient access and transportation capacity exists to accommodate additional heavy truck traffic.
 - ii. Impacts on District infrastructure, namely District roads, are offset through appropriate cost-recovery mechanisms.
 - iii. Where such uses require new servicing and utilities extended to the resource industrial area, they are provided at the cost of the applicant.
 - iv. New activities don't result in noise, odor, dust, or other impacts from their operations on nearby District facilities and rural residential areas.
2. Encourage the Ministry of Energy and Mines to mitigate potential impacts resulting from mineral license activities on surrounding lands, ecologically sensitive areas, and riparian areas.
3. Advocate to the Ministry of Energy and Mines to engage the District and community to solicit feedback to inform decisions when reviewing, issuing, or amending mining licenses.

Objective #4.6.3.3: Industrial interface areas are managed to mitigate impacts on surrounding agricultural and residential areas.



1. Sequence and transition development in industrial areas through zoning and development approvals to mitigate potential conflicts with surrounding agricultural and residential areas:
 - i. Lower impact light industrial and service commercial uses should be generally located on industrial lands closer and adjacent to residential lands. Such uses should be primarily indoors, have appropriate screening and buffering, and emit no noxious odors, dust, or noise.
 - ii. Medium and more intensive industrial uses should be generally located on land with frontage onto collector and designated heavy truck routes. Appropriate mitigation measures to reduce impacts on surrounding non-industrial areas may be considered to allow for such uses on other industrial lands.
 - iii. Appropriate measures should be taken to ensure development on industrial lands mitigate impacts on surrounding agricultural lands through implementation of the Agricultural Land Commission's Guide to Edge Planning.

4.6.4 Complete Streets

Objective #4.6.4.1: The movement of vehicles, goods, and people in industrial areas is safe and efficient. 

1. Development near heavy truck routes should not impact the movement of commercial vehicles and heavy truck traffic by limiting the amount of new at-grade interfaces on truck routes.
2. Expand transit services and active connections to industrial areas, with a priority on improving connections to Bentley Road Industrial Park, as guided by the District's Transportation Plan.
3. Assess the condition and capacity of truck routes when considering new industrial development proposals to ensure safe and efficient movement.



4.7 Established Neighbourhoods (Secondary Growth Area)

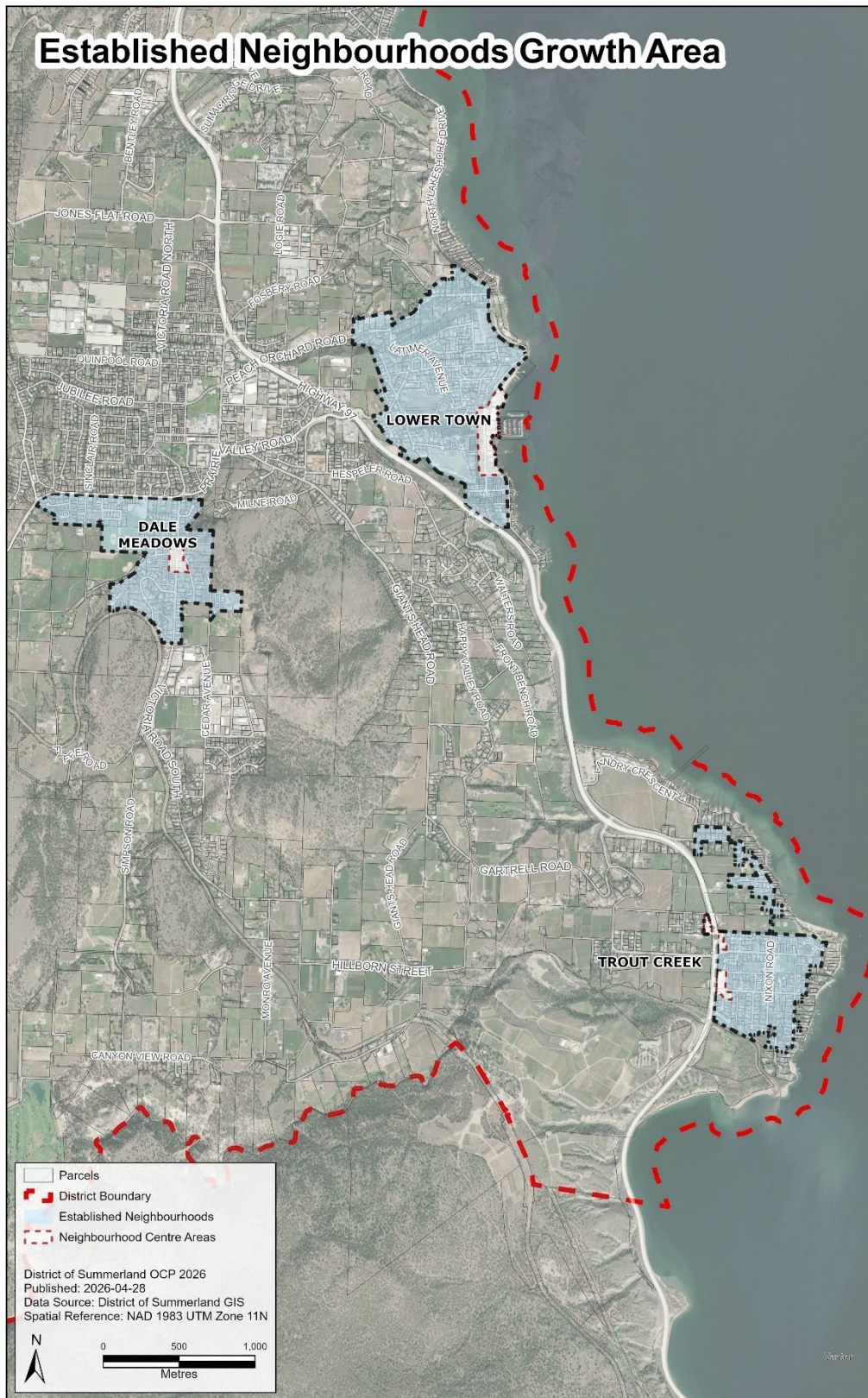
4.7.1 Area Description and Map

Established Neighbourhoods consist of primarily lower-density residential areas outside of Downtown but within the Urban Growth Boundary. These areas include the Lower Town, Trout Creek, and Dale Meadows neighbourhoods. Established Neighbourhoods have full District servicing, are largely built out, and are often surrounded by protected agricultural lands or other constraints limiting further outward growth.

Future growth in Established Neighbourhoods will be primarily through smaller-scale and incremental infill developments on single-detached lots or smaller consolidations of lots. As growth occurs, opportunities to add amenities, including locally scaled commercial uses, transportation options, and other amenities will be prioritized and encouraged. Each established neighbourhood has its own Neighbourhood Centre, as outlined in Section 4.7.4.

4.7.2 Sub-Area Descriptions

- **Lower Town:** Lower Town is a unique neighbourhood situated along Lake Okanagan, offering historical landmarks, community facilities, residential areas, beaches, and parks.
- **Trout Creek:** The Trout Creek area acts as the southern gateway into Summerland. It is vital that a range of commercial buildings are maintained to complement Trout Creek's function as a neighbourhood centre with an established agricultural and residential community.
- **Dale Meadows (Dunham Park):** The Dale Meadows neighbourhood includes a lower-density residential area south of Prairie Valley Road that surrounds the Dale Meadows Sports Field recreation area. The neighbourhood is in between the James Lake Industrial Area to the south and residential infill areas to the north.

Figure 13: Established Area Growth Area Map

4.7.3 *Land Use, Form, and Character*

Objective #4.7.3.1: Context sensitive infill compliments existing uses and creates more housing options.  

1. Residential development in Established Neighbourhoods should predominantly include a mix of ground-oriented single- and two-family residential dwellings, small-scale multi-unit residential buildings, and accessory dwelling units that are up to three storeys in height.
2. Gentle infill forms of residential development are supported and encouraged in Established Neighbourhoods and include:
 - i. Conversion of single-detached residential lots to duplex and multiplex housing
 - ii. Subdivision of a larger parent lot into smaller lots
 - iii. Development of accessory dwelling units on a single lot
3. Medium-density residential development on individual or consolidated lots may be considered in Established Neighbourhoods where supportive development, site, and neighbourhood conditions exist, such as:
 - i. Ground-oriented residential development, such as townhouses, with maximum building heights of three storeys
 - ii. The site is a corner lot or fronts onto a current or future multi-use pathway or transit stop as identified in the Transportation Plan
 - iii. Site is located adjacent or near a Neighbourhood Centre within Established Neighbourhoods
 - iv. The subject development requires a rezoning application for additional density and utilizes form and character design principles to integrate within the surrounding neighbourhood
4. Multi-unit buildings over three storeys are generally not supported in Established Neighbourhoods, except where such buildings are proposed in identified Neighbourhood Centres.
5. Housing in hillside areas should include housing forms that best match the topography and natural landscape including using site and building designs that minimize cut and fills.

4.7.4 Complete Neighbourhoods

Objective #4.7.4.1: Neighbourhood centers are established that reflect the unique character and context of the surrounding neighbourhood. 

1. Neighbourhood Centres, as identified in Figure 14, shall be developed in accordance with the policies specific to each identified centre with the intention of developing more complete and walkable Established Neighbourhoods.
2. Future growth and development in the Lower Town Neighbourhood Centre should align with the direction and guidelines established in the Lower Town Strategic Plan.
3. Lower Town Neighbourhood Centre includes areas along Lakeshore Drive South where an existing node of tourism oriented commercial development exists. This portion of Lakeshore Drive South is encouraged to grow as a vibrant mixed-use waterfront main street that includes:
 - i. Active commercial and retail uses
 - ii. Tourism accommodations
 - iii. Public spaces, plazas, and connections to Lake Okanagan
 - iv. Low and medium residential development on lands west of Lakeshore Drive South
 - v. Directing ground-oriented commercial, mixed-use, and tourism accommodations to lots with direct frontage to Lakeshore Drive
 - vi. Higher density commercial and residential mixed-use developments may be supported
4. More intensive land uses may be supported in Lower Town in accordance with the direction and guidelines established in the Lower Town Strategic Plan.
5. Trout Creek Neighbourhood Centre includes a smaller node of highway-oriented commercial parcels along Highway 97 with uses oriented to the travelling public. This area is envisioned to grow as a smaller commercial node that continues to serve the travelling public and improves resident access to daily needs including”:
 - i. The redevelopment of existing low-intensity highway commercial parcels to more intensive commercial and mixed-used buildings up to four storeys in height. Standalone residential buildings are discouraged.
 - ii. Integration of commercial uses in a mixed-use building should serve as an amenity to existing and future Trout Creek neighbourhood residents.
 - iii. Larger auto-oriented commercial uses, such as Medium-Format Commercial, may be supported where such uses provide a neighbourhood amenity.
 - iv. Considering proposals to develop neighbourhood commercial uses near existing commercial and medium density uses and along local roads that support resident access to daily needs.

6. Dale Meadows Neighbourhood Centre includes supporting the integration of locally scaled commercial uses servicing the Dale Meadows neighbourhood and workers employed in the James Lake Industrial Park area. Local serving commercial uses are encouraged as part of redevelopments occurring on Victoria Road South within the established Neighbourhood Centre area.

Objective #4.7.4.2: The integration of supportive amenities creates more complete Established Neighbourhoods.



1. Continue working with School District 67 to establish agreements for the joint use of school fields and facilities to supplement existing park spaces in Established Neighbourhoods.
2. Prioritize opportunities to expand and/or improve existing parks versus new parks with the preference of creating larger and more central neighbourhood parks and recreation areas.
3. Protect and enhance neighbourhood access to trails, lakefronts, beaches, and other natural areas.
4. Support the integration of childcare spaces and smaller Cultural Facilities in Established Neighbourhoods.
5. Support placemaking activities such as public art, streetscaping, and other public realm enhancements that reflect the unique character of each neighbourhood and establish a sense of place.

Objective #4.7.4.3: Residents have access to more diverse housing options in Established Neighbourhoods.



1. Encourage the development of multi-unit housing options that are better oriented for families, such as including units with 3 or more bedrooms.
2. Encourage and support the development of housing forms that provide attainable housing options for families, including the development of dwelling units with 3 or more bedrooms.

4.7.5 Complete Streets

Objective #4.7.5.1: Residents in Established Neighbourhoods have greater access to transit and active transportation options.



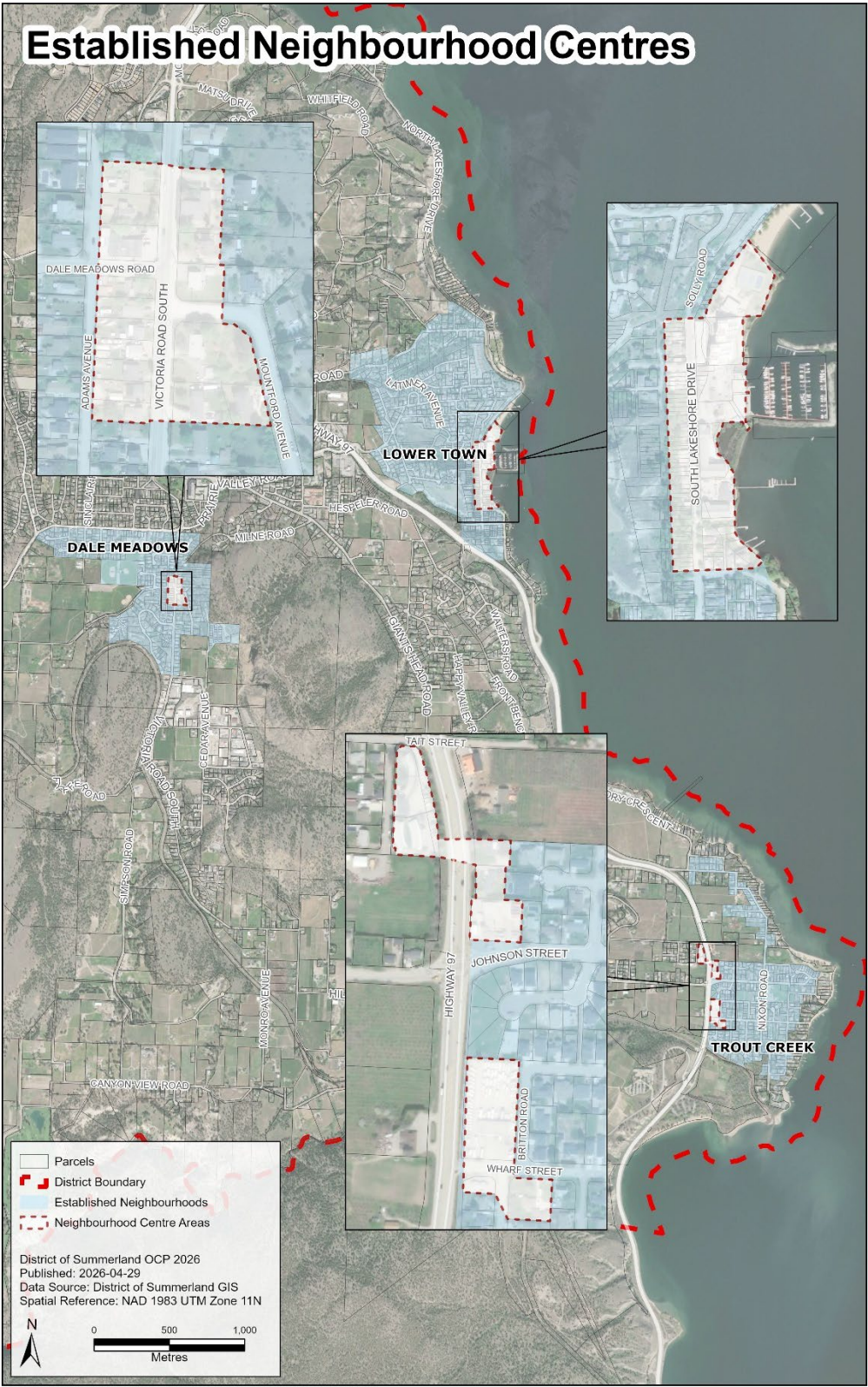
1. Implement transportation improvements in Established Neighbourhoods as identified in the Transportation Plan Network Map, with a priority on active corridors including:
 - i. Lower Town: Peach Orchard Road multi-use pathway and Solly Road – MacDonald Street sidewalk connection
 - ii. Trout Creek: Johnson Street multi-use pathway and Wharf Street sidewalks

iii. Dale Meadows: Victoria Road South multi-use pathway extension

3. Improve transit services and amenities in Established Neighbourhoods in alignment with population growth and increases in density to ensure financial viability of transit service provision. This includes consideration of adjacent employment areas where workers could benefit from improved transit access.
4. Implement active transportation improvements that provide safe routes to Trout Creek Elementary.
5. Consider reductions of off-street parking requirements in Established Neighbourhoods where it's demonstrated that such reductions have minimal or no impacts on local streets.



Figure 14: Established Neighbourhood Centres Map



4.8 Emerging Neighbourhoods (Secondary Growth Area)

4.8.1 *Area Description and Map*

Emerging Neighbourhoods include peripheral and hillside growth areas within the Urban Growth Boundary that have various levels of existing development, servicing, and access. These areas are intended to supplement preferred infill development to meet the District's long-term housing needs and support diverse housing options for residents. The provision of sufficient access, water, and sewer servicing will be required for urban growth to occur in these areas.

These areas require coordinated planning to protect natural features during development and fragmented ownership of natural features is not supported. Additionally, and as a condition for development approval, emerging neighbourhoods should create complete communities with opportunities for a neighbourhood centre with amenities, retail, and other daily needs. Emerging Neighbourhoods include:

4.8.2 *Sub-Area Descriptions*

- **West Summerland:** Large hillside areas in the Cartwright Mountain area that are west of Downtown. West Summerland includes several ongoing and tentative developments, including Deer Ridge Estates, the District's Eco-Village site, and lands subject to an existing Neighbourhood Plan. The area is largely undeveloped and requires servicing and transportation upgrades to facilitate further urban growth.
- **North Summerland:** Includes two areas, the first being the existing Hunter's Hill development and adjacent parcels on the west side of Highway 97, and the second comprises the existing Sumac Ridge Golf and Country Club and surrounding parcels.
- **East Summerland:** A collection of larger rural parcels along Switchback Road near Peach Orchard Drive. Agricultural uses exist in the area but are on parcels that are outside of the Agricultural Land Reserve. Future servicing and access improvements are required to enable urban growth.
- **South Summerland:** A collection of vacant and developed residential parcels south of the James Lake industrial area that are partially serviced with sewer services extending into Pierre Drive. Future development of vacant lands along Pierre Drive will enable connecting existing surrounding residential parcels to District sewer servicing.

Figure 15: Emerging Neighbourhoods Growth Area Map

4.8.3 Neighbourhood Planning

Objective #4.8.3.1: Development in Emerging Neighbourhoods aligns with established Neighbourhood Plans and Official Community Plan directions.



1. Neighbourhood Plans should be developed as a condition for development in Emerging Neighbourhoods. Development must be consistent with an adopted Neighbourhood Plan or require amendments where development proposals include changes to the residential densities, composition of land uses, and other directions established in the adopted Neighbourhood Plan.
2. The responsibility of completing Neighbourhood Plans will vary based on the conditions and context of an Emerging Neighbourhood, and these may include being:
 - i. Property owner led, in consultation with the District and interest holders, where the development area consists of smaller and less fragmented parcels.
 - ii. District led, in consultation with interest holders, where the development area is fragmented with multiple and smaller parcels and owners. The District may require cost-recovery to offset the associated planning costs from benefiting owners.
3. The District may require Neighbourhood Plans and amendments to Neighbourhood Plans to encompass broader areas that extend past the specific development area. In such cases, District-led Neighbourhood Plans are preferred to ensure coordination between properties and owners.
4. All Neighbourhood Plans provide a mix of unit types, density, and affordability (including affordable housing as per relevant affordable housing strategies or policies adopted by the District).
5. Require that new neighbourhoods and developments will move Summerland towards a complete community providing sufficient parks (including access to natural areas), community facilities, and mixed land uses, while providing pedestrian, cycling, and vehicular links to the surrounding community.
6. Neighbourhood Plans require a development area plan (metric 1:2000/5000 scale) with:
 - i. Major drainage pattern(s) and contour intervals of 1.0 metre
 - ii. Proposed major collector roadways
 - iii. Proposed major land use classes including suggested school sites and park locations and walkway/trail locations
 - iv. An environmental assessment in accordance with the District's approved Terms of Reference
 - v. Wildfire Hazard Assessment and/or Hazard Lands Assessment (if applicable)
 - vi. Projected population levels based on proposed residential classes to determine appropriate servicing levels

- vii. Setback and landscape buffering requirements to agricultural lands in accordance with zoning requirements
- viii. Other information and data as required by District staff to complete the analysis

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 land uses adjacent to the site and community wide.

Objective #4.8.3.2: Mitigate impacts and risks of Emerging Neighbourhood development on hillside areas and interface areas with agricultural and ecological sensitive areas.



1. New development should integrate with the natural landscape to limit the amount land alteration of the natural landscape in hillside areas to limit “cut-and-fill” developments.
2. Development on lands with a natural slope of 30 percent or higher shall only be considered where development:
 - i. Has geotechnical conditions that can support development
 - ii. Integrates into the natural landscape to mitigate visual impact
 - iii. Includes mitigation measures to prevent rock and soil erosion, such as the re-vegetation of disturbed areas required to install municipal services
3. Preserve and protect environmentally sensitive areas that may include mature vegetation, riparian areas, watersheds, federally/provincially regulated habitat, and hazard areas, and support connectivity between these features.
4. Development in hillside areas should achieve desired housing densities in a manner that minimizes overall disturbance to hillside areas by including:
 - i. Subdivision layouts and individual site plans that integrate natural features
 - ii. Ground-oriented multi-unit and small-scale multi-unit housing forms to achieve higher densities within a smaller development footprint
 - iii. Functional parkland in hillside areas that includes passive recreation uses
5. The District may, as a condition of development approval, require the registration of protective covenants as part of hillside development.
6. Mitigate impacts on agricultural lands and operations through the use of adequate buffers and other interventions in agricultural interface areas.

Objective #4.8.3.3: Development in Emerging Neighbourhoods supports the District's broader servicing systems and financial health.



1. Require that new neighbourhoods align with the District's existing and/or proposed current and planned infrastructure (including servicing and transportation) and not create a financial burden on the municipality and its taxpayers.
2. Neighbourhood Plans should provide a financial analysis that demonstrates adequate cost recovery for infrastructure and service delivery, including through Development Cost Charges and property taxation, to accommodate expansions/upgrading of the District's existing infrastructure in both the short and long term.
3. Municipal infrastructure extensions required for the development of Emerging Neighbourhoods shall be developed in accordance with the District's Subdivision and Development Servicing Bylaw.
4. Consider the use of Latecomer Agreements to finance the development of infrastructure extensions to Emerging Neighbourhood areas.

4.8.4 Complete Neighbourhoods

Objective #4.8.4.1: Emerging Neighbourhoods include a mix of appropriate uses that support housing diversity and integrate appropriately scaled commercial uses and other amenities. 

1. Through the neighbourhood planning process, Emerging Neighbourhoods should contain:
 - i. A mix of housing types, densities, tenures, and affordability.
 - ii. Integration of neighbourhood commercial uses or Neighbourhood Centres that are scaled to the anticipated local neighbourhood population. Emerging Neighbourhoods where such commercial uses are not viable should include improving multi-modal connections to nearby off-site commercial uses.
 - iii. Neighbourhood serving commercial uses and amenities.
 - iv. Integration of neighbourhood parkland and community spaces scaled to the anticipated local neighbourhood population.
 - v. Integration of natural features and limiting disturbance of environmentally sensitive areas.
 - vi. Access to natural areas, and where appropriate, integration of trails within the neighbourhood to existing or planned District trails.

4.8.5 Complete Streets

Objective #4.8.5.1: Multi-modal transportation options are available for residents in Emerging Neighbourhoods. 

1. Internal road systems shall be developed, aligned, and connected with the District's transportation system and align with the Transportation Plan.
2. Active connections should be integrated into Emerging Neighbourhoods with an emphasis on enabling connections to amenities and Downtown.
3. Consider future transit service and its potential expansion through the dedication of land for future transit stops.

4.9 Rural Areas (Tertiary Growth Area)

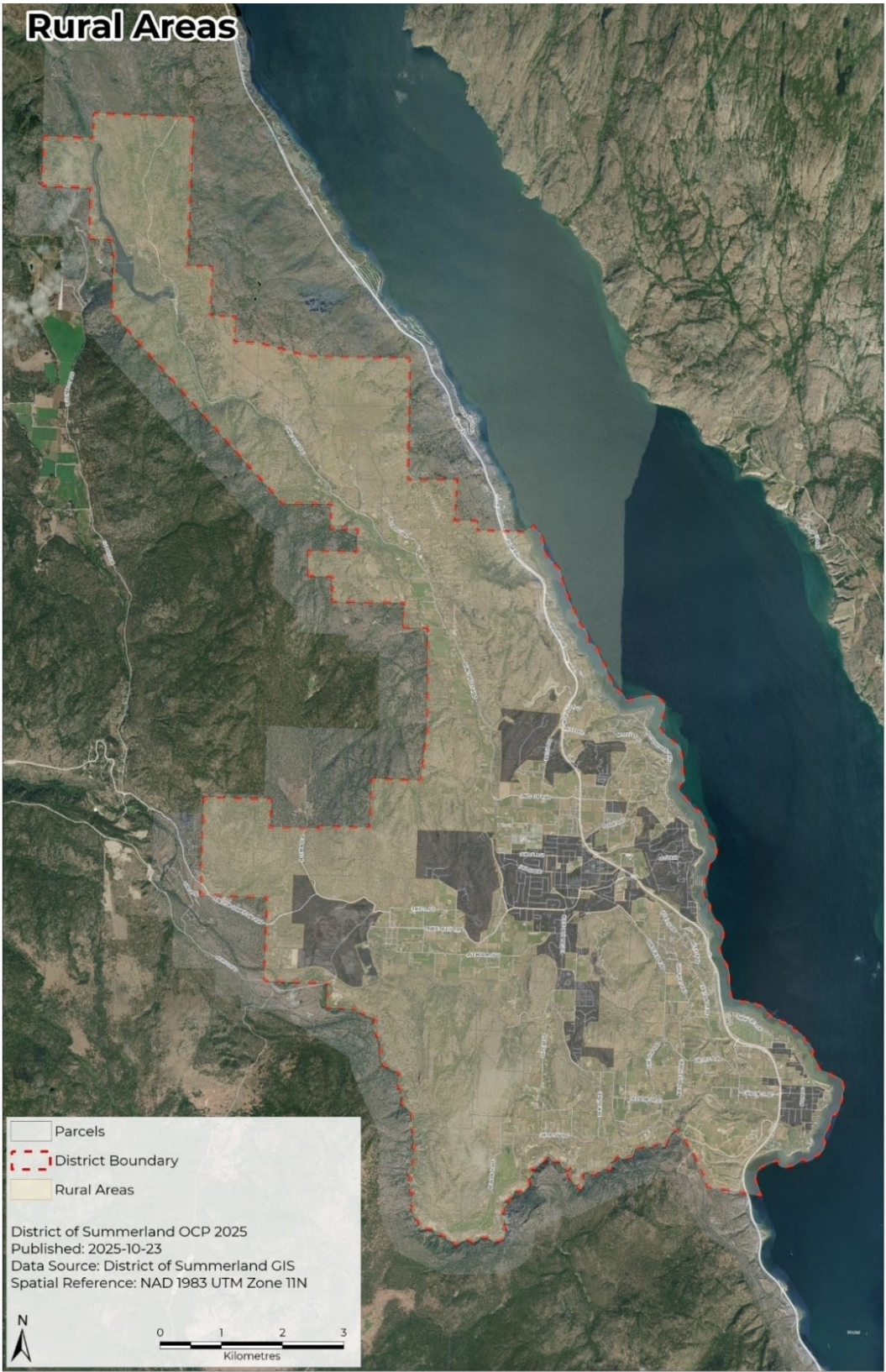
4.9.1 Area Description and Map

The Rural Area includes lands outside of the Urban Growth Boundary where urban growth is typically not supported. These areas include open spaces, natural areas, agricultural lands, and existing resource extraction areas. There are several residential clusters that include smaller rural neighbourhoods and clusters of lakefront single-detached residential lots within Rural Areas. Opportunities for additional growth in these residential areas are constrained by various servicing, environmental, and other factors, therefore changes of use to enable more intensive land uses are not typically supported. These areas are not intended for growth or land use changes from the existing uses. Rural Areas include lands outside of the Urban Growth Boundary that include sub-areas as described below.

4.9.2 Sub-Area Descriptions

- **Agricultural Areas:** Includes agricultural lands within the Agricultural Land Reserve that are under the jurisdiction of the Agricultural Land Commission. These areas contain a range of agricultural, agritourism, and other supportive uses and are essentially to the character, economy, and quality of life in the community.
- **Open Space and Natural Areas:** Includes large swaths of undeveloped lands, natural areas, and ecologically sensitive areas that are not suitable for additional growth and development. As such, these areas are intended to remain largely in their current state with limited opportunities for alternative uses.
- **Rural Residential Areas (Outside of the Urban Growth Boundary):** Includes rural and other residential areas with varying levels of District servicing that are located outside of the Urban Growth Boundary. These residential areas retain existing zoning rights but are not intended to support any significant future growth and development.

Figure 16: Rural Areas Map



4.9.3 *Land Use, Form, and Character*

Objective #4.9.3.1: Future development and changes in use of properties within Rural Areas does not alter existing rural character.



1. Rezoning applications that seek to change the existing use of properties within Rural Areas should only be considered where the proposal does not significantly alter the existing rural character of the surrounding areas.
2. The extension of municipal services to service properties in Rural Areas should be avoided unless required to achieve broader objectives of this Official Community Plan.
3. New institutional uses such as schools, hospitals, waste management facilities, and fire or police services should not be located within Rural Areas.
4. Open lands shall remain protected and reserved for grazing, forestry, passive recreation, and conservation management activities.
5. Consider land intensive tourism and outdoor recreation uses that are not appropriate within the limits of an Urban Growth Boundary, such as private campgrounds. For lands within the Agricultural Land Reserve, approval by the Agricultural Land Commission is required for non-farm uses.

Objective #4.9.3.2: Growth in Rural Areas is managed.



1. Manage density and development within rural residential by ensuring subdivision and the creation of new rural residential lots address:
 - i. Transportation and access
 - ii. Water servicing availability and capacity
 - iii. Geotechnical conditions and high hazard areas
 - iv. Protection of ecologically sensitive areas
 - v. Economic benefits associated with the proposed development
2. Development in lakeshore areas requires mitigation of potential impacts on Lake Okanagan water quality and riparian areas.

Objective #4.9.3.3: The District's agricultural land base and operations are preserved.



1. The District recognizes the jurisdiction of the *Agricultural Land Commission Act* and Agricultural Land Commission regarding lands within the Agricultural Land Reserve.
2. Minimize the impacts on urban growth on agricultural lands by directing such uses to areas within the Urban Growth Boundary and ensuring individual developments integrate appropriate edge planning and buffering where urban growth interfaces with agricultural lands.
3. Recognize and protect the needs and activities of farm operations when considering adjacent and nearby land uses. Where a property is adjacent to agricultural lands, encourage land uses that are compatible with adjacent agricultural uses.
4. Encourage farm worker housing to be located within the Urban Growth Boundary where workers have better access to amenities.
5. Limit and mitigate the impacts of heavy truck, transportation, and utility corridors through agricultural lands. Severances or Agricultural Land Reserve land required for such activities should be avoided whenever possible.

Objective #4.9.3.4: The establishment of new resource extraction and processing uses in rural areas is discouraged.



1. Discourage new resource extraction activities in rural areas to protect the existing rural character and environment and direct such uses to existing resource industrial areas.



5. Future Land Use

5.1 Land Use Designations

Land Use designations establish broader and future-oriented parameters for different land use classifications. These are designed to implement the direction contained within the Growth Strategy while remaining adaptable to evolving needs, trends, and values.

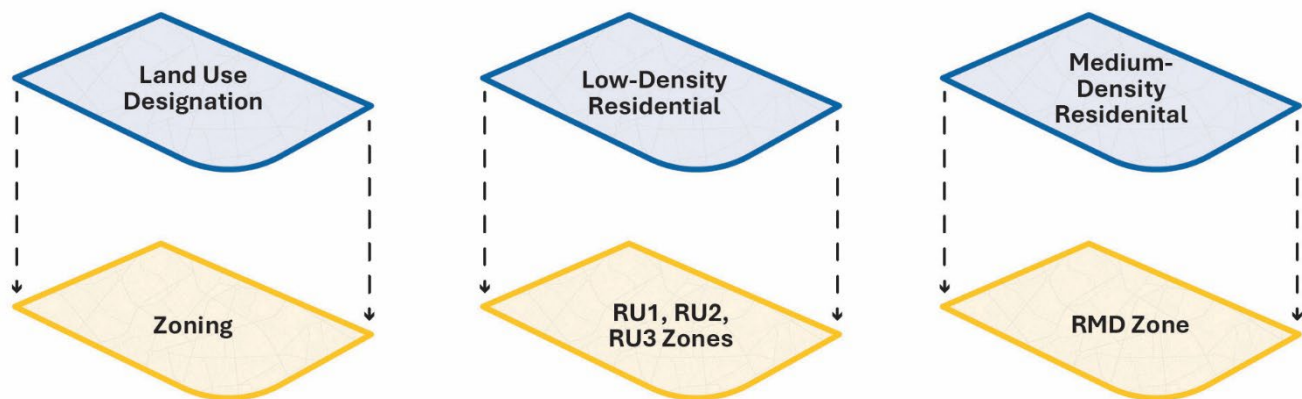
Each designation identifies a range of supported land uses, building forms, and other elements to guide decision making. The District's Zoning Bylaw provides proscriptive site-specific regulations that must align with the broader direction and intent of the Official Community Plan and related designations. Applications to change the use of a property (e.g. rezone) must be consistent with the land use designation, Growth Area direction, and other relevant policy directions included in the Official Community Plan.

Land use designations provide further direction on how future growth will occur in specific areas and were developed based on the Growth Strategy included in Section 3.

DESIGNATIONS - determines the range of future uses of a property (e.g. commercial, single-detached housing, multi-unit housing). The intent of each Official Community Plan land use designation can be achieved by rezoning a property to one or more zones that align with the applicable designation.

ZONING - specifies legally permitted uses, lot size, height, setbacks, and maximum density (typically measured by Floor Area Ratio). All land in Summerland is assigned a zone under the District's Zoning Bylaw.

Figure 17: Land Use Designation vs Zoning



Rezoning is changing the existing zone on a property to another zone. If a property owner wants to change the zone of their property, then it must align with the corresponding land use designation in the Official Community Plan or receive approval from Council for an Official Community Plan amendment.

Designation Summary Table

The Official Community Plan includes a range of land use designations to guide long-term planning decisions. The table below summarizes the details of OCP land use designations and associated densities. Maximum densities within each designation will be informed by the policy direction of the OCP and the site-specific zoning provided in the Zoning Bylaw. Directions for land use designations include the following topics:

Purpose

The broader intent of each designation and how to support the direction included for different Growth Areas and the broader Growth Strategy.

Supported Uses

Broader use categories are included as “Supported Uses” in each designation that are further defined through the District’s Zoning Bylaw. Supported uses for different parcels under a specific designation may vary based on the applicable Growth Area they are located within.

Supported Densities

Supported densities are provided for each designation that indicate allowable densities for development on an individual lot. This Official Community Plan utilizes the following density measurements:

- Floor Area Ratio (FAR) is the calculation of a building’s floor area in relation to the size of the land on which the parcel is located. It divides the total area of the building by the total area of the parcel and is used to quantify the bulkiness of a building.



Supported Building Forms

Describes the broader building types that are generally permitted in each designation. Supported forms and densities for a designation may vary based on the applicable Growth Area and are further defined through the District's Zoning Bylaw.

General building forms are described below:

- **Ground-Oriented** – up to three storey building heights where individual units typically have direct outside access from the ground level.
- **Low-Rise** – buildings with heights up to four storeys that have a shared access/primary entrance or in combination with individual units that have direct access to the outside from the ground level.
- **Mid-Rise** – buildings with heights between of five to six storeys that have a shared access/primary entrance and may be situated on top of a podium consisting of townhouses, parking facilities, or commercial units.
- **High-Rise** – buildings with heights in excess of six storeys that have a shared access that may be situated on top of a podium consisting of townhouses, parking facilities, or commercial units.

Policies

Some land use designations include supplementary policies that apply to all lots in the District under that specific designation.

Table 7: Land Use Designations Summary Table

Designation	Purpose	Supported Building Forms	Supported Densities	Applicable Growth Area
Rural Designations				
Rural Residential	To manage residential development and supplementary uses in rural areas outside of the Urban Growth Boundary.	Ground-oriented	Minimum 1 hectare lots Up to 2 units per lot	Rural Areas
Agricultural	To carefully manage growth outside of the Urban Growth Boundary and support agricultural activities.	N/A	As per Agricultural Land Commission regulations	Rural Areas
Open Lands	To provide limited uses in rural areas while protecting and enhancing natural and ecological sensitive areas.	N/A	N/A	Rural Areas
Urban Residential Designations				
Low Density Residential	To support and enable a range of small-scale multi-unit housing forms within existing, upcoming, and future neighbourhoods.	Ground-oriented	Up to 4 units per lot, except up to 3 units per lot (outside Urban Growth Boundary)	Core Neighbourhoods Established Neighbourhoods Emerging Neighbourhoods Rural Areas

Designation	Purpose	Supported Building Forms	Supported Densities	Applicable Growth Area
Medium Density Residential	To support and enable a range of ground-oriented and low-rise multi-unit uses and building forms.	Ground-oriented, Low-rise	Up to 1.6 FAR	Downtown Core Neighbourhoods Established Neighbourhoods Emerging Neighbourhoods
High Density Residential	To support and enable higher density residential uses and building forms that integrate commercial uses that support resident access to daily needs. Residential and/or commercial development that achieves between 150-250 combined residents and jobs per hectare.	Low-rise, Mid-rise, High-rise	Up to 3.0 FAR	Downtown
Commercial, Mixed-Use, and Industrial Designations				
Commercial Recreation	To encourage and support a range of land uses that contribute to the growth and development of Summerland's tourism industry.	Ground-oriented	N/A	Established Neighbourhoods Rural Areas

Designation	Purpose	Supported Building Forms	Supported Densities	Applicable Growth Area
Neighbourhood Commercial	To support the development of complete neighbourhoods through the integration of compatible neighbourhood serving commercial uses.	Ground-oriented, Low-rise, Mid-rise	Up to 3.5 FAR	Established Neighbourhoods Emerging Neighbourhoods
Downtown Gateway	To promote and enable development at highway entry points into the community that includes a mix of commercial and residential uses.	Ground-oriented, Low-rise, Mid-rise, High-rise	Up to 3.0 FAR	Downtown
Downtown Core	To create a vibrant and active downtown centre by enabling a mix of land uses and densities that complement the existing street character.	Low-rise, Mid-rise, High-rise	Up to 4.0 FAR	Downtown
Industrial	To maximize use of existing industrial lands and ensure they remain for employment uses that support Summerland's local economy, including select resource industrial uses outside of the Urban Growth Boundary.	Ground-oriented, Low-rise	N/A	Industrial Areas
Civic Designations				

Designation	Purpose	Supported Building Forms	Supported Densities	Applicable Growth Area
Civic	To provide suitable areas for a range of public services and non-recreational amenities.	Ground-oriented, Low-rise	Up to 2.0 FAR	All Growth Areas
Parks and Recreation	To provide and ensure access to indoor and outdoor recreation spaces and facilities.	Ground-oriented, Low-rise	N/A	All Growth Areas

5.2 General Policies

The following general policies apply to all land use designations:

1. Supported uses and related building forms and heights included in land use designations shall be applied and achieved in a manner that considers:
 - i. Direction for Growth Areas established through associated objectives and policies
 - ii. Existing infrastructure and capacities available to service new site-specific development
 - iii. Applicable Development Permit Areas and related design guidelines
 - iv. Provisions to allow further density, as included in this Official Community Plan, Zoning Bylaw, or other District policies.
2. The District shall maintain a balanced supply of land by monitoring residential, commercial, and industrial land supply and anticipated future demands to support decision making during Official Community Plan and Zoning Bylaw amendments resulting in a change of use.
3. Broadly support the following uses in different land use designations that are scaled to the surrounding neighbourhood character and context:
 - i. Parks, green corridors, amenity spaces, and gathering spaces in all rural, residential, commercial, and public use designations
 - ii. Community infrastructure and related facilities in all designations
 - iii. Community and Cultural Facilities and spaces in all residential, commercial, and public use designations
 - iv. Home occupations in all rural and residential designations
 - v. Facilities for the provision of emergency services
4. Continually review the Zoning Bylaw and Subdivision and Development Servicing Bylaw to ensure site, building, parking, and other related development and building regulations align and support the direction of this Official Community Plan.

5.3 Urban Residential Definitions

Urban Residential Definitions

- **Accessory Dwelling Unit:** A detached self-contained living unit (e.g. carriage suite) on the same lot as a principal unit, or in/attached to the same building as a primary dwelling (e.g. secondary suite).
- **Apartment:** Residential development in a building with dwelling units organized horizontally and vertically where access is provided from an internal hallway, and units share a primary entrance and amenity spaces.
- **Cluster:** A residential development consisting of five or more units in two or more buildings on a single lot that may include single-detached, duplex, multi-unit, and townhouse housing.
- **Duplex:** A residential building containing two Dwellings divided horizontally or vertically by a common party wall, with each Dwelling having a separate exterior entrance.
- **Mixed-Use:** A building that includes multiple uses, such as commercial and residential, or institutional and residential that is in low-, mid-, or high-rise building that includes residential units on upper floors and commercial or other accepted uses on the ground floor.
- **Multiplex:** A building containing between three and four Dwelling Units divided horizontally or vertically by a common party wall, and each Dwelling having a separate entrance.
- **Single-Detached:** A building with one dwelling unit, with access to ground level; may or may not include a secondary suite.
- **Townhouse:** Multiple dwelling units organized in a row or above one another, with connected walls and individual entrances, typically at grade. May be attached to other buildings in mixed-use buildings, apartments, or high-rises.

5.3.1 *Low Density Residential*

The Low-Density Residential designation aligns with provincial legislation to support increased housing densities in established low-density neighbourhoods that are typically comprised of primarily single-detached dwellings.

The supported uses and building forms for properties designated as Low-Density Residential varies based on the applicable growth area and being within or outside the Urban Growth Boundary.

Purpose

To support a range of ground-oriented and infill housing infill types within existing and future neighbourhoods in compliance with provincial housing legislation.

Supported Uses (Inside Urban Growth Boundary)

- Single-Detached
- Duplex
- Multiplex
- Cluster
- Townhouse
- Accessory Dwelling Units
- Low impact accessory uses

Supported Uses (Outside Urban Growth Boundary)

- Single-Detached
- Duplex
- Accessory Dwelling Units and/or Secondary Suites
- Low impact accessory uses

Supported Densities

- Inside the Urban Growth Boundary: Up to 4 units per parcel
- Outside the Urban Growth Boundary: Up to 3 units per parcel

Building Forms

- Ground-oriented buildings

Applicable Growth Areas

- Residential Infill Areas
- Established Neighbourhoods
- Emerging Neighbourhoods
- Rural Areas

Policies

1. The Low-Density Residential designation shall be implemented through various residential zones in the District's Zoning Bylaw in a manner that:
 - i. Provides more flexible regulations that support and enable infill in Residential Infill Areas and new development in Emerging Neighbourhoods
 - ii. Allows for context sensitive infill development in Established Neighbourhoods
 - iii. Encourages the development of small-scale multi-unit housing and accessory dwelling units in areas with supportive services and amenities
2. The development of additional dwelling units is only permitted where sufficient servicing is available to the lot to accommodate additional units.
3. Low Density Residential parcels outside the UBG shall be permitted up to three dwelling units, including up to two principal dwelling units limited to being contained within one residential building (duplex).
4. Offsite improvements, as directed through the District's Subdivision and Servicing Bylaw, may be required as a condition of developing additional units on a parcel.
5. Low impact accessory uses are generally supported, including home daycares and home-based businesses that are contained entirely within the principal dwelling.
6. Residential buildings consisting of two to four units not subject to the Multiple-Family Development Permit Area should include the following design elements:
 - i. Strong interaction with the street through building and site configurations that orient building facades and unit entrances to the street, and lanes where applicable.
 - ii. Driveway access should be provided from the rear of the site where lanes exist or can be extended into the development. Where there is a double-fronting lot, access should be provided from the lesser classified street and where driveways will have a lesser impact on other transportation networks, such as sidewalks.
 - iii. Off-street parking is encouraged to be concealed from the street through parking structures, vegetation and landscaping, orienting parking spaces internally and to the rear of the parcel, and other strategies to reduce visibility. Off-street surface parking within the front setback area between the street and residential building should only be considered where physical, environmental, and other site constraints restrict the ability for other parking strategies to be utilized.
 - iv. Preservation of existing mature trees and vegetation in the site's design post construction.
 - v. Integration of FireSmart landscaping and planting of new trees in front yard setbacks to improve the District's tree canopy and in side yard setbacks to provide vegetative buffers between adjacent lots.

5.3.2 Medium Density Residential

The Medium Density Residential designation accommodates the increasing need for a variety of housing forms across different areas of the community. This designation acts as a transitional land use between lower and higher density areas, such as between Low Density Residential areas and Downtown.

The Medium Density Residential designation supports a variety of multi-unit residential uses and building forms based on the applicable Growth Area. 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. Further increases to the intensity of the land use if consistent with the Multi-Unit Development Permit Area Guidelines.

Purpose

To support a range of medium density housing types, including ground-oriented multi-unit housing to apartments up to four storeys, in close proximity to daily needs and amenities.

Supported Uses

- Duplex
- Cluster
- Multiplex
- Apartment
- Accessory Dwelling Units

Supported Densities

- Up to 1.6 FAR

Building Forms

- Ground-oriented buildings
- Low-rise buildings

Applicable Growth Areas

- Downtown
- Residential Infill Areas
- Established Neighbourhoods
- Emerging Neighbourhoods

Policies

1. Support Medium-Density Residential uses when appropriately scaled to the surrounding neighbourhood and road network, including:

- i. Low-rise apartment buildings up to four storeys in Residential Infill Areas
 - ii. Residential development of small-scale multi-unit housing up to three storeys.
 - iii. Low-rise buildings up to four storeys may be considered within Established and Emerging Neighborhoods where the transportation network includes sufficient vehicular and pedestrian access to neighbourhood amenities including parks, schools, and daily needs.
2. Development in undeveloped hillside areas shall integrate low impact site and building designs to minimize alteration of the natural landscape and disturbances to existing vegetation, and protect natural and ecologically sensitive areas, including:
 - i. Smaller ground-oriented multi-unit or cluster type housing that is integrated with the natural topography, slope, and vegetation of the area to minimize grading, land alteration, and vegetative clearing.
 - ii. Larger ground-oriented and low-rise multi-unit housing may be considered where development reduces broader disturbances on natural areas by concentrating residential units into a single development site. Such developments shall minimize grading, lot alteration, and vegetative clearing to the highest degree possible.
 - iii. The District may require additional park land dedication, protective no-disturb covenants, or access agreements to protect and ensure community access to open spaces.
3. Site and building design shall minimize and mitigate view impacts resulting from building heights, rooflines, and massing.
4. Lot consolidation to create larger medium-density residential development sites is encouraged in Residential Infill Areas. Lot consolidation may be considered in Established Neighbourhoods along with impacts and consistency with existing neighbourhood character.
5. Legally non-conforming single-detached dwellings that are designated as Medium Density Residential may redevelop with accessory dwelling units.
6. The principal use of duplexes and accessory dwelling units in Medium Density Residential areas shall only be considered when part of a cluster housing and/or strata development or where individual site constraints limit development opportunities. Duplexes shall not be permitted as the sole use on an individual lot.
7. Residential buildings with more than four dwelling units are subject to form and character guidelines included in Section 11.5: Multi-Unit Development Permit Area.

5.3.3 High Density Residential

The High Density Residential designation supports higher density development offering residents a compact neighbourhood with integrated uses and facilities in areas within Downtown around Rosedale Avenue, Prairie Valley Road, and Jubilee Road West.

Purpose

To support the District's tallest residential buildings in areas that can accommodate high density development, such as along collector roads and downtown.

Supported Uses

- Apartments
- Mixed-use buildings with Commercial uses that include personal and health services, Office, and other non-retail Commercial uses

Supported Densities

- Up to 3.0 FAR

Building Forms

- Low-rise, mid-rise, and high-rise buildings

Applicable Growth Areas

- Downtown

Policies

1. Maximum building heights for properties designated as high-density residential are established in Figure 8 (Building Height Map) in the Downtown Growth Area.
2. Office, health services, and personal services such as medical clinics, barber shops and other non-retail commercial uses will be supported on the ground floor. These services are to complement the retail services within Downtown Core designated areas and shall not compete with those retail services.
3. Promote improved connections to amenities in Downtown through development, including to Summerland Elementary and Secondary Schools, and Memorial Park.
4. Integrate public amenities, such as small green spaces, gathering areas, and cultural spaces into new development. Public amenities provided may negate the provision of required on-site amenity spaces.
5. Lot consolidation is supported to create larger development sites. Considerations should include the integration of resident and public amenities as part of the development.
6. Residential buildings are subject to form and character guidelines in the Multi-Unit Development Permit Area.

5.4 Commercial and Industrial Definitions

Definitions

- **Cultural Facilities:** A range of arts and cultural facilities, buildings, and outdoor venues that promote and support arts and culture.
 - **Light Industrial:** A range of light industrial, manufacturing, service commercial, and related uses where activities occur predominantly inside of a building(s) with lower impacts (e.g. noise and odour) than heavier industrial uses.
 - **Medium Industrial:** Includes a range of medium industrial, manufacturing, resource processing, and related uses where activities occur inside of a building(s) and outside on the premise. These uses may result in higher levels of noise, odour, heavy truck traffic, and other related impacts from their operation.
 - **Mixed-Use:** A building that includes multiple uses, such as commercial and residential, or institutional and residential that is in low, mid, or high-rise building that includes residential units on upper floors and commercial or other accepted uses on the ground floor.
 - **Office:** A building or portion of a mixed-use building with larger office spaces.
 - **Private Outdoor Recreation:** The use of property for a range of private outdoor recreation uses and limited accessory commercial and residential uses that support the operation of the principal use.
 - **Tourism Accommodations:** The accommodation of visitors, such as hotels, motels, hostels, outdoor accommodations, and other similar uses.
 - **Small-Format Commercial:** A range of commercial uses that contain smaller individual units and accesses that are pedestrian oriented. Use of such buildings typically includes restaurants, small retail stores, and personal service establishments.
 - **Medium-Format Commercial:** A range of commercial uses that contain larger individual units and accesses. Use of such buildings typically includes restaurants, offices, and larger retail uses that are pedestrian- and auto-oriented.
 - **Large-Format Commercial:** Commercial uses that typically contain a single individual unit or a smaller number of units that may have shared access. Use of such buildings typically contain larger retail uses, such as large grocery stores, that are more auto oriented and may require outdoor storage.
- Service Commercial:** A building used for commercial activities that require substantial on-site storage, such as warehouse sales or garden centres, or other activities that are similar to light industrial uses.

5.4.1 *Downtown Core*

Downtown Summerland is the commercial, community, and cultural heart of Summerland and offers a compact footprint where daily needs, services, and facilities needed by the community are concentrated in a human-scale and walkable area. The sustained success of Downtown Summerland has benefited from strong planning direction that focuses 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 designation supports a ground-oriented retail environment with mixed commercial and residential uses on upper storeys up to four and six storeys in height. The Downtown Core designation maintains the area as a vibrant and pedestrian-oriented hub for the community with a wide range of pedestrian-oriented uses on the ground floor with residential housing above.

Purpose

To support development Downtown through mixed-use buildings with ground-oriented retail and commercial uses that create vibrant and active streets. This includes varying building densities and heights that reflect the existing character of Downtown and the desire to maintain pedestrian-focused scale on streets.

Supported Uses

- Small-Format Commercial uses
- Cultural Facilities
- Office
- Mixed-use

Supported Densities

- Up to 4.0 FAR

Building Forms

- Low to mid-rise buildings with upper storey step backs
- Maximum building heights of four to six storeys (see Figure 8)

Applicable Growth Areas

- Downtown

Policies

1. Maximum building heights for properties designated as Downtown Core are established through Figure 8 (Building Height Map) in the Downtown Growth Area.

2. Ground floor uses shall include commercial, and retail uses that support a vibrant and active downtown streetscape while requiring residential uses to be located above the ground floor.
3. Office uses should be above ground level to promote active and vibrant streets.
4. Buildings shall have minimal front setbacks from the sidewalk. An exception to this may be considered where the front setback provides additional public space for public seating, sidewalk expansion, or other public realm and pedestrian improvements.
5. Lot consolidation is supported to create larger development sites.
6. Supportive housing is encouraged where access to critical programs, services, and amenities is within a walkable distance for residents. Such residential uses must be included as part of a mixed-use building that includes commercial, and/or retail uses on the ground floor.
7. Update the Zoning Bylaw to enable and implement the proscribed building forms included for the Downtown Core designation.
8. Development in the Downtown Core designation shall be subject to the Downtown Development Permit Area.



5.4.2 ***Downtown Gateway***

Access to western Summerland and Downtown from Highway 97 is from Rosedale Avenue and Prairie Valley Road and serve as “gateways” which are important nodes for residents and visitors. These gateways should encourage the development of a cohesive and welcoming appearance for businesses, services, and amenities located along these gateway entrances. Hotels and other tourist-orientated businesses such as rental shops and gift shops are encouraged to be located within this designation.

The Downtown Gateway designation plays a crucial role in shaping the visual identity and functionality of entry points to a community by emphasizing thoughtful design and consistency with the strategic vision that is unique to Summerland.

Purpose

To support commercial uses including tourist accommodation and highway commercial uses, including additional residential density in the form of new mixed-use development, that do not compete with the uses in Downtown Core designated areas.

Supported Uses

- Medium-Format Commercial
- Large-Format Commercial
- Tourism Accommodations
- Cultural Facilities
- Office
- Mixed use

Supported Densities

- Up to 3.0 FAR

Building Forms

- Ground-oriented buildings
- Low to mid-rise buildings
- Minimum building heights of three storeys
- Maximum building heights of six storeys (see Figure 8)

Applicable Growth Areas

- Downtown

Policies

1. Mixed-use development with ground floor commercial and office uses and residential uses above the ground floor is supported.
2. Mixed-use development involving the integration of residential units as part of a hotel development is supported.
3. The redevelopment of lower density shopping areas and strip malls is encouraged. Support for such proposals should mitigate potential impacts associated with the loss of daily needs to residents, such as grocery stores, medical offices, pharmacies, and other related uses.
4. Larger format retail and commercial uses that generate higher levels of vehicle use and traffic should be located on lots adjacent or near controlled access points to Highway 97.
5. Consider support for the location of future supportive housing developments in the Downtown Gateway designation where residents have access to daily needs, supportive programs and services, and multi-modal transportation options.
6. Development in the Downtown Gateway designation shall be subject to the Downtown Development Permit Area to prevent purely auto-oriented development and ensure high-quality design as viewed from the highway and Downtown.
7. Support tourist-oriented uses that cater to the travelling public such as hotels and other accommodation services.
8. Support rezoning proposals that redevelop Tourist Commercial properties with frontage on and access to Highway 97.
9. Encourage uses that enhance the public experience in Summerland such as recreational amenities, attractions, retail stores, and tourist-centric event venues.
10. Support tourism-oriented businesses that provide alternative modes of transportation, such as vehicle rental, car share, and cycling, when in conjunction with a primary tourism use.

5.4.3 *Neighbourhood Commercial*

The Neighbourhood Commercial designation supports the Official Community Plan's growth strategy with the development of Neighbourhood Centres within Established and Emerging Neighbourhoods. Neighbourhood Commercial development is intended to create small and distinct activity hubs in traditionally lower-density residential neighbourhoods to provide residents with walkable access to daily amenities and amenities.

Purpose

Create complete neighbourhoods by enabling the integration of appropriately scaled neighbourhood-serving commercial uses in standalone and mixed-use buildings.

Supported Uses

- Small-Format Commercial
- Medium-Format Commercial
- Tourism Accommodations
- Mixed-Use

Supported Densities

- Up to 3.5 FAR

Building Forms

- Ground-oriented buildings
- Low-rise and mid-rise buildings
- Maximum building heights vary based on applicable Growth Area policy

Applicable Growth Areas

- Established Neighbourhoods
- Emerging Neighbourhoods

Policies

1. Support the application of the Neighbourhood Commercial designation within:
 - i. Defined Neighbourhood Centre areas within Established Neighbourhood growth areas
 - ii. Appropriate and centrally located areas within Emerging Neighbourhoods

Establish supportive neighbourhood commercial zoning in the District's Zoning Bylaw that enables the different forms and scales of the Neighbourhood Commercial designation and its application to different Neighbourhood Centre areas as guided by the applicable Growth Area policy.

5.4.4 Commercial Recreation

Summerland's residents and visitors benefit from a range of large outdoor recreation and tourism-oriented uses in rural areas outside of the Urban Growth Boundary where limited access to District services does not constrain their operation.

Summerland's unique position within the Okanagan tourism destination enables further outdoor recreational development to occur along with a variety of different uses. The Commercial Recreation designation is intended to support and provide flexibility for landowners who are seeking opportunities to establish outdoor recreation-based businesses that can contribute to local quality of life and the tourism economy. Such uses may include a golf course or campground that contains an associated restaurant, small retail store, and other tourism-related businesses.

Purpose

To support large-scale outdoor recreational and tourism uses on privately and District-owned lands that support resident quality of life, tourism development, and the local economy.

Supported Uses

- Private Outdoor Recreation
- Outdoor Tourism Accommodations
- Outdoor cultural and event facilities and services
- Residential uses accessory to the principal use
- Limited accessory Commercial uses that support the principal use

Supported Densities

- N/A

Building Forms

- Ground-oriented buildings
- Varied heights according to use

Applicable Growth Areas

- Emerging Neighbourhoods
- Rural Areas

Policies

1. The operations of permitted commercial uses in Commercial Recreation areas shall be predominantly outside and not within building(s) on the lot.
2. No residential development is permitted as a principal use in Commercial Recreation areas. Residential dwelling units that are accessory to the principal use may be considered where they are used to provide temporary or seasonal housing for the operator(s) and/or employees of the commercial use.
3. Residential dwellings shall be limited to one principal and one accessory dwelling unit per parcel and in accordance with the District's Zoning Bylaw.
4. Accessory commercial uses shall be limited to uses that are secondary and support the principal recreation use and in accordance with the District's Zoning Bylaw. Such uses may include small retail, food and beverage, and other hospitality uses.

5.4.5 *Industrial*

Industry has been a significant contributor to the economic stability of the District, particularly those that support agriculture. At present, industrial operations are dispersed in four locations throughout the District. Future industrial uses will be encouraged to develop based on anticipated impacts on adjacent land uses, transportation (route) requirements, and environmental considerations.

The District's limit industrial base is segmented into industrial nodes that have unique opportunities for future development and intensification. These areas are dispersed through rural and fringe portions of the community and have significant interfaces with agricultural areas and lower-density and rural residential areas. Further direction for each industrial area is provided in Section 4.6 Industrial Area (Primary Growth Area).

Purpose

To support, intensify, and protect industrial lands and support a range industrial and higher-impact service commercial uses that generate local employment opportunities and District taxation revenue.

Supported Uses

- Light Industrial
 - Distribution and logistics facilities
 - Service Commercial uses that are unsuitable in General Commercial areas
 - Indoor storage, sales, and manufacturing
 - Trade contractor offices
 - Warehousing
- Medium Industrial
 - Natural resource extraction and processing
 - Outdoor storage, sales, and manufacturing
- Accessory Uses
 - Limited ancillary Commercial uses as an accessory use
 - Live-work industrial uses

Supported Densities

- N/A

Building Forms

- Ground-oriented and low-rise buildings

Applicable Growth Areas

- Industrial Areas
- Varied heights according to use

Policies

1. Zoning of industrial lands shall follow the land use direction established for different industrial areas as included in the Industrial Growth Area.
2. Limit 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, and mitigate impacts where possible.
3. Require screening and buffering to enhance the appearance of the industrial areas while helping to mitigate conflicts with adjacent non-industrial land uses in accordance with the Agricultural Land Commission's Landscape Buffer Specifications.
4. Support greater building heights for industrial uses to accommodate increased floor-to-ceiling heights.

5.5 Public Use Definitions

Definitions

- **Cultural Facilities:** A range of arts and cultural facilities, buildings, and outdoor venues that promote and support arts and culture.
- **Education:** Includes uses that provide a range of larger public education buildings, such as schools and post-secondary institutions.
- **Health and Community Care:** Includes uses that provide a range of larger public health services and programs, such as hospitals, community care facilities, and other similar uses.
- **Government Uses:** Includes the delivery of government programs and services, including the District's municipal offices.
- **Mixed-Use:** A building that includes multiple uses, such as health and residential, or institutional and residential that is in low, mid, or high-rise building that includes residential units on upper floors and commercial or other accepted uses on the ground floor.
- **Parks:** Outdoor public green spaces that may include a range of programming, supportive infrastructure, and accessory uses. This includes natural parks where limited passive recreation uses are supported, such as hiking trails.
- **Public Utilities:** Lots or buildings that support the provision of municipal services to the community, such as water and wastewater treatment facilities.
- **Recreation, Indoor:** Buildings that host recreation uses, such as arenas, swimming pools, sports courts, and other similar uses.
- **Recreation, Outdoor:** Outdoor park areas that include recreational infrastructure that serves a broader segment of the community, such as sports fields.

5.5.1 *Civic*

This designation includes institutional, cultural, educational, and major community facilities that are typically located within Downtown or Lower Town. Exceptions to this include neighbourhood serving churches and schools, and the Summerland Research Station located in the southeast edge of the District.

The demand for civic uses will increase with population growth, particularly relating to community care facilities for an aging population. Collaboration between the District's Council and the Community Health Council is required to maintain and improve the provision of health services within the community.

Purpose

To protect Civic lands and support a variety of public services, civic, and institutional uses, and non-recreational amenities that are accessed by the community and required for District operations.

Supported Uses

- Education
- Government
- Health and community care
- Cultural Facilities
- Public utilities
- Mixed-use

Supported Densities

- Up to 2.0 FAR

Building Forms

- Low- to mid-rise buildings

Applicable Growth Areas

- Downtown
- Residential Infill Areas
- Established Neighbourhoods
- Emerging Neighbourhoods

Policies

1. Encourage community care and District facilities to be constructed and remain in or adjacent to Downtown.
2. Continue to monitor the service levels of community and administrative facilities in accordance with the community's growth and residential demand.
3. Consult with the School District relating to long-term land dedication needs and joint use and maintenance agreements for school grounds and common public-use facilities.
4. Establish Institutional sites in new development areas through the neighbourhood planning process.
5. Direct Institutional sites with large transportation and parking demands to locations adjacent to collector or arterial roadways.
6. Encourage and support owners of Civic designated parcels to utilize undeveloped portions of their holdings to meet the District's affordable housing objectives.
7. Mixed-use buildings may be considered that include supportive and non-market housing integrated with other supported uses in the Civic designation where such uses support the health and wellbeing residents.
8. Support the development of non-market and supportive housing on sites where the current use is a place of worship.



5.5.2 *Parks and Recreation*

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 2018 Parks and Recreation Master Plan. The 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.

Summerland's active and passive park system is supported by a strong inventory of indoor recreation facilities and large open areas surrounding and integrated into the built form of the community.

Purpose

To ensure an adequate supply of indoor and outdoor park and recreation facilities and those spaces are maintained and distributed across the community to support residents' access and quality of life.

Supported Uses

- Outdoor recreation
- Indoor recreation
- Parks
- Limited commercial uses to support park and recreation uses

Building Forms

- Ground-oriented to low-rise buildings
- Varied heights according to use

Applicable Growth Areas

- Downtown
- Residential Infill Areas
- Established Neighbourhoods
- Emerging Neighbourhoods
- Rural Areas

Policies

1. Upgrade and expand existing District facilities as established in the District's Parks and Recreation Master Plan.
2. Enhance centralized opportunities for community gatherings and socializing, including considering further enhancements of Memorial Park, in accordance with the District's Downtown Neighbourhood Action Plan.
3. Support limited commercial uses in park areas that compliment park users and support activities and events in park areas. Such uses include temporary and seasonal food vendors, recreational equipment rentals, and other similar uses.
4. Prioritize the acquisition, designation, and design of parks that protect sensitive ecosystems, support biodiversity, and maintain or enhance ecological connectivity while balancing recreational needs. Park planning should focus on preserving natural habitat and creating linkages between parks, natural areas, and open spaces, consistent with the objectives of the 2018 Parks and Recreation Master Plan.



5.6 Rural Definitions

Definitions

- **Agricultural:** Includes the use of land for a range of agricultural activities as permitted through the Agricultural Land Commission, including permitted non-farm, residential, and agritourism uses.
- **Agricultural, Small Scale:** The use of a larger rural residential lot for minor commercial agricultural uses that result in minimal or no impacts to adjacent properties, such as orchards, vegetable gardens, farm market stands but excludes intensive agricultural and livestock operations.
- **Natural Open Spaces:** Lands that are intended to remain in their current natural state with minimal use or development. Such lands typically contain ecological sensitive values or other conditions that are not preferential for use and development.
- **Rural Residential:** Residential uses, as permitted by the Agricultural Land Commission (ALC), on lands within the Agricultural Land Reserve (ALR) or single-detached housing on minimum 1.0 hectare lots where District sanitary servicing is not provided.

5.6.1 *Rural Residential*

The Rural Residential designation applies to existing residential areas located outside of the Urban Growth Boundary. These areas consist of clusters and subdivisions of large partially-serviced single-detached residential lots.

There is a Provincial directive that the District of Summerland adopted of a 1.0-hectare lot size for non-sewered areas of the community to maintain eligibility for future sewer infrastructure grant programs.

The District of Summerland adopted a minimum lot size requirement of one hectare for areas of the community without sewer service to maintain eligibility for future sewer infrastructure grant programs.

Purpose

To manage residential development in rural areas outside of the Urban Growth Boundary without full District servicing. This includes mitigating impacts on surrounding agricultural areas and maintains compliance with Okanagan Basin Waterboard policies such as requiring a minimum lot size of 1.0 hectare. These rural properties may support low-impact accessory uses including small-scale agriculture and home-based businesses.

Supported Uses

- Single-Detached Residential
- Accessory Dwelling Units
- Home-based businesses
- Small-Scale Agricultural
- Accessory buildings supporting Small Scale Agricultural and home-based business activities

Supported Densities

- Minimum 1 hectare lot size
- Maximum of 2 dwelling units per lot

Building Forms

- Ground-oriented buildings

Applicable Growth Areas

- Rural Areas

Policies

1. Rural Residential parcels shall maintain a 1-hectare minimum parcel size to ensure sufficient area for the inclusion of on-site sewer servicing.
2. Accessory dwelling units shall not be permitted on Rural Residential lots under 1-hectare.
3. Smaller parcels and rural cluster housing may be considered in the context that the District has an approved Liquid Waste Management Plan in effect that identifies decentralized wastewater management strategies that are supported by appropriate District bylaws and policies.
4. 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 meets the District's environmental objectives by protecting natural areas and limiting development in hazard areas.
5. Support a diverse range of home-based businesses and industries in applicable sections of the Zoning Bylaw where such uses result in no significant impact on adjacent properties, environmentally sensitive areas, and District infrastructure.
6. Agricultural uses, as supported in the agricultural designation, are supported on Rural Residential lots that are over 1.0 hectare in size.

5.6.2 ***Agricultural***

In terms of acreage, agricultural activities form the single largest land use in Summerland and include a wide range of crop and grazing lands and is an important part of the local economy. Agricultural land protects and provides long-term local food security. The aesthetic value of agricultural land is cherished by residents and are a major part of the local tourism industry.

Almost all the most productive farmland is within the Agricultural Land Reserve (ALR), which is administered by the Agricultural Land Commission. Summerland will continue to be a supporter of the Commission and its policies for agricultural land.

The Agricultural designation also includes resource development areas involving the removal of aggregate in the North Prairie Valley Area.

Purpose

To limit growth on lands outside of the Urban Growth Boundary that are primarily used for agricultural purposes, including within the Agricultural Land Reserve, and resource extraction activities primarily involving aggregate mining. The Agricultural designation aims to protect and strengthen agricultural activities, while further directing growth to occur within the Urban Growth Boundary. Urban growth and associated uses are not suitable in Agricultural areas.

Supported Uses

- Agricultural and Agritourism uses
- Permitted and Non-Permitted Farm Uses, as permitted by the Agricultural Land Commission
- Rural Residential
- Accessory Dwelling Units
- Other uses that conform to Agricultural Land Commission regulations
- Buildings that support Agricultural and Agritourism in compliance with Agricultural Land Commission regulations

Supported Densities

- As per Zoning Bylaw

Building Forms

- Ground-Oriented buildings
- Agricultural structures with varying heights

Applicable Growth Areas

- Rural Areas

Policies

1. Permit a full range of agricultural and complementary uses in the Agricultural Land Reserve and encourage value-added activities which are ancillary to primary farming activities and do not impact the agricultural capability of farmland.
2. Ensure that agricultural activities remain the primary use on lands within the Agricultural Land Reserve and encourage active farming use of those lands.
3. Maintain large minimum lot sizes and limit subdivision of agricultural lands to maximize the range of viable agricultural options and preserve economies of scale.
4. Encourage the consolidation of parcels to support more efficient agricultural operations.
5. Further subdivision of agricultural land should only be considered where it provides positive agricultural benefits.
6. Support residential uses that meet the housing, operational, and/or economic needs of farmers where on-site housing is demonstrated as necessary for the operation of the farm.
7. Limit the impacts on farmlands and farm operations by siting residential uses on lower capability lands and/or confining such uses within a farm home plate.
8. Consider support for applications to subdivide within the Agricultural Land Reserve where the subdivision enhances or maintains agricultural viability.
9. Support agritourism 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.
10. Restrict aggregate removal on agricultural lands, including reducing permitted aggregate extraction volumes permitted through Agricultural Land Commission soil and fill use applications.
11. Discourage the development of solar and wind energy projects within the Agricultural Land Reserve.

5.6.3 *Open Lands*

Purpose

To ensure the protection of natural areas, including lands with ecologically sensitive conditions, that are intended to remain in their natural state. Use of Open Lands will be limited to passive and low-impact recreation uses and natural park areas where impacts on sensitive ecological values are minimal.

Supported Uses

- Natural open spaces
- Passive recreation uses, such as hiking and cycling trails and supportive facilities
- Minor accessory buildings and structures required to support passive recreation uses
- Rural Residential and Accessory Dwelling Units

Supported Densities

- N/A

Building Forms

- N/A

Applicable Growth Areas

- N/A

Policies

1. Lands that have significant environmental value, such as endangered natural habitat or lands that are undevelopable due to topographical and environmental constraints, shall be zoned in a manner that protects them from future development and disturbances. These areas shall be managed to maintain ecological function and connectivity, and shall be limited to low-impact uses (e.g. grazing and passive recreation uses).
2. Consider proposals for large-scale outdoor recreation uses in Open Lands where such activities are designed to avoid sensitive ecological areas, minimize habitat disturbance and fragmentation, and maintain ecological connectivity.
3. Lands designated as Open Lands shall be generally undeveloped and permit minor agricultural and residential uses. Large rural estates that include a single-detached home may be considered on lands that contain no significant environmental value as determined by a Qualified Environmental Professional and are designed to minimize fragmentation and maintain ecological connectivity.

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6. Community Policy Overview

6.1 Introduction

In addition to establishing a long-term land use plan, the District may establish policies in the Official Community Plan for many broader and community wide areas to address non-land use specific community priorities and needs. Sections 7, 8, and 9 of this Official Community Plan establish community-wide policies and actions to advance the Official Community Plan vision and goals. Each section includes subtopics with corresponding objectives, policies, and actions that are guided by Official Community Plan goals established through community engagement.

6.1.1 *Future Policy Implementation*

The District has a mandate as a local government that is established through provincial legislation to provide essential local services, such as clean water, sewer systems, parks and recreation, and fire protection. As such, the District will play various roles in the implementation of this Official Community Plan and the community-wide policies from a regulator and service provider to an advocate and collaborator.

Various policies and actions include icons that clarify the District's role to support implementation and establish clear expectations for the District and community. They include:

Icon	Implementation Category	District Role in Implementation
	Advocacy and Communications	Advocate and communicate with other jurisdictions, agencies, and service providers
	Development Requirement	Integrating new requirements or capturing opportunities through development proposals
	Service Level	Upgrading or adding new District infrastructure, services, and programs
	Operational	Altering day-to-day and routine District activities and decision-making
	Planning	Completing and/or updated District plans, policies, and bylaws, including long-range and strategic plans
	Partnership	Establishing or agreeing to partnerships with other entities

Figure 18: Community Policy Sections



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7. Services and Infrastructure

7.1 Transportation

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 and Transit. This section identifies the Official Community Plan objectives and policies for transportation within the community.

The District of Summerland has recently adopted a Transportation Plan (2025) that includes the following Vision for transportation:

*Our **people-focused** transportation system connects our **vibrant downtown heart** with our neighbourhoods, the lakeshore, and the rest of the Okanagan.*

*Residents, businesses, and visitors can experience our historic and unique lakeside community with **equitable, safe, comfortable, accessible, and affordable** transportation choices for people of **all ages and abilities**, by all modes of transportation, for all reasons, and in all seasons.*

*Our streets are **safe and welcoming**, provide a **strong sense of place**, and support a **vibrant, active, healthy, resilient, and economically thriving** community with a **high quality of life**.*

The Transportation Plan includes six focus areas that include related themes and actions intended to guide future decision making, investment, and other efforts to improve the District's overall transportation system.

1. Driving, Parking, and Goods Movement
2. Walking and Accessibility
3. Cycling and Rolling
4. Trails
5. Transit
6. Safe Routes to School

The following objectives and policies for Transportation summarize and build from the direction contained within the Transportation Plan.

Figure 19: Proposed Road Network Classification

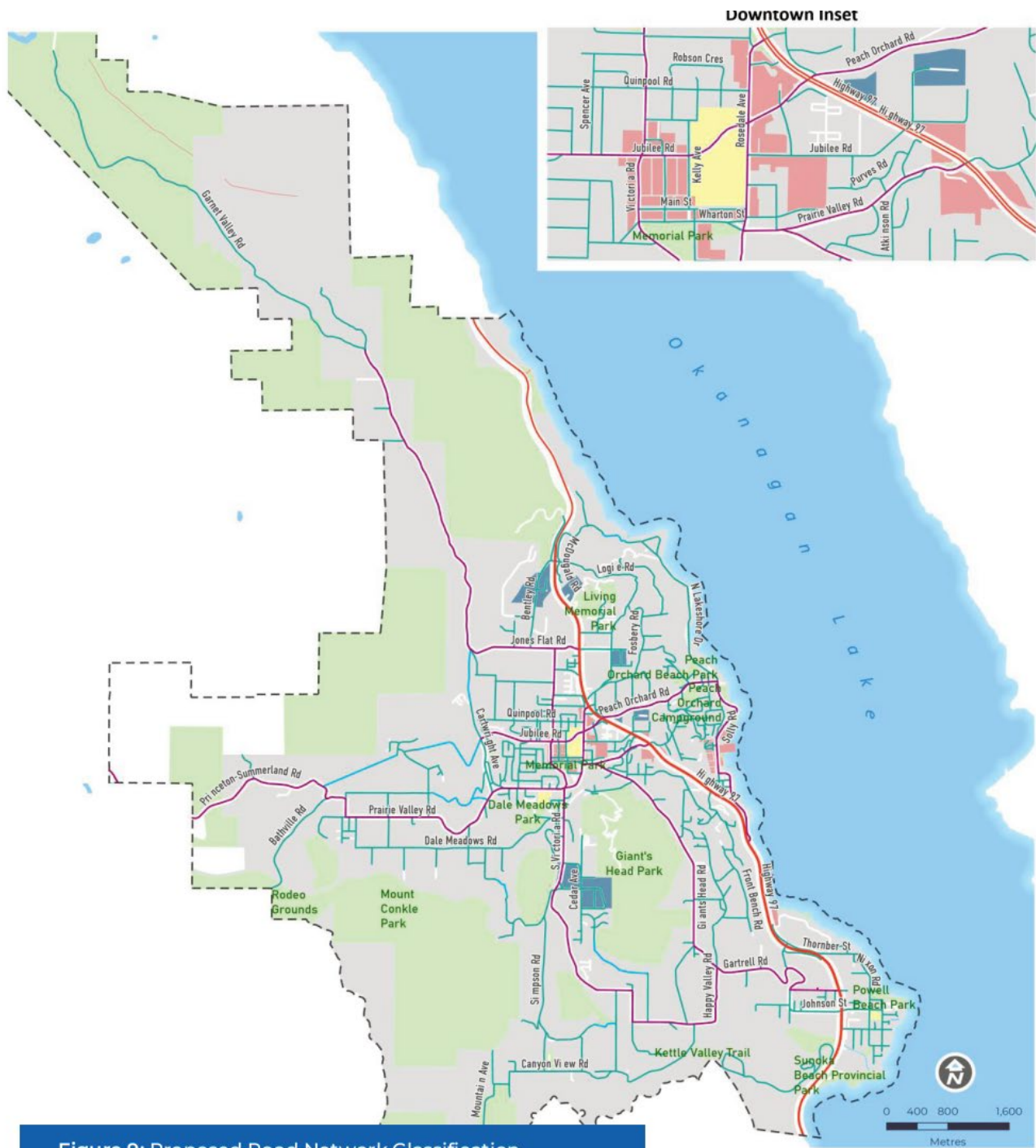


Figure 9: Proposed Road Network Classification

Landuse	Road Classification	Future Connection
Parks / Open Lands	Highway 97	Future Road
Commercial	Collector	
Industrial	Local	
School	Resource	
District Boundary		



Objective #7.1.1: The Transportation Plan is utilized in guiding transportation decisions and investments.



Actions:

1. Complete ongoing reviews and updates to District bylaws to integrate the District's new Road Network Plan, Road Classification System, and other directions contained within the Transportation Plan, including: 
 - i. Subdivision and Development Servicing Bylaw
 - ii. Zoning Bylaw
 - iii. Development Cost Charge Bylaw
2. Intergrate short-term priorities into the District's 5-year Financial Plan and develop a new investment strategy for the long-term. 
3. Actively foster partnerships and seek external funding sources to help implement the Transportation Plan.  
4. Monitor, review, and update the Transportation Plan on a regular basis, as needed.
5. Complete priority transportation improvements identified in the Transportation Plan for the short-term (5-7 years).  

Objective #7.1.2: Traffic and heavy trucks are able to move safely and efficiently through the community.



Actions:

1. Advocate to the Ministry of Transportation and Transit for highway improvements, including signalized intersections, pedestrian safety improvements, and active transportation facilities along Highway 97. 
2. Consider reducing the default speed limit on select residential streets or neighbourhoods in Summerland through a Traffic Calming Policy and Program to reduce vehicle speeds.
3. Complete intersection safety improvements through:  
 - i. Reviewing ICBC and police reported collision data to proactively identify locations with safety issues.
 - ii. Minor upgrades to roundabouts and intersections with safety issues.
4. Support heavy truck and goods movement through the District by developing and adopting a Truck Route Bylaw with designated truck routes as seen in the proposed Truck Network in the Transportation Plan.  
5. Consider options to offset increasing maintenance requirements and costs for truck routes from users, such as heavy trucks transporting gravel. 

Objective #7.1.3: The District's road network is multi-modal and accessible for all users.



1. Improve the safety of new and existing intersections and crossing for pedestrians, including the integration of treatments, such as curb extensions, raised crosswalks, and improved lighting.  
2. Generally, prioritize the following major pedestrian areas for improvements identified in the Transportation Plan:  
 - i. Downtown with a focus on connecting high-density residential areas to Downtown Core designated areas
 - ii. Connections from Core Neighbourhoods to Downtown
 - iii. Connections to schools, parks and recreational facilities
 - iv. Connections to Emerging Neighbourhood Centres in Established Neighbourhoods
 - v. Other pedestrian improvements established in the TMP
3. Expand end-of-trip facilities at District facilities, parks, recreation areas, and public rights-of-way. 

Actions:

4. Implement strategies to improve the universal accessibility of the District's transportation system as guided by the BC Active Transportation Design Guide's universal accessibility design toolkit.  
5. Review Zoning Bylaw requirements relating to bicycle and micro-vehicle parking as well as end-of-trip facilities. 

Objective #7.1.4: Future growth and development supports facilitates multi-modal transportation options and complete streets.



1. Ensure that future growth areas are supported by roadways that are consistent with the Transportation Plan and the Road Classification Plan.  
2. Identify sidewalk, walkway, and trail networks in new growth areas as part of the neighbourhood planning process.   
3. Ensure safe and comfortable pedestrian movement by reducing road crossing distances and ensuring that sidewalks are wide enough to enable passing of wheelchairs, strollers, and other user groups that require additional space around obstacles such as poles and signs.
4. Ensure that developers construct and install (or provide appropriate monetary compensation) to address gaps in the sidewalk network when new developments occur. 

5. Ensure adequate rights-of-way are established to accommodate existing and future transportation needs for vehicle, pedestrian, cycling, transit, and other modes of transportation.   

Actions:

6. Review and update requirements for end-of-trip facilities and amenities for new development to ensure sufficient bicycle parking is available. 

Objective #7.1.5: Transit options and services are enhanced throughout the community.

1. Continue to work with BC Transit in the cost-sharing and development of additional and more frequent transit services, including evening and weekend services, as identified within the Transportation Plan. 
2. Consider requirements for identifying and integration of future transit stop locations in new developments, including as part of the Neighbourhood Planning process for new neighbourhoods and by referring major development developments to BC Transit's Development Referral Program.  
3. Upgrade infrastructure and facilities to improve transit user experiences. This includes ensuring all bus stops have amenities, including route information, garbage receptacles, lighting, and seating. 
4. Seek opportunities to enhance transit accessibility and equity, with a focus on aligning transit services with the needs of seniors in the community.  

Actions:

5. Develop a Transportation Demand Management Policy to guide contributions of land and funds for facilities.  
6. Reviewing District bylaws, including the Subdivision and Development Servicing Bylaw to address integrating active transportation facilities into new development. 



7.2 Municipal Services

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.

7.2.1 *Water*

The availability and quality of water sources directly influence the potential for new development. 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. Summerland's water supply was initially designed primarily as a means to supply irrigation water. Today, it is estimated that between 70-85 percent of the licensed water supply from the Trout Creek system supplies irrigation with the remaining 15-30 percent for domestic and other uses.

Despite the current water resources available in the upper watersheds, there is the potential for an eventual shortfall due to fish flow commitments under the Trout Creek Water Use Plan, climate change, and the event that all commitments on the Irrigation Roll are fully utilized. This circumstance emphasizes the importance of proactive water management strategies, further investment in domestic / irrigation water system separation and upland reservoir expansion to build drought resilience, reduce treatment costs, and ensure long-term water supply. The District has access to water sources outside of the Trout Creek system, including Garnett Lake and Okanagan Lake. Improving these additional sources through infrastructure expansion will also expand the District's capacity for a sustainable long-term water supply.

7.2.2 *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 existing wastewater treatment facility provides capacity for approximately 8,100 people or 3,522 households (based on 2.3 persons per household). Further population growth will necessitate expansion and upgrades of the facility to continue to maintain the District's ability to effectively treat wastewater prior to release to the receiving waters of Okanagan Lake.

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 fully finance required upgrading of municipal services, as there are no plans for

municipal involvement in financing expanded 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 facility site located in Trout Creek.

7.2.3 Storm Drainage

The 1995 Storm Drainage Study was commissioned to assess the overall condition of the District's storm water drainage system 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 systems). 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 the existing storm drainage system. 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 stormwater runoff during a major climatic event.

7.2.4 Electrical

The District has provided electrical services for over 110 years through the purchase of electrical energy from local transmission wholesalers distributed through the community's local distribution system. The District is increasing its own power generation capacity and making continuous upgrades in the distribution system to promote energy self-reliance.

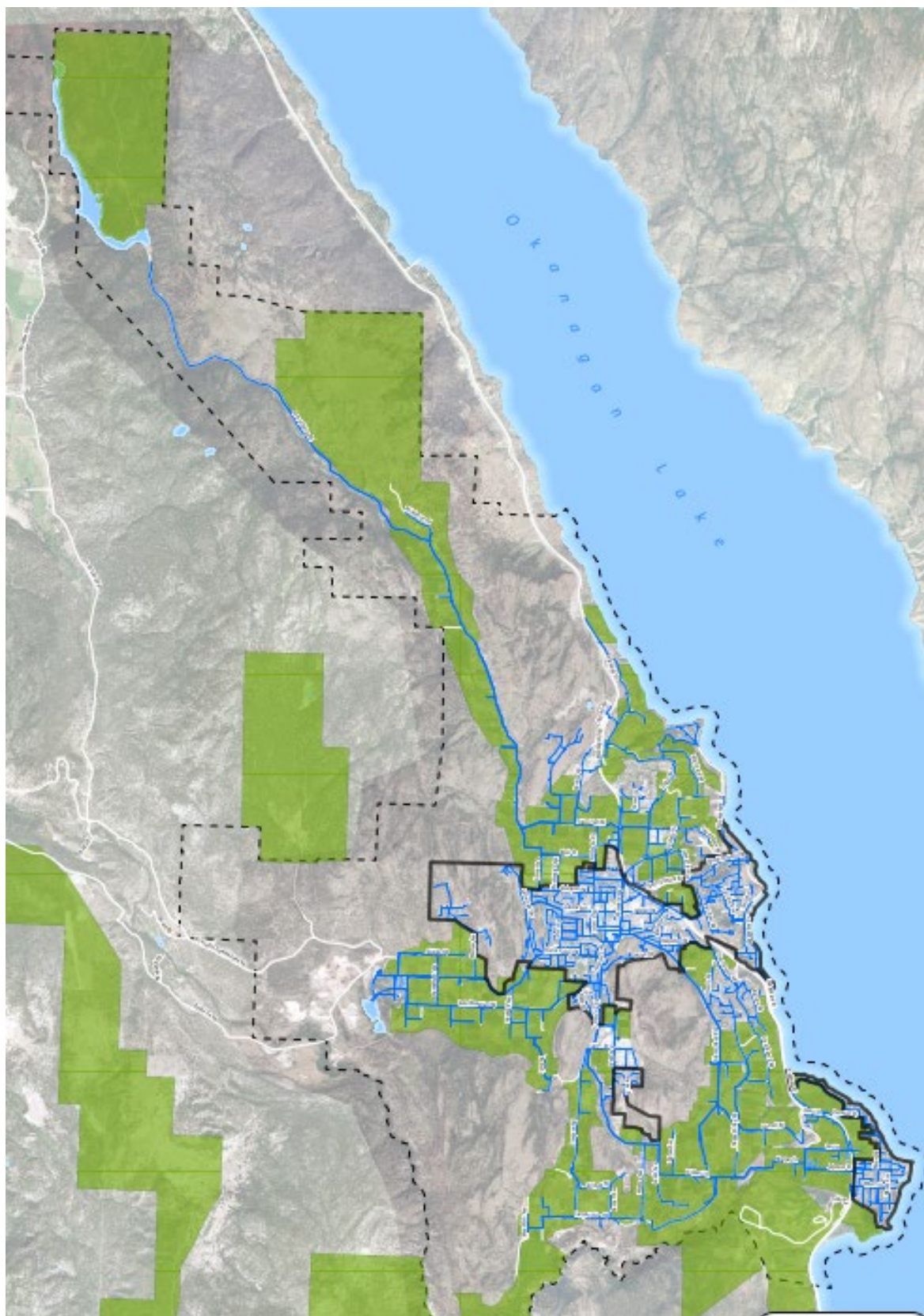
7.2.5 Solid Waste Disposal

The District owns and operates the landfill that provides solid waste removal services to Summerland residents and businesses and has an anticipated life cycle of 70 more years. The District also utilizes various contractors for recycling services.

Supporting Documents:

- Asset Management Strategy (2019)
- Drainage Master Plan (2009)
- Electrical Master Plan (2008)
- Sanitary Sewer Master Plan (2020)
- Transportation Plan (2025)
- Water Master Plan (2021)

Figure 180: District Water Systems Map



Objective #7.2.1: A phased, and strategic approach has been implemented for upgrades and extensions required for servicing growth.

1. Maintain the general servicing standards for lands within and outside of the Urban Growth Boundary:  
 - i. Within Urban Growth Boundary - 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.
 - ii. Outside Urban Growth Boundary - include community water, storm drainage, rural standard roads and on-site sewage disposal. Some select residential areas outside of the Urban Growth Boundary may maintain community sewer services.
2. Require the servicing and infrastructure capacity to accommodate a proposed development at time of subdivision, or where a change of use and increase of density is proposed for an existing lot. 
3. Investment in infrastructure upgrades and extensions should prioritize infill of existing areas. Decisions regarding infrastructure investment should utilize a decision-making process that balances fiscal, social, environmental, life-cycle costs, and other factors with priority based on growth area:  
 - i. Public health and emergency response (all growth areas)
 - ii. Regulatory compliance (all growth areas)
 - iii. Primary Growth Areas with an emphasis on Downtown
 - iv. Secondary Growth Areas with an emphasis on investments that yield high rates of development and residential units
 - v. Tertiary Growth Areas where investment provides a significant economic and environmental benefit
4. Ensure adequate rights-of-way are established to meet the needs for utility and drainage corridors.  
5. Align long-term capital planning, including water, sanitary, stormwater and transportation with the growth management strategy and direction included in this Official Community Plan.  
6. Ensure expansion and operations of the District's landfill do not impact the water reservoir and supply.  

Objective #7.2.2: Residents, ratepayers, and other users have access to high quality water services for users.



1. Avoid additional development adjacent to the District's water reservoirs that could affect water quality.  
2. Continue implementing the District's Water Master Plan, including phasing of water infrastructure according to project priority level.  
3. Ensure the protection of District water sources by restricting land uses that may present risk to District water quality and capacity. 
4. Remove agricultural and other rural high-water users from the District's potable water system where feasible. 
5. Identify and implement water conservation strategies and approaches at community and site-specific levels.   
6. Consider impacts on the District's water supply and system when evaluating water intensive land uses. 
7. Continue to work with the regional water organizations to maintain the quality and quantity of the local water supply. 

Objective #7.2.3: Community wastewater is collected and treated safely while protecting potable water sources.



1. Ensure the District's wastewater treatment plant has sufficient capacity prior to accommodating additional growth.  
2. Restrict community sewer service expansion into rural and agricultural lands except where infrastructure is needed to:   
 - i. Advance a strategic servicing connection to an Industrial Area or Emerging Neighbourhood
 - ii. Address public health or environmental issues
3. The development of new on-site wastewater systems should be limited to ensure protection of ground water and other water sources.  
4. Utilize servicing extensions to Emerging Neighbourhoods to decommission and replace existing on-site wastewater systems.  
5. Ensure sewer servicing extensions and upgrades align with the Liquid Waste Management Plan.  

Objective #7.2.4: Proper stormwater management protects water sources and mitigates impacts from floods and storm events.



1. Implement storm water management techniques for new development areas that will control the rates and quality of water runoff to minimize impacts on watercourses. 

2. Encourage opportunities for communal stormwater systems integrated into new development, including shared retention facilities. 
3. New development should integrate stormwater management strategies including: 
 - i. Minimizing impervious surfaces
 - ii. Erosion and sediment control
 - iii. Onsite stormwater capture

Actions:

4. Complete an update to the District's Stormwater Master Plan. 
5. Develop a Liquid Waste Management Plan that is aligned with the planned long-term growth in this Official Community Plan. 

Objective #7.2.5: Solid waste collection and disposal services are sustainably delivered.

1. Ensure required buffers for the Operational Certificate of the Summerland Landfill are maintained and in alignment with best practices and standards.  
2. Require multi-unit developments to provide adequate garbage storage that is properly sited and sized for residents and collection. 
3. Encourage waste reduction and diversion through recycling, composting, and reuse programs.  
4. Encourage the salvage and reuse of building materials during demolition or redevelopment.   

Actions:

5. Amend District bylaws to ensure proper siting and provision of on-site solid waste collection for new development. 

Objective #7.2.6: Electrical utility services and energy self-reliance supports a strong and growing community.

1. Promote energy efficient buildings to lessen the demand on the District's electrical utility.   
2. Ensure electrical capacity and availability is a consideration when approving new development. 

Actions:

3. Continue making upgrades and enhancements to the District's generation and distribution infrastructure that aligns and supports the Official Community Plan's growth strategy. 

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8. Quality of Life

8.1 Overview

Quality of life in Summerland is shaped by a combination of housing, culture, economic opportunities, food security, parks and recreation. This section sets out the District's objectives and policies to support a vibrant, inclusive, and sustainable community where residents of all ages and backgrounds can thrive. By guiding development, programs, and partnerships across areas, the District aims to enhance well-being, foster social cohesion, and ensure that Summerland remains a place where people choose to live, work, and play.

This section includes objectives, policies, and actions for the District to implement, within its jurisdiction and capacity, to support a strong, inclusive, and equitable quality of life for all residents in the community. It is important to recognize the District's roles, responsibilities, and jurisdiction as a local government. As such, the District's role in achieving many of quality-of-life objectives will come from supporting, collaborating, and partnering with service providers, community organizations, government agencies, and other governments.

8.2 Attainable Housing

The District strives to create an environment that supports and enables affordable, accessible, and attainable housing development. Active collaboration with community partners and developers and implementation of supportive policies will encourage the creation of diverse housing options accessible to individuals and families with needs across the housing spectrum.

Supporting Documents:

- Affordable Housing Framework Report (2017)
- Housing Needs Report (2024)

Objective #8.2.1: Summerland's housing stock is further diversified with a greater range of housing types and tenures across all neighbourhoods.



Policies:

1. Support the strategic long-term leasing and disposition of District-owned land for affordable housing, redevelopment, or other community benefit initiatives. 
2. Encourage the development of single-stair egress residential buildings on infill lots, in accordance with the BC Building Code. 
3. Encourage the development of purpose-built rental units that include features that promote long-term tenancy, such as pet-friendly and 2-3+ bedroom units. 
4. Support the development of innovative housing types that increase affordability, such as modular and prefabricated housing. 
5. Support the development of shelter, emergency, and transitional housing options to meet the needs of vulnerable populations. 
6. Identify gaps and develop solutions to address issues within emergency and transitional housing. 
7. Proposals involving the conversion and/or stratification of existing purpose-built rentals should include the development of new rental units to offset the type of rental units lost. 

Actions:

8. Develop targeted incentives and financial support packages to encourage the development of attainable housing, such as fee waivers, density bonuses, or property tax reductions for affordable housing projects.  
9. Complete an update to the Affordable Summerland (2017) Housing Strategy in conjunction with required updates to the District's Housing Needs Report. 
10. Develop approved designs for small-scale multi-unit developments and other infill designs based on common lot sizes and dimensions in the community. 

Objective #8.2.2: Partnerships are established to deliver and manage non-market housing.

Policies:

1. Facilitate partnerships and collaboration to increase the supply of affordable housing and enhance community involvement, including: 
 - i. Partnerships with non-profits, housing co-operatives, and private developers for project delivery
 - ii. Collaboration with senior government programs to secure grants and funding
 - iii. Supporting community-based housing initiatives that involve residents in co-design or co-management
 - iv. Engagement with Indigenous communities to identify opportunities for Indigenous-led housing developments, including snpink'tn (Penticton) Indian Band.
2. Explore options to establish a municipal or regional housing organization to develop and manage non-market housing. 

Objective #8.2.3: District bylaws, processes, and policies support streamlined housing development.

Policies:

1. Consider the application of flexible zoning (e.g. site specific and comprehensive development zones) as a tool for enabling housing development on infill and complex sites. 
2. Ensure District bylaws support and respond to evolving housing needs in the community, including District zoning, subdivision and development servicing requirements, and development procedures. 
3. Consider flexible servicing options, such as alternative road cross sections and site servicing standards, to support desired housing developments and without impacting the District's broader transportation and servicing systems. 

Actions:

4. Complete future updates of the District's Housing Needs Report in compliance with provincial legislation. 
5. Develop housing infill resources to support applicants during the development approval processes and to shorten application timelines. 

8.3 Community Wellbeing

To have a high quality of life, residents need to be supported by a robust and inclusive system of social, health, and wellbeing programs and services. This broad range of supports may include community health services, vulnerable population programs and services, and local food security. The District is committed to working with community partners and service providers to ensure all residents have access to critical wellbeing services that change and adapt to the evolving needs of the community.

Supporting Documents:

- Age-Friendly Assessment and Action Plan Phase 1 (2020)
- Climate Change Risk Assessment (2024)
- Hazard, Risk, and Vulnerability Assessment (2024)
- South Okanagan Similkameen Child Care Action Plan (2021)
- Recreation and Health Centre Needs Assessment (2021)
- Primary Health Care Centre Feasibility Study (2022)
- Water Utility Emergency Response Plan (2022)

Objective #8.4.1: Emergency services and preparedness keep the community safe and ready to respond to emergency events.



1. Ensure the District's provision of emergency services and related facilities are appropriate for a growing population.
2. Continually assess evolving vulnerabilities of private and publicly owned assets and infrastructure resulting from climate change impacts on identified hazards.
3. Establish coordinated emergency response and communication strategies with regional partners and interest holders, including the Regional District of Okanagan-Similkameen, School District No. 67, City of Penticton, snpink'tn (Penticton Indian Band).
4. Implement the recommendations of the District's Hazard, Risk, and Vulnerability Project, including:
 - i. Implementing risk reduction measures for high- and medium-risk hazards
 - ii. Collaborating with interest holders and the community to complete a climate adaptation plan
5. Continue wildfire risk reduction measures, including the Community Wildfire Protection Plan and integration of FireSmart principles into development proposals.

Actions:

6. Develop a long-term plan for the District's Fire Department.

Objective #8.4.2: Residents have growing access to healthy, affordable food and local food systems.



1. Protect and preserve agricultural land for long-term food production. 
2. Encourage local food production, processing, and distribution initiatives.  
3. Support community programs that improve access to healthy and affordable food.  
4. Support the development of community and rooftop gardens as accepted amenity space in new multi-unit developments. 

Actions:

5. Foster partnerships between government, local producers, and community organizations to strengthen the local food system. 
6. Continue supporting and seeking partnership opportunities with the Okanagan Food Hub. 

Objective #8.4.3: Equitable and inclusive social and public infrastructure is in place to address evolving needs.



1. Continue advocating for the enhancement of medical services in the community, including the development of a community family doctor clinic. 
2. Establish a local framework for integrating an equity lens into District policy, development, program, and service decisions, including: 
 - i. Completing a District-wide equity audit to identify social barriers and inequities in municipal service delivery and resource allocation
 - ii. Developing strategies and principles for decision-making processes for service delivery and planning
 - iii. Providing opportunities for District staff to enhance their understanding and application of an equity and inclusion lens in the delivery of municipal services
3. Coordinate and support regional partners on programs and services for homelessness, poverty prevention, mental health, addiction, and overdose prevention programs. 
4. Consider universal accessibility in the development and delivery of municipal services, planning, policies, communications, and the built environment.   
5. Conduct ongoing audits of public facilities, gathering spaces, and transportation systems using community input to identify and prioritize improvements that reduce barriers.  
6. Continue supporting and recognizing the contributions of community volunteers, groups, and organizations in creating an equitable and inclusive community.  

Actions:

7. Consider the development of a poverty reduction plan with regional partners to establish strategies and programs addressing homelessness and poverty prevention.  

Objective #8.4.4: Summerland is a multi-generational community that recognizes the contributions and needs of youth and seniors.

1. Continue involving and encouraging youth and seniors to be active participants in the community and District decision-making processes. 
2. Explore opportunities to integrate childcare facilities as part of the design of new community recreation facilities, government offices, and other larger public facilities. 
3. Encourage the adaptive re-use of the former Giant's Head Elementary school site to host uses that support the social, recreation, health, and other needs of youth and seniors in the community. 
4. Complete improvements to District recreation sports facilities, parks, and other recreation areas to enhance use by youth and seniors. 
5. Support the transition to a more inclusive, accessible, and barrier-free community.

Actions:

6. Establish an Accessibility Committee and accessibility plan as required per the *Accessible British Columbia Act*. 
7. Complete a review and update of the District's Age Friendly Plan (2019) and consider the integration of a youth focus to reorient that Plan as a multi-generational plan. 

8.4 Arts and Culture

Summerland is a community with a rich cultural landscape that presents opportunities for the District to support and showcase Summerland's strong local arts and cultural communities.

Supporting Documents:

- Cultural Plan (2016)

Objective #8.3.2: Summerland's arts and cultural communities enrich local quality of life, are supported, and reflected in public spaces.  

1. Encourage public art installations and community art projects, including through development proposals and the development of a public art policy.  
2. Advocate to other levels of government and non-government organizations to support local artists and creative initiatives through grants or partnerships. 
3. Collaborate with the Summerland Arts Council, Summerland Museum and Archives, Ryga Festival Society, and other local arts and cultural organizations to continue locating their events, activities, and facilities Downtown. 
4. Continue to support Downtown as Summerland's arts, culture, and heritage hub by supporting public art and cultural opportunities, such as:   
 - i. Supporting the development of alternative exhibition and performance spaces
 - ii. Ongoing advocacy funding and promotion of Downtown for investment in art and cultural events and facilities
 - iii. Activate the Henry Avenue pedestrian plaza and Memorial Park as a hub for arts and cultural performances, activities, and events
 - iv. Seeking opportunities to leverage District facilities to provide accessible spaces for arts and cultural organizations and groups
5. Integrate art into public spaces, facilities, and events to enhance community character and vibrancy.  
6. Encourage collaborations between schools, community groups, and cultural organizations to increase access to cultural experiences. 

Actions:

7. Re-establish the District's Cultural Advisory Committee to support District staff and Council in supporting the arts and cultural communities. 
8. Complete a review and update to the District's existing Cultural Plan (2016). 
9. Create a Public Arts Policy.  

8.5 Heritage

Summerland has a rich historical and cultural landscape that includes several important archaeological and heritage sites within the community. This presents opportunities for the District to continue protecting, preserving, and promoting important heritage values in the community. Local governments can base their planning around heritage amenities they wish to retain and the development they wish to promote. An 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). Significant sites that were constructed from 1887-onwards include 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 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, with 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.

Supporting Documents:

- Cultural Plan (2016)
- Summerland Museum and Heritage Society's [Heritage Inventory List \(1994\)](#)
- Summerland's [Heritage Buildings Inventory 2014](#)

Objective #8.3.1: Summerland's heritage features and assets are protected, valued, and celebrated.

1. Access all available funding grants designed to offset the costs of implementing a heritage preservation program. 
2. Engage with snpink'tn (Penticton Indian Band) and the broader Okanagan Nation Alliance to protect and build understanding of local archaeological, heritage, and other Indigenous cultural interests. 
3. Protect archaeological and heritage sites in Summerland by: 
 - i. Ensuring Provincial Heritage Conservation Act (HCA) guidelines are followed.
 - ii. Identify heritage sites and manage future land use and development activities to avoid disturbances or impacts.

Actions:

4. Establish a District Heritage Register to establish an official listing of properties within the community that are identified as having heritage value. Such properties would be considered by the District on a case-by-case basis for incentives and benefits including:
 - i. Heritage Revitalization Agreements (bylaws) 
 - ii. Heritage incentive grants, as established
 - iii. Building upgrades that may require alternative standards under the BC Building Code

8.6 Economic Development

The District recognizes the importance of economic development in the long-term growth and sustainability of the community. Supporting the development of a strong and diversified local economy will attract new investment to the community and improve employment opportunities for residents. Strengthening the District's tax base and increasing municipal revenues enable making investments back into community infrastructure, services, and programs. The District's priorities for economic development recognize the importance of supportive land use policies for growth and development.

Supporting Documents:

- Summerland Waterfront Concept Plan (2022)

Objective #8.5.1: A Local Economic Development (LED) approach has diversified Summerland's local economy and tax base.  

1. Continue to support home-based businesses that are compatible with surrounding land uses.  
2. Consider supporting larger home-based businesses or accessory commercial uses in rural areas that support tourism and outdoor recreation.  
3. Collaborate with local and regional partners and interest holders in the development and implementation of economic development strategies, including the Regional District of Okanagan-Similkameen, snpink'tn (Penticton Indian Band), Summerland Chamber of Commerce, and other business and non-profit organizations.   
4. Enhance the economic development capacity of the District, such as the establishment of an appropriate municipal economic development function and strategy. 
5. Promote local procurement and “buy local” initiatives to maintain investments within the community. 
6. Conduct ongoing reviews of District bylaws, approval, and business licensing processes and fees through an economic lens that considers the needs of businesses.  
7. Support workforce development strategies to address employment gaps, including participation in immigration and workforce recruitment programs.  
8. Consider opportunities to develop incentive packages that target desired economic uses and developments, such as intensification of existing industrial lands and mixed-use development in Downtown.   
9. Encourage and support innovative agriculture and food processing businesses and operations in the community. 
10. Consider economic impacts and benefits when making decisions about capital investment, including the development of transportation and servicing infrastructure. 

Actions:

- Investigate the development of an Economic Development Strategy that includes evaluating potential economic development functions for the District. 

Objective #8.5.2: Summerland's employment lands are protected and aligned with growth and evolving demands.

- Actively monitor the supply, use, and vacancy of employment lands in the community and related local and regional demands. 
- Coordinate and advocate with the Regional District of Okanagan-Similkameen, Agricultural Land Commission, and snpink'tn (Penticton) Indian Band on opportunities to expand the District's employment land base, including the expansion of existing industrial areas.  

Actions:

- Explore the development of an Employment Lands Strategy to provide guidance for long-term management and expansion of employment lands in the District. 

Objective #8.5.3: Summerland remains a premier tourism destination with expanded year-round offerings.

- Support the work of local tourism organizations and groups in providing and promoting tourism offerings in Summerland. 
- Utilize Municipal and Regional District Tax to fund local tourism marketing, programs, and activities that support a year-round tourism sector. 
- Consider the implications of short-term rentals in the tourism economy when making decisions regarding the permittance of short-term rentals. 
- Encourage and support the expansion of tourism accommodations, including hotels and outdoor accommodations.  
- Support improvements to Downtown and waterfront areas that can host year-round tourism, including seasonal programming for outdoor recreation areas.

Actions:

- Continue implementation of the recommendations included Summerland Waterfront Concept Plan (2022).   

Objective #8.5.4: Downtown is a vibrant economic hub of the community.

1. Encourage community events, markets, and activities to strengthen Downtown as a vibrant social and gathering space. 🏠 ⚙️ 🌱
2. Consider placemaking opportunities to enhance Downtown, such as public realm improvements, landscaping of surface parking areas, temporary uses that promote vibrancy, and other similar initiatives. ⚙️ 🌱 ⚙️

Actions:

3. Promote Downtown revitalization through the development of targeted incentive programs and partnerships with local businesses. ⚙️ 🌱



8.7 Partnerships and Collaboration

Achieving many of the community's priorities requires collaboration and partnerships between the District and other local governments, snpink'tn (Penticton) Indian Band, Indigenous communities, Regional District of Okanagan Similkameen, and local and regional service providers. A priority for the District is continued relationship building and communication with snpink'tn (Penticton) Indian Band and the broader Okanagan Nation Alliance.

Supporting Documents:

- Council Strategic Plan (2022-2026)
- South Okanagan Regional Growth Strategy (2016)

Objective #8.6.1: Collaboration and partnerships at local and regional levels are utilized to advance community priorities.



1. Utilize a range of strategies to inform and engage the public in District initiatives and decision-making processes. 
2. Identify and pursue strategic partnerships with different government and community interest holders to advance complex community needs and priorities.  
3. Ensure the District's role and mandate as a local government for partnerships and collaboration are communicated when addressing larger and complex community priorities.  

Actions:

4. Continue participation in regional planning and infrastructure initiatives to advance Summerland's needs and interests.   

Objective #8.6.2: Mutually respectful relationships with Indigenous communities and peoples support reconciliation and celebrate Indigenous culture.

1. Seek opportunities for partnerships and coordination with snpink'tn (Penticton) Indian Band, including: 
 - i. Coordination and consideration of long-term planning policies, such as the Band's Comprehensive Community Plan and Land Use Plan
 - ii. Fringe area planning for interface areas between snpink'tn (Penticton) Indian Band reserve and District lands
 - iii. Protection and celebration of heritage and cultural sites within the District and improving cultural representation of the Sylix People within the built environment of Summerland
 - iv. Other matters of joint interest, including regional infrastructure, emergency management, and economic development
2. Maintain respectful, ongoing dialogue with syilx communities and peoples in planning processes, recognizing the importance of Indigenous leadership and perspectives. 
3. Engage the Okanagan Nation Alliance and snpink'tn (Penticton) Indian Band to identify opportunities for municipal reconciliation and the implementation of UNDRIP. 
4. Explore opportunities to co-develop initiatives that celebrate syilx culture and history and are reflected in public spaces and facilities. 

8.8 Parks and Recreation

Summerland's aesthetics and quality of life are positively influenced by its foreshore, beaches, parks, trails, natural areas, forested hillside, and non-active agricultural lands that provide an abundance of unstructured outdoor recreation and wilderness experiences. The District also owns and operates many indoor and outdoor recreation facilities. As the community grows and demographics shift, the provision of indoor and outdoor recreation opportunities will need to adapt to promote Summerland's livability and health and wellbeing of residents.

Supporting Documents:

- Age-Friendly Assessment and Action Plan Phase 1 (2020)
- Parks and Recreation Master Plan (2018)
- Recreation and Health Centre Needs Assessment (2021)
- Recreation Centre Feasibility and Site Fit Study (2022)
- Rodeo Grounds Master Plan (2024)
- Transportation Plan (2025)
- Waterfront Concept Plan (2022)

Objective #8.7.1: Provide accessible and well-distributed parks and recreation spaces that meet the needs of all residents.



1. Follow the recommended planning guidelines for parks and recreation services adopted in the Parks and Recreation Master Plan.  
2. Continue with a co-operative system with School District No. 67 for joint use and maintenance of grounds and common public use facilities.  
3. Identify and pursue public park dedications where existing park development has the potential to preserve, complement, or link together sensitive ecosystems. Ensure that recreational access into sensitive ecosystems will not compromise habitat and ecological function. 
4. Provide continuous and connected waterfront access with walkways, parks, and open spaces, while maintaining and enhancing riparian and aquatic habitats.  

Actions:

5. Complete a review and update of the District's Parks and Recreation Master Plan (2018), with a focus on improving parkland supply and distribution in Downtown and residential neighbourhoods. 

Objective #8.7.2: Trail networks are protected and developed that strengthen community connections and recreation opportunities.



1. Protect existing trails from development, including the use of restrictive covenants to protect trails and future trail connections.  
2. Prioritize the development of trail connections that support connectivity between different neighbourhoods, natural areas, and District recreation assets.  
3. Engage local user groups and organizations in trail development and maintenance.
4. Enhance existing trail amenities and connections, including the Trans Canada Trail, Centennial Trail, Okanagan Brigade Trail, Giant's Head Trail, and other historic trails. 
5. Explore opportunities to protect and enhance the trail networks on Conkle Mountain and Cartwright Mountain. 
6. Design and upgrade trails to minimize habitat fragmentation and disturbances to sensitive ecosystems. Where trails intersect environmentally sensitive areas, incorporate mitigation measures (i.e. boardwalks, culvert underpasses, signage, seasonal closures, or natural buffers) to protect habitat and maintain ecological function.

Actions:

7. Adopt and maintain a trail wayfinding policy to improve connectivity and accessibility. 

Objective #8.7.3: Natural and passive parks are carefully managed to preserve ecological and recreational values.



1. Recognize and preserve the ecological values of natural area parks such as Woodbridge Nature Preserve and Adams Bird Sanctuary, including their role in supporting biodiversity and ecological connectivity.   
2. Protect ecological reserves and natural park areas from disturbances including:  
 - i. Limiting recreational uses and infrastructure to those that support passive uses, such as hiking and birdwatching
 - ii. Allowing the development of mountain biking and hiking trails where appropriate buffers are implemented mitigate potential encroachment of trail users into sensitive ecological areas
3. Support ecological restoration, invasive species management, and habitat enhancement in natural park areas.   

Objective #8.7.4: Community recreation is supported through inclusive programs, facilities, and partnerships.

1. Provide and maintain a range of recreation facilities and programs that are accessible and affordable to all ages and abilities. 
2. Encourage partnerships with community organizations, schools, and sports groups to expand programming and facility use, including the adaptive re-use of Giants Head Elementary for recreation uses. 
3. Consider recreation planning when broader community health and well-being initiatives are being enacted. 

Actions:

4. Develop strategies for the eventual replacements of the Summerland Aquatic & Fitness Centre and Summerland Arena and Curling Club. 



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9. Sustainability and Resilience

9.1 Overview

Sustainability and resilience are central to ensuring Summerland remains a safe, healthy, and environmentally responsible community. This section provides objectives and policies to guide development, planning, and community initiatives that protect residents from natural hazards, preserve and enhance sensitive ecosystems, and reduce greenhouse gas emissions.

By integrating environmental stewardship, hazard management, and climate action into municipal decision-making, the District aims to strengthen the long-term resilience of the community while promoting sustainable growth, efficient resource use, and a high quality of life for current and future residents.

9.2 Hazardous Areas

There are areas in Summerland that are affected by hazards, including potential flooding, steep slopes, wildfire, and unstable soils. 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 percent are prevalent on the mountainsides and in ravines. Steep slopes make development more difficult and may increase long-term servicing costs for the municipality. Grading during development may cause environmental impacts with the scarring of hillsides and the loss of natural areas while soil and rock erosion are also a concern with the developing areas with steep slopes.

The most significant physical hazard in the District are silt bluffs, which are generally located above Okanagan Lake and the Trout Creek Canyon area. In 1999, 2001, 2005, and 2006, Golder Associates undertook geotechnical reviews of the silt bluffs. The studies identified that the stability of the silt bluffs were affected by many factors including water infiltration, angulation of slope, and creep of soil. 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.

Supporting Documents:

- Climate Change Risk Assessment (2024)
- Geotechnical Reviews of Silt Bluffs (1982 – 2006)
- Hazard, Risk, and Vulnerability Assessment (2024)

Objective #9.2.1: The community is protected from identified hazard areas by carefully managing development within and near hazards.  

1. Require specific elevation and setback regulations to control development in areas that are susceptible to periodic flooding. 
2. Approval of development on natural slopes of more than 30 percent shall be limited to a lot-by-lot basis. Development sites shall be designed to adhere to relevant Development Permit Guidelines and require: 
 - i. A geotechnical study prepared by a Qualified Professional Geotechnical Engineer demonstrating the feasibility of development prior to approval
 - ii. An approved site grading plan that demonstrates the ability of the proposed development to occur safely within the hillside environment

- iii. Limiting grading to the minimum amount necessary for a building platform while prohibiting the creation of flat yards
 - iv. A visual impact assessment demonstrating adherence to the above items
3. Development on slopes greater than 30 percent shall permit: 
- i. The removal of hazardous trees as determined by a certified arborist
 - ii. Necessary public infrastructure installations including private driveways
4. 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. 
5. 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. 
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. 
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. 
8. Encourage low-impact development techniques in hazard-prone areas, including tree protection, to minimize environmental disturbance and maintain natural site conditions. 
9. Incorporate Fire Smart principles in development design and landscaping to reduce wildfire risk and enhance community safety. 

Actions:

10. 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. 

9.3 Natural Environment

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. Maintaining and restoring connections between natural areas, through corridors, riparian areas, and smaller habitat patches, supports wildlife movement and seasonal migration, allows species to access food, shelter, and breeding areas, and increases resilience to disturbance and climate change. These connections are essential for sustaining biodiversity and both common and at-risk species in and around the community. Stewardship of the natural environment is a shared responsibility while balancing the accommodation of new urban development and retaining our natural areas and agricultural lands.

The Official Community Plan objectives and policies for the protection and enhancement of the natural environment provide the following overarching policy frameworks:

Stewardship of the Natural Environment

Summerland embraces sustainable development practices and 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 grasslands, riparian areas, mature forests, and rugged terrain, shall continue to be preserved. It is important to maintain ecosystem functions and support and enhance connections between them to sustain ecological processes and wildlife movement. 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.

Ecologically sensitive areas include a range of areas but specifically identify riparian areas as required under the Riparian Areas Protection Regulation. These riparian areas include fish bearing waterbodies or those connected by surface flow to a watercourse that provides fish habitat such as streams, rivers, creeks, ditches, ponds, lakes, springs, and wetlands. The requirements to protect these riparian areas are described in the Watercourse Development Permit Area.

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

Environmentally Sensitive Areas and the corresponding Environmentally Sensitive Development Permit Areas.

The following objectives and policies should be considered together with the respective Development Permit Areas for riparian areas and environmentally sensitive areas.

Supporting Documents:

- Climate Change Risk Assessment (2024)
- Community Energy and Emissions Reduction Plan (2020)
- Corporate Energy and Emissions Management Plan (2021)
- Hazard, Risk, and Vulnerability Assessment (2024)
- Watershed Master Plan (2012)

Objective #9.3.1: Sensitive ecosystems and natural connections are protected and restored.



1. Preserve and protect wildlife corridors and ecosystem connectivity with adjacent private property, Crown lands, parks, and open spaces.  
2. Encourage the protection, preservation, and enhancement of sensitive ecosystems or adjacent lands through donations, covenants, rights-of-way, stewardship programs, and flexible zoning tools.  
3. Support provincial or regional initiatives and best practices for mitigating the loss of wetlands, habitat, and native vegetation. 
4. Support the provincial management of endangered species through the Okanagan Land and Resource Management Plan.  
5. Support restoration efforts by senior governments, property owners, and community organizations.  

Actions:

6. Collaborate with other governments, organizations, and neighbouring municipalities to inventory, map, and conserve sensitive ecosystems and shared watersheds. 
7. Implement riparian area, streamside, and watercourse protection measures in compliance with the Riparian Areas Protection Regulation. 

Objective #9.3.2: The District's watersheds, water resources, and the foreshore are protected.



1. Collaborate with other governments and agencies to conserve sensitive ecosystems and shared watersheds. 
2. Manage stormwater and rainwater in accordance with integrated watershed management and rainwater best practices, maintaining pre-development drainage flows. 
3. Support foreshore leases only where they maintain or enhance the natural function of the foreshore and preserve defined public access. 

Actions:

4. Collaborate with other governments and agencies to conserve sensitive ecosystems and shared watersheds. 

Objective #9.3.3: Sustainable development and environmental stewardship is advanced.



1. Encourage the voluntary protection of natural features through stewardship practices such as retaining native vegetation, minimizing land disturbance, restoring degraded areas, and managing invasive species. 
2. Support land stewardship and conservation initiatives by private landowners and consider flexible development tools such as clustering or density bonusing to protect sensitive areas and maintain large, contiguous areas of habitat. 
3. Manage stormwater and rainwater to reflect sustainable development and watershed protection principles. 

Actions:

4. Regularly review and update bylaws and regulations to ensure the application of environmental best practices and sustainable design approaches. 

9.4 Community Sustainability

Climate change 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 emissions in the atmosphere and is an issue that requires global and local action. Municipalities have significant influence on reducing greenhouse gas emissions and achieving Provincial greenhouse gas reduction targets.

The Government of British Columbia is committed to addressing climate change and to reducing greenhouse gas emissions. This commitment is demonstrated through the *Climate Change Accountability Act* which commits the Provincial Government to a province-wide reduction of greenhouse gas emissions below 2007 levels by 16 percent by 2025, 60 percent by 2040, and 80 percent by 2050. To help achieve these targets, the province enacted the *Local Government (Green Communities) Statutes Amendment Act*. This legislation gives local governments additional powers to make changes in the community by setting greenhouse gas reduction targets. This Act requires local governments to develop policies and actions through statements in Official Community Plans and Regional Growth Strategies.

Municipalities must prepare for a future without the reliance on cheap fossil fuels and mitigate the effects of climate change. A community direction resolved through the Official Community Plan community consultation process was to reduce the number and reliance of vehicles. 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 inform decision-making and show the benefits of a sustainable community. Choices made now will determine Summerland's environmental, social, and economic future.

Supporting Documents:

- Climate Change Risk Assessment (2024)
- Community Energy and Emissions Reduction Plan (2020)
- Corporate Energy and Emissions Management Plan (2021)
- Hazard, Risk, and Vulnerability Assessment (2024)

Greenhouse Gas Emission 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 to 80 percent below 2007 levels by the year 2050.

Objective #9.4.1: Community-wide Greenhouse Gas Emissions meet community reduction targets.

Actions:

1. Implement the Community Energy and Emission Reduction Plan and Corporate Energy and Emissions Management Plan to achieve Summerland's GHG reduction targets. 
2. Review and update policy documents regularly to promote greenhouse gas emission reductions. 
3. Integrate future land use, transportation, and energy planning in updates to the Official Community Plan. 

Objective #9.4.2: Energy efficiency, conservation, and renewable energy reduce community energy needs.

1. Consider energy-efficient building practices, design, and technologies in new development applications and long-term planning initiatives. 
2. Request energy audits for all new buildings and major renovations and add the information to the District property database. 
3. Ensure newly constructed municipally owned buildings are at least 25 percent more energy-efficient than provincial building code standards. 
4. Consider renewable energy sources and waste heat recovery in development applications and planning initiatives. 
5. Subdivision design, lot orientation, building siting, and building elements/appliances that reduce energy and water use should be encouraged in all new development. 

Actions:

6. Implement density bonuses, variances, modified servicing standards, or other mechanisms to encourage sustainable, energy-efficient development.
7. Explore policies and technologies for Summerland Power to buy back power from customers and explore time-of-use electricity pricing. 

Objective #9.4.3: Solid waste generation in the community is reduced.

1. Support public education initiatives to reduce environmental risks from toxic substances entering District drainage systems. 🗑️
2. Encourage industrial businesses to cooperate to reduce waste, share resources, and minimize pollution. 🗑️

Actions:

3. Reduce and divert solid waste through collaboration with governments, businesses, industry, and institutions. ⚙️

Objective #9.4.4: Summerland's urban tree canopy is preserved and enhanced.

1. Encourage planting and retention of trees in new developments, along boulevards, parks, municipal land, and private property. 🌳
2. Include tree planting requirements in development and subdivision design standards. 🌳

Actions:

3. Prepare an Urban Canopy Strategy and Tree Preservation Bylaw to retain and expand the urban forest and support climate initiatives. 📋

Objective #9.4.5: Air quality has improved.

1. Support initiatives to increase the urban forest, reduce transportation emissions, and improve wood-burning practices. ⚙️
2. Support the review and enforcement of outdoor burning regulations to protect air quality. ⚙️





10. Implementation

10.1 Implementation Policies

10.1.1 Corporate Alignment

The Official Community Plan 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.

To understand how the community's vision and OCP objectives are being met, data should be collected, analyzed, and results compiled in an OCP implementation report to Council at least every two years. The report should include recommendations on amendments to District policy or procedures as new information or identified trends emerge.

10.1.2 Performance Monitoring

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 while planning for future infrastructure needs and capacity.

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. As the first step, a monitoring and reporting program will be considered to effectively address the needs for community reporting and local decision making.

This section of the Official Community Plan recognizes that through the *Local Government Act*, the District is required to participate with the Regional District of Okanagan-Similkameen 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. The data used will be sourced from a variety of sources and will have increasing amounts of primary data used as the implementation plan matures.

Objective #10.1.2: Formalize a monitoring and annual reporting program that identifies indicators to ensure that the directions of the Official Community Plan are continuously moving Summerland closer to its desired vision and goals.

1. Develop a community monitoring program that establishes and evaluates indicators for the social, economic, and environmental well-being of the community.
2. Develop an annual reporting program, whereby the monitoring results of community indicators are communicated to the community and may recommend amendments to the Official Community Plan or other municipal policies.
3. Recognize that amendments to the Official Community Plan may be necessary in response to new information acquired from the monitoring program or other District initiatives.



10.2 Development Application Tools

10.2.1 *Neighbourhood Planning*

Background

Neighbourhood Plans address area-specific land uses and development issues relating to the District's long range infrastructure requirements and other development impacts to the natural and built environment.

There are two basic forms of Neighbourhood Plans:

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

A Neighbourhood Plan should include the following information:

1. An overall plan of the entire development area drawn at a metric scale of 1:2000 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) in accordance with the District's approved Terms of Reference
6. Wildfire Hazard Assessment (if applicable)
7. Hazard Lands Assessment (if applicable)
8. Projected population levels based on proposed residential classes to determine appropriate servicing levels
9. Setback and landscape buffering requirements to agricultural lands in accordance with zoning requirements
10. Other information and data as required by District staff to complete the analysis

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 land uses adjacent to the site and community wide.

Objective #10.2.1:

1. Ensure that all identified new neighbourhoods and development areas are consistent with the Official Community Plan and that the proposed development will be appropriately integrated and positively benefit the community.
2. Require that new neighbourhoods align with the District's existing and/or proposed infrastructure and not create a financial burden on the municipality and its taxpayers.
3. Require that new neighbourhoods and developments will move Summerland towards a complete community providing sufficient parks, community facilities, and mixed land uses, while providing pedestrian and vehicular links to the surrounding community.
4. Explore methods to encourage dialogue and input on important planning and development issues with the community's range of interests.
5. Adopted Neighbourhood Plans may be incorporated into the Official Community Plan
6. 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.
7. All Neighbourhood Plans provide consideration to affordable housing opportunities and comply with any affordable housing strategies or policies adopted by the District.
8. Large redevelopment proposals may require a neighbourhood planning process if requested by the District.
9. All Neighbourhood Planning processes shall involve public input and consultation.
10. Require, through the neighbourhood planning process, that new neighbourhoods be integrated into the community and meet the following criteria:
 - i. Provides for a mix of unit types, density, and affordability.
 - ii. Appropriately integrates with the internal road system, conforms to the District's Major Road Network plan, and provides strong connection to surrounding neighbourhoods.
 - iii. Extend the Municipal infrastructure in accordance with the standards identified in the District's Subdivision and Development Servicing Bylaw. In accordance with the *Local Government Act*, the use of latecomers' agreements will be considered.
 - iv. Provides access to and/or creation of parkland and community spaces as required in the Parks and Recreation Master Plan.
 - v. Provides for an appropriate buffer between different land uses. Developments abutting lands designated as part of the Agricultural Land Reserve will be required to create a landscaped buffer designed to minimize conflicts with agricultural operations.
 - vi. Ensures and enhances pedestrian and cycling access to services, amenities, and schools.

- vii. Mitigate impacts where development occurs on slopes with a gradient of 30 percent or greater.
- viii. Preserves and protects recognized natural areas, hazard areas, and special site features such as mature vegetation, riparian areas, watersheds, and important public view corridors.
- ix. Provides the opportunity for access to the natural areas.

10.2.2 *Development Approval Information*

The whole District Boundary has been designated a development approval information area. In accordance with the District's Development Application Procedures Bylaw, as amended, and the *Local Government Act*, the District may require information on the anticipated impact of a proposed activity or development on the community, including, without limiting this, information regarding impact on such matters as the following:

1. Transportation patterns including traffic flow
2. Local infrastructure
3. Public facilities including schools and parks
4. Community services
5. The natural environment of the area affected
6. Tenants who are, or may be, displaced by redevelopment with tenant protection defined in section 63.1 of the *Community Charter*

The District or an officer or employee authorized by the bylaw may require an applicant for any of the following to provide development approval information to the local government:

7. An amendment to a zoning bylaw
8. Development permit
9. A temporary use permit

Development approval information must be provided at the applicant's expense and in accordance with the procedures outlined in the Development Approval Procedures Bylaw.

10.2.3 Temporary Use Permits

Temporary Use Permits, enabled under the *Local Government Act*, provide flexibility to allow short-term land use and development activities that are not otherwise permitted in the zoning bylaw. The District may issue a temporary use permit to support short-term opportunities (up to three years) that align with Official Community Plan objectives or otherwise contribute to the community. This may include diversifying the local economy, promoting employment growth, testing innovative uses or services, or accommodating transitional uses where long-term land use decisions are premature.

Temporary use permit are not a substitute for rezoning and cannot be used to authorize an activity indefinitely. To continue the use beyond the permit term, one additional temporary use permit may be issued to extend the use for up to an additional three years. After the second temporary use permit, a zoning bylaw application is required to continue the use.

Approval of Temporary Use Permits will consider the following:

1. Compatibility of the proposed temporary use with any existing uses on the property and surrounding area, the land use designation, and relevant Official Community Plan policies.
2. Alignment of the proposed use with Official Community Plan objectives, including the ability to generate economic activity.
3. Potential impacts on adjacent properties, environmentally sensitive areas, and existing servicing and transportation infrastructure.
4. The use must be clearly temporary or seasonal in nature and must not involve permanent alterations to the site, such as buildings, structures, foundations, or other physical changes.
5. The proposed use does not result in any undesirable sights, sounds, odours, lighting, or other impacts on adjacent and nearby residents, businesses, and properties.
6. The District may require conditions as part of a Temporary Use Permit that include hours of operations, gross floor area, site coverage, landscaping, site rehabilitation, screening and fencing, and other matters deemed appropriate by the District.
7. The District may require, as a condition of issuing a temporary use permit, an undertaking for the demolition or removal of any buildings or other structures, and the restoration of the land.
8. The District may require, as a condition of issuing a temporary use permit, security to guarantee the performance of the terms of the permit.
9. All temporary uses will be subject to conditions to ensure compatibility with neighbouring properties, as well as any requirements of relevant agencies, including the Ministry of Transportation and Infrastructure.

10.3 Action Implementation

This Official Community Plan establishes Summerland’s long-term vision as the District grows and evolves over the Plan’s twenty-year planning horizon (2026 - 2046). In addition to the policy and related direction included for in this Official Community Plan, several actions, including bylaw reviews, future planning projects, service expansion, and capital works have been identified throughout the Plan for Council’s consideration. These items reflect new plans, policies, investments, and other District initiatives to help continue advancing the overall vision and priorities.





11. Development Permit Areas

Under Section 488 of the *Local Government Act*, communities can identify Development Permit Areas to guide how land is developed in certain locations. DPAs help ensure that new projects respect community goals, whether that is protecting the natural environment, reducing risks from hazards, improving the look and feel of neighbourhoods, or shaping the design of new housing and businesses. In these areas, a development permit is required before subdivision, construction, or land alteration can take place, so that projects meet the objectives and guidelines set out in the Official Community Plan.

11.1 Watercourse Development Permit Area

The Watercourse Development Permit Area is designated in accordance with Section 488 of the *Local Government Act* for the purposes of protection of the natural environment, its ecosystems, and biological diversity. Unless specifically exempted, no site alteration is allowed without a Development Permit.

11.1.1 Area

The Watercourse Development Permit Areas are applicable to all 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:

1. For a stream, 30 metres both sides of the stream measured from the high-water mark.
2. 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.
3. 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.

11.1.2 Exemptions

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.
2. Any farm use as defined under the *Agricultural Land Commission Act* for lands within the Agricultural Land Reserve.
3. Maintenance of existing infrastructure by Provincial or District staff or their contractors.
4. Repairs or reconstruction of an existing building or structure may be exempt from riparian assessment requirements where all conditions set out in the *Local Government Act* and *Riparian Areas Protection Regulation* are met, including that the building footprint is not

expanded and does not extend further into the Riparian Assessment Area or Streamside Protection and Enhancement Area.

11.1.3 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 will occur as a result of development.

11.1.4 Guidelines

A Development Permit is required for development within the Watercourse Development Permit Area, and shall be in accordance with the following guidelines:

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.



11.2 Hazard Development Permit Area

All identified hazard areas are designated under the Hazard Development Permit Area for the protection of development from hazardous conditions, as per the *Local Government Act*.

11.2.1 Area

All lands identified on Schedule F are part of the Hazard Development Permit Area. The District, may at their discretion, apply the Hazard Development Permit Area to lots not included on the map where hazard conditions are known or of high potential.

11.2.2 Justification

The slit 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.

11.2.3 Guidelines

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

3. 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.



11.3 Environmental Development Permit Area

The Environmental Development Permit Area is designated in accordance with 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 Environmental Development Permit Area before:

1. Subdivision of land
2. Construction of, addition to, or alteration of a building or other structure is started
3. Alteration of land

11.3.1 Area

The Environmental Development Permit Area, shown on Schedule G, 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 forests, and rugged terrain.

11.3.2 Exemptions

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

1. A property has a covenant registered under the *Land Title Act*, which effectively protects the entire environmentally sensitive area, and all the conditions in the covenant have been met, and the proposed development will not affect any portion of the environmentally sensitive area.
2. The land is not environmentally sensitive, and the natural feature is no longer present due to previously approved development and cannot be restored. For the District to determine whether the proposed development qualifies for this exemption, applicants may be required to provide a report on the condition of the environmentally sensitive area, prepared by a Qualified Environmental Professional (QEP), registered in British Columbia
3. Construction of or renovation to a single detached dwelling on a lot where:
 - i. The footprint is under 250 m² (approximately 2,690 ft²), and
 - ii. There is no other dwelling on the property.
4. Construction of residential accessory buildings in accordance with zoning bylaw regulations.
5. 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.

6. Maintenance of existing infrastructure by Provincial or District staff or their contractors.
7. Any farm use as defined under the *Agricultural Land Commission Act* for lands within the Agricultural Land Reserve.
8. The activity proposed on the site will not impact the environmentally sensitive area and the activity relates solely to normal farm practices in accordance with the *Farm Practices Protection Act* and the landowner follows other requirements or regulations listed in the Act.
9. The actions and activities are necessary to prevent immediate threats to life or property.

11.3.3 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 several 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.

The following three-stage approach to preserve sensitive ecosystems should be considered:

1. **Avoidance** – The primary and preferred response is to avoid impacts to sensitive ecosystems.
2. **Minimization** – Where avoidance is not possible, proponents are expected to minimize or mitigate impacts to sensitive ecosystems.
3. **Replacement** – As a last resort, and where avoidance and minimization efforts are not feasible or prove ineffective, sensitive ecosystem replacement is required.

11.3.4 Guidelines

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

1. Every application for development in the Environmental Development Permit Area (unless exempt) shall be accompanied by an Environmental Assessment prepared by Qualified Environmental Professional. The environmental assessment shall be carried out in accordance with the District's approved terms of reference for professional reports. 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, unless avoidance is not achievable, District Council may consider:

- i. Mitigation of the sensitive ecosystem to sustain the full range of functions and benefits
 - ii. If avoidance and mitigation are not possible, replacement of sensitive ecosystem value in an alternate location may be considered
 - iii. If the development provides critical public purpose, as determined by Council's sole discretion, is required on the site
2. Developments should be planned, designed, and constructed to avoid encroachment on sensitive ecosystems identified in the environmental assessment. It should maintain ecological connectivity, avoid habitat fragmentation, and retain continuous habitat linkages where possible. Wherever possible, development should provide a buffer (considering provincial Best Management Practices around sensitive ecosystems and from adjacent lands having sensitive ecosystems).
3. 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), how erosion and sediment impact during and after construction will be managed, and how invasive plant species will be controlled (provincial Best Management Practices available on District website).
4. 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.
5. The District may require monitoring reports prepared by an RPBio, during construction, and up to two years after construction, the purpose of which is to confirm the required conditions of the development permit have been met.
6. 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.
7. Design wildlife crossings wherever protected wildlife corridors are interrupted by roadways, as determined by the environmental assessment.
8. Provide a landscape plan identifying 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.

11.4 Wildfire Development Permit Area

The Wildfire Hazard Development Permit Area is designated in accordance with the *Local Government Act* for the purpose of protecting development in forested hillside regions of the community.

11.4.1 Area

All lands identified in Schedule H are part of the Development Permit Wildfire Hazard Area.

11.4.2 Justification

1. Provide adequate protection of people and property from wildfire hazards.
2. 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.
3. Require that the development in the Wildland/Urban Interface Zone support FireSmart guidelines, as approved by the Province of British Columbia.
4. 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.
5. Provide planned neighbourhood protection from wildfire through provision of emergency water servicing at points abutting forested areas.

11.4.3 Guidelines

Neighbourhood and Site Design

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.

Fuel Load Management

2. 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.

3. The removal of ground level fuels, reduction of the amount of flammable species, and replacing flammable species with less flammable species, as prescribed by the Wildfire Hazard Assessment, will be required. Some specific guidelines, as identified in FireSmart, that shall apply are:
 - i. Buffers shall be established in the Wildland/Urban Interface Zone. Buffer requirements for wildfire hazard mitigation will be determined by Priority Zone, as identified by the Wildfire Hazard Assessment.
 - ii. Fuel loads shall be managed in each Priority Zone as prescribed by the Wildfire Hazard Assessment
 - iii. All non-decayed tree trunks and branches with a diameter greater than ten centimetres that originated from coniferous trees shall be removed from the ground.
 - iv. Branches of coniferous trees shall be pruned to remove ladder fuels.
4. 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.
5. Where retained trees downslope from a building may pose a fire hazard, an increased buffer size or other mitigation measures are required.
6. 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.

Building Materials and Construction

7. 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.

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

11.5 Multi-Unit Development Permit Area

The Multi-Unit Development Permit Area is designated under the *Local Government Act* for the establishment of objectives for the form and character of multi-unit residential development. This area includes the previously named Multiple-Family Development Permit Area, as referenced in pre-2026 District documents.

11.5.1 Area

The Multi-Unit Development Permit Area applies to all residential development within the district for properties currently zoned or that will become zoned for residential uses permitting Apartment, Townhouse, or Cluster development. Where the Multi-Unit Development Permit Area overlaps with other development permit areas, all applicable guidelines will be considered.

11.5.2 Exemptions

The following forms of development and/or applications are exempt from the Multi-Unit Development Permit Area requirement:

1. Subdivision
2. Building additions of 40 m² or less that do not require soil retaining structures
3. Protective fencing required by District or senior government agencies
4. Emergency works 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
7. Residential development consisting of less than five dwelling units

11.5.3 Justification

Most multi-unit developments are located adjacent, or near, 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). The impacts of the increased densities combined with the resulting larger massing can cause a significant visual impact on the surrounding area. Good building design, site design for vehicular and pedestrian connections, and landscaping treatments can help ensure that the development is well integrated into the area.

The objective of this designation is to ensure that multi-unit developments contribute positively to the surrounding neighbourhood through thoughtful site planning and integration with the

public realm. Developments will be required to provide adequate landscaping, outdoor recreation and leisure spaces, and incorporate active streetscape elements along building frontages that enhance pedestrian experience and reinforce neighbourhood cohesion. Design principles for Crime Prevention Through Environmental Design (CPTED) have been integrated into the guidelines to create more active, engaging, and safe development.

11.5.4 Site Context Guidelines

Ensure new development positively integrates with the surrounding neighbourhood and natural environment, contributing meaningfully to the community's ongoing growth and evolution.

1. **Adjacent Development** – Integrate site planning and building design with adjacent development by carefully siting and orienting buildings, and using transitions in height, massing, and articulation to ensure neighbourhood cohesion (Figure 21).
2. **Topography and Grading** – Follow natural topography and work with the land to minimize grading impacts on the site (Figure 22)
3. **Complement Terrain and Views** – Respect terrain and site views in site planning and building design such as rooflines and massing (Figure 22).
4. **Connections** – Provide pedestrian connections to active transportation networks (transit stops, end-of-trip facilities), public amenities and greenspace/parks.

Figure 19: Axonometric view of a 6-Storey building using building orientation, transition in height and massing to integrate into the existing neighbourhood

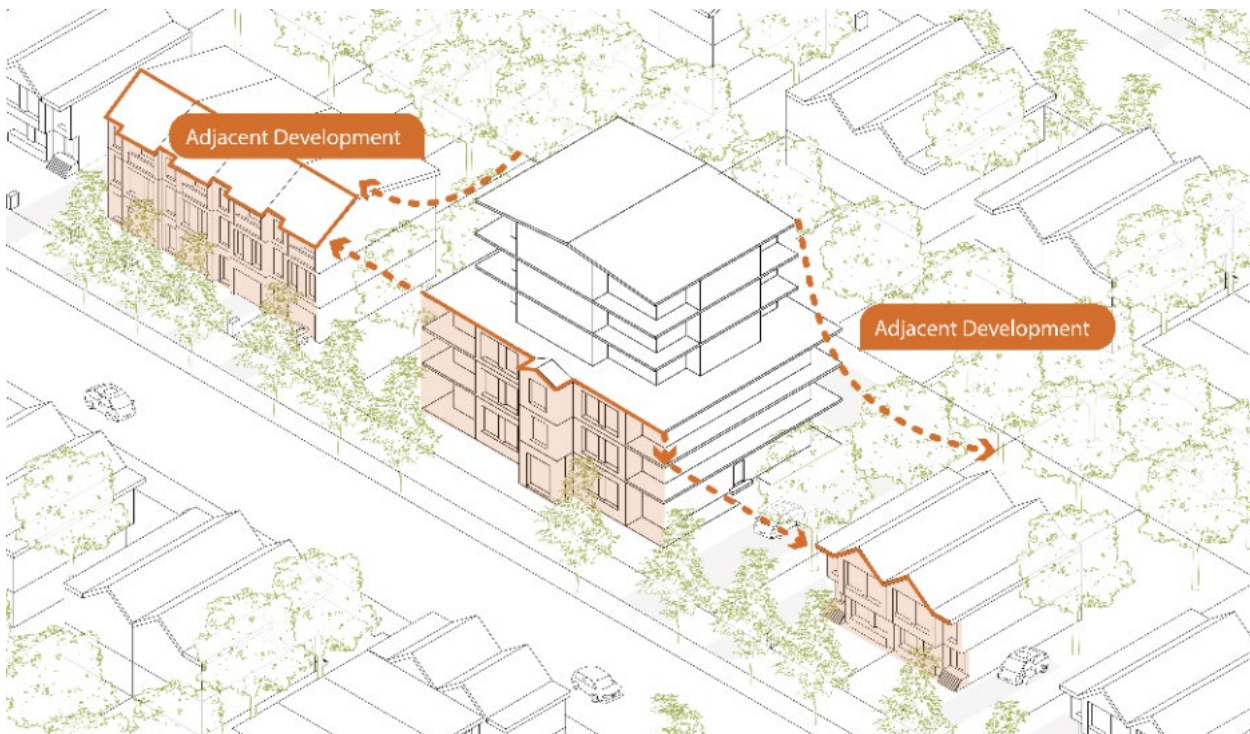
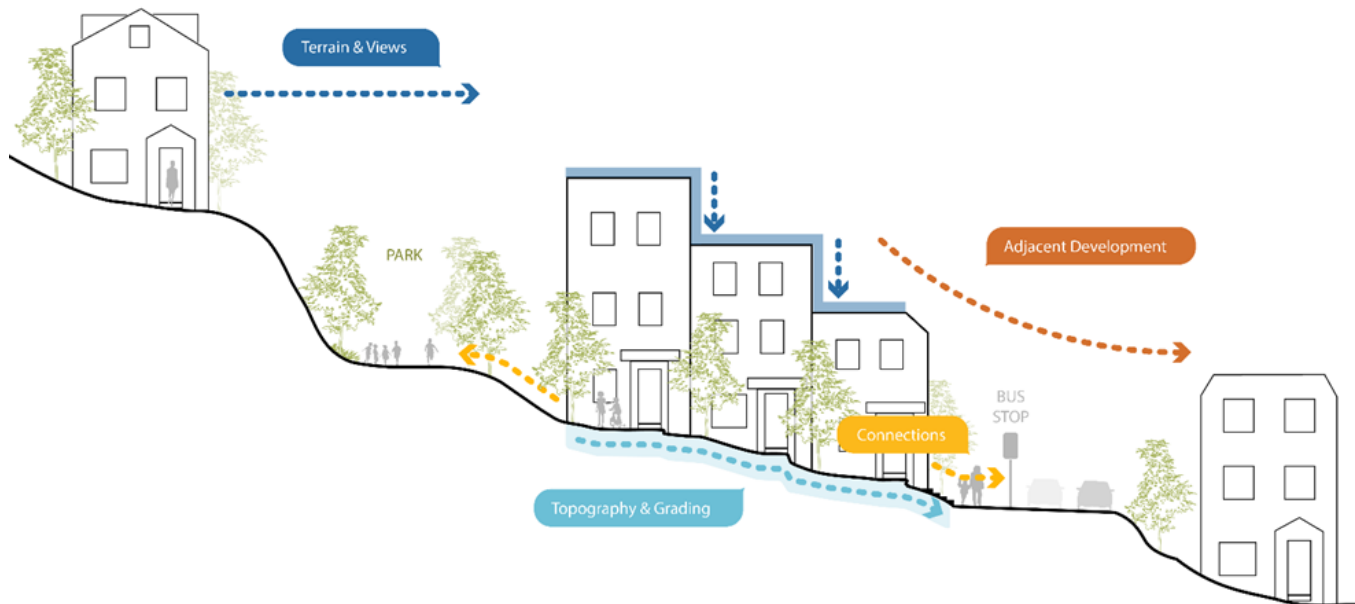
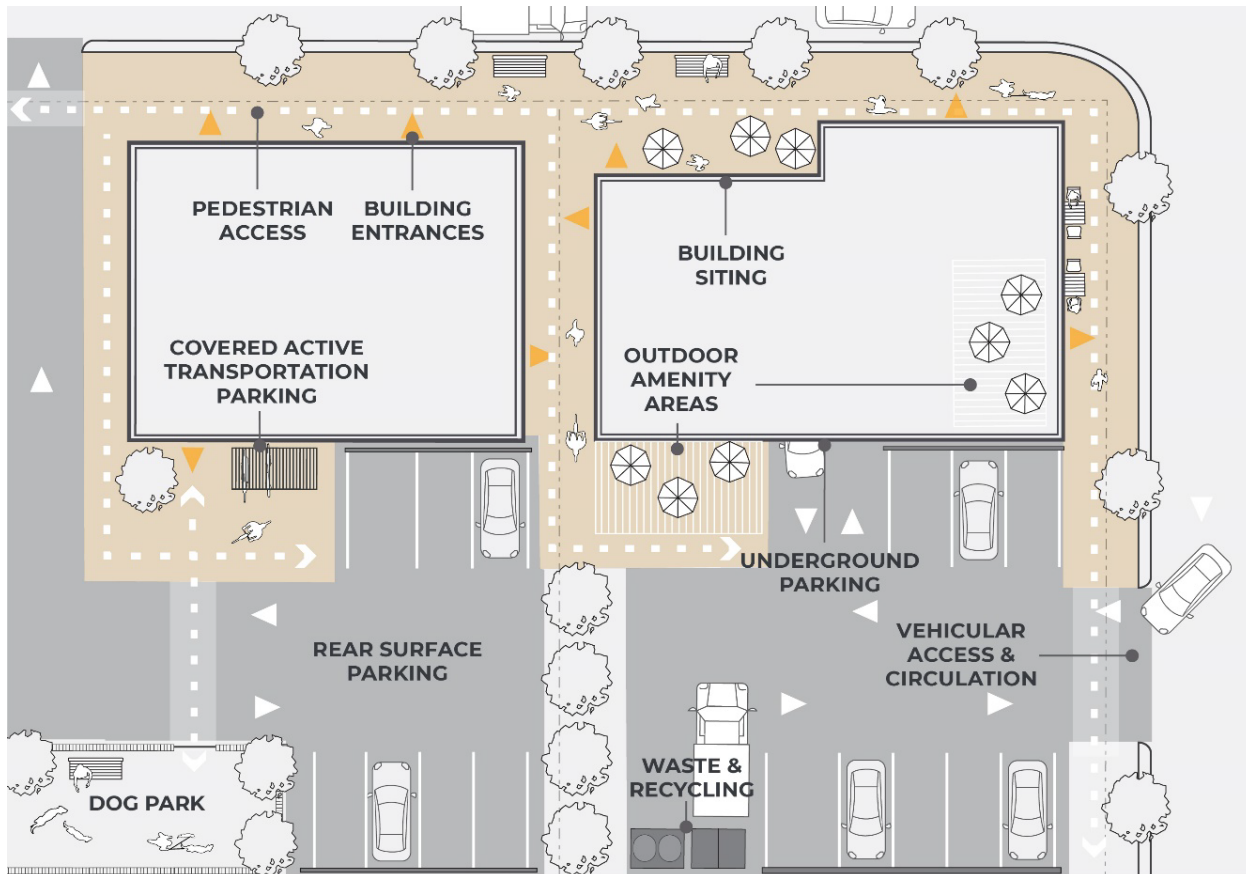


Figure 20: Cross-section example of guidelines applied across sloped topography

11.5.5 Site Design Guidelines

Organize site areas to ensure safe and simple movement to and through the site and contribute to the quality of public streets, spaces, and the surrounding neighbourhood.

1. Building Siting – Site buildings close to the street with enhanced street-facing design, and integrate building siting to preserve existing trees, natural features, and vegetation. Site building to reduce shadowing impacts on neighbouring properties and public streets
2. Solar Orientation – Orient buildings and design window location to optimize energy efficiency through passive solar gain
3. Pedestrian Access – Provide efficient, safe, and accessible walkways connecting the street and parking areas to building entrances
4. Outdoor Amenity Areas – Provide well-designed, accessible outdoor amenity spaces
5. Vehicular Access and Circulation – Ensure intuitive on-site vehicle circulation and parking access with minimal impacts to pedestrian circulation
6. Surface Parking Location – Locate and screen vehicular parking out of public view and provide covered active transportation parking close to building entrances
7. Underground Parking – Locate entrance to underground parking with intuitive vehicular circulation
8. Parking Design – Design parking for safety, access, and pedestrian quality
9. Garbage and Recycling Facilities – Development permit applications should include a professional waste and recycling design plan that facilitates the screening and collection of waste. Locate shared garbage receptacles out of public view, utilize screening or an enclosure, and ensure access and maneuvering for pickup vehicles

Figure 21: Example site design guidelines used for two properties near a corner

11.5.6 Building Design Guidelines

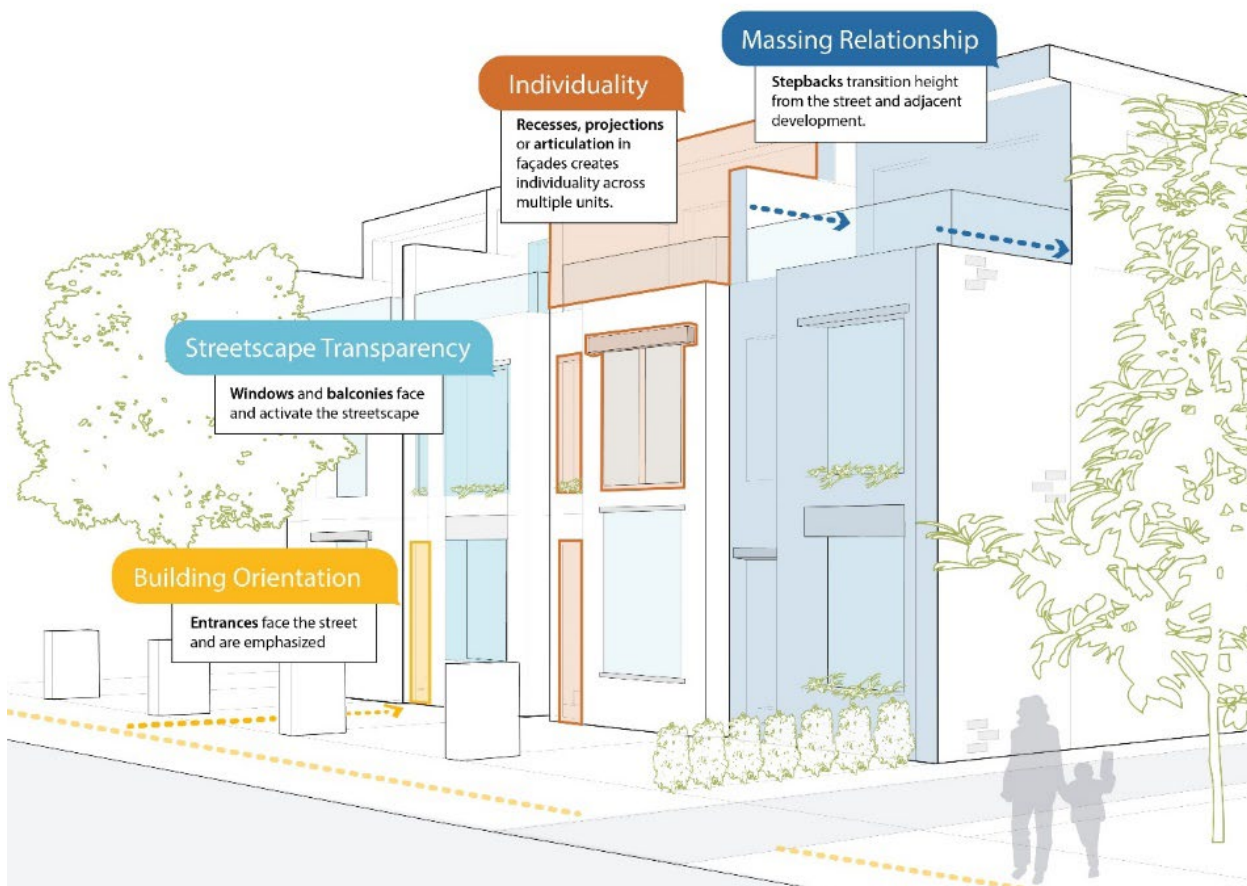
Design buildings to have an active and visually engaging relationship with the street and other public spaces.

1. Building Integration – Integrate higher-density housing with surroundings using step backs and architectural massing changes
2. Building Entrances – Emphasize front building entrances architecturally using massing changes, articulation, awnings, and landscaping
3. Active Streetscapes – Utilize a variety of materials, windows, and articulation to create visually engaging, street-facing facades that contribute to a vibrant streetscape
4. Garage and Parking Entrances – Minimize garage and parking entrance dominance
5. Building Massing – Break up large building masses into smaller masses for visual interest
6. Diversity in Building Design – Avoid repetitive or mirrored building designs
7. Alternative Energy Sources – Encourage use of alternative energy sources
8. Building Signage – Coordinate signage with site and building design

Ground-Oriented Buildings (Townhomes and Row housing)

9. Building Orientation – Orient building entrances and facades towards the street
10. Where garage doors face the street, visually emphasize the pedestrian entrance and de-emphasize the garage
11. For townhomes or row housing oriented perpendicular to the street, the units facing the street should have street-oriented building entrances and façade
12. Individuality – Create individuality of units through integration of recessed entries and windows, balconies, a change in materials and slight projection or articulation in the façade
13. Streetscape Transparency – Place windows and balconies to face the street(s)
14. Massing Relationship – Where possible, step back the third storey of townhouses and rowhouses to allow for patios and transition from any existing two-storey adjacent development

Figure 22:



Apartment (Up to Six Storeys)

15. Entrances – Ensure building entrances are visible and intuitive to residents and visitors.
When on a corner lot, place the building entrance close to the corner
16. Ground Floor Units – Where possible, provide individual entrances to ground floor units with semi-private entry space to activate the streetscape
17. Visual Interest – Utilize vertical and horizontal articulation to break up the building mass such as step backs, insets, projections, materials, and texture variation
18. Stepbacks / Massing – Where possible, stepback from the first three to four storeys to maintain lower street-facing heights that support human scale, transition to neighbouring development, and allow maximum daylight at ground level.
19. Massing Relationship – Consider massing relationship to mitigate impacts on lower density of surrounding properties.

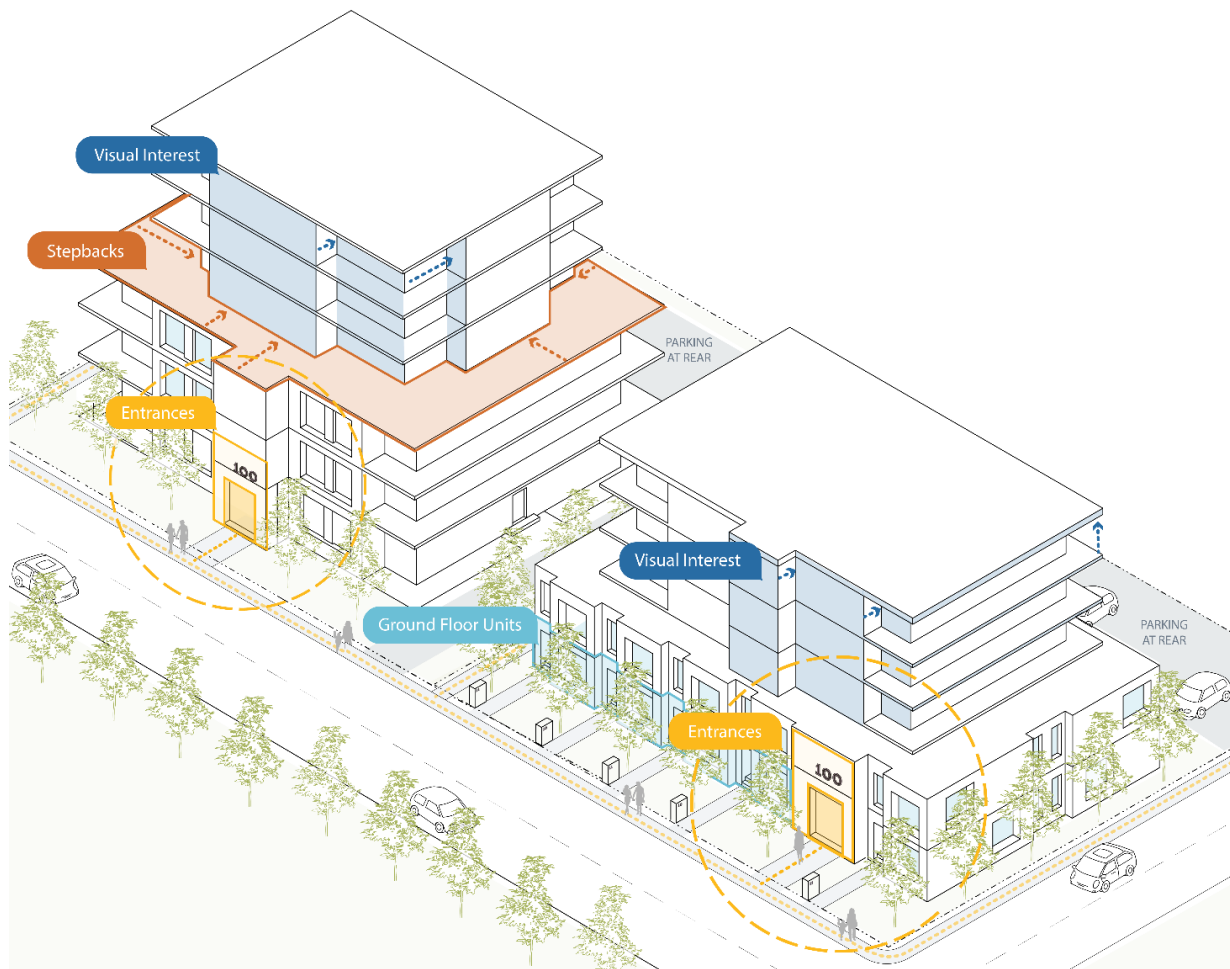


Figure 23: Example of low-rise apartment guidelines shown on a six-storey building and a five-storey corner-lot building

High Rise Apartments (Seven Storeys and Above)

Where the land use policy and zoning permit an apartment building greater than six storeys, the additional guidelines apply:

- 20. Entrances – Ensure building entrances are visible and intuitive to residents and visitors.
When on a corner lot, place the building entrance close to the corner.
- 21. Ground Floor Units – Provide individual entrances to ground floor units with semi-private entry space to activate the streetscape
- 22. High-Rise Visual Interest – Utilize vertical and horizontal articulation to break up the building mass such as stepbacks, insets, projections, materials, and texture variation.
- 23. Stepbacks / Massing - Design upper storeys with stepbacks from the main building footprint to maintain lower street-facing heights that support human scale, enhance public space, and allow maximum daylight at ground level.

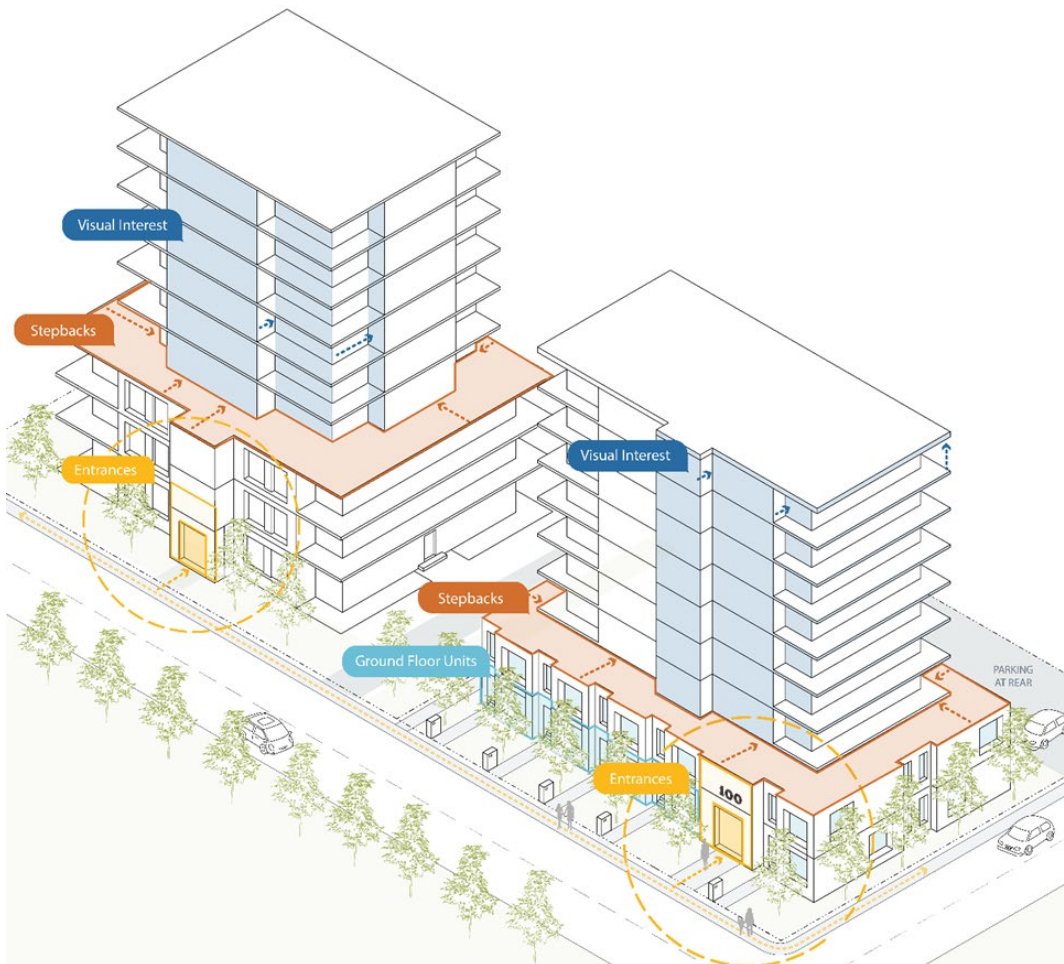


Figure 24: Example of a high-rise apartment guidelines for a nine-Storey building

Landscaping and Lighting

The site will incorporate landscaping and lighting that complement the natural beauty of Summerland's surrounding landscape while enhancing the building design and contributing positively to the streetscape.

24. Complementary Landscaping - Use landscaping to complement the building design and use trees to enhance pedestrian experience and provide protection from weather elements along pathways, streetscape, and amenity areas
25. Native and Xeriscape Plantings - Use native plants and plantings that have efficient or little irrigation needs for year-round appearance and conservation
26. FireSmart Landscaping - Demonstrate the application of FireSmart principles, ensuring wildfire resilience through proactive landscaping. Information of FireSmart Principles and their application can be found at <https://firesmartcanada.ca/>
27. Screening – Utilize landscape screening to reduce visual impact of storage, waste, and private outdoor amenity areas
28. Permeable Surface Treatments – Consider permeable surfaces for amenity areas, pedestrian pathways, and driveways for on-site water retention
29. Parking Area Landscaping – Ensure larger parking areas have landscaped islands that can provide tree shade, on-site water retention, and a landscape buffer where possible.
30. Pathway and Parking Area Lighting – Ensure there is focused lighting in important areas (such as walkways, parking, amenity areas, entrances, and exits) to improve visibility and pedestrian safety.
31. Dark Sky / Light Pollution - Use minimal, focused, and downturn lighting on buildings and pathways to reduce light pollution and glare on water or other reflective materials.



Figure 25: Examples of permeable and resilient landscaping for all year long interest

11.6 Downtown Development Permit Area

The Downtown Development Permit Area is designated pursuant to the *Local Government Act* for the purpose of revitalization of an area in which commercial uses are permitted, and to establish objectives for the form and character of commercial development.

11.6.1 Area

The lands identified in Schedule I are the Downtown Development Permit Area.

11.6.2 Justification

The development permit area was created to encourage quality development in Downtown that reflects Summerland's history, encourages creative and sustainable development, invigorates the community, and enhances the enjoyment of Summerland for residents and visitors.

11.6.3 Guidelines

Require new construction and renovation to be developed in accordance with Downtown Development Permit Area Design Guidelines (Schedule I).

11.6.4 Delegated Authority

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

11.7 Industrial Development Permit Area

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

11.7.1 Area

The Industrial Development Permit Area applies to all industrial development within the district for properties containing industrial uses and currently zoned or that will become zoned for industrial uses. Where the Industrial Development Permit Area overlaps with other development permit areas, all applicable guidelines will be considered.

11.7.2 Exemptions

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

1. Replacement of an existing sign
2. Subdivision
3. Any servicing work undertaken by or on behalf of the District of Summerland
4. Renovations, repairs, or maintenance to existing buildings that cost under \$50,000 in value

11.7.3 Justification

The Industrial Development Permit Area is designated, pursuant to the *Local Government Act*, to:

1. establish form and character objectives for industrial development
2. promote energy conservation
3. promote the reduction of greenhouse gas emissions

The purpose of the Industrial Development Permit Area is to promote development that is compatible with adjacent land uses. The goal is to enhance the form and character of the area, protect agricultural land, and promote water and energy-efficient development.

An Industrial Development Permit is required for all new development within lands designated as Industrial in the Official Community Plan, unless exempted.

11.7.4 Guidelines

General

1. A site-specific drainage plan is required.

Building Design, Massing and Siting

2. Main public entrances should be located at the front of buildings to face streets and be clearly identifiable, visible, and accessible.
3. Corner entrances that can provide access from both the street and parking facilities are encouraged
4. Rooftop mechanical systems should be integrated into the form of the building and screened from view.
5. Exterior building design should reflect the character of the area by utilizing appropriate, durable materials.
6. Building walls should incorporate features such as texture, graphics, or colours to provide visual interest.
7. Exterior lights should be oriented away from adjacent residential properties, with cut-off shields to minimize light.
8. Buildings along street frontages should have a higher degree of architectural detailing to enhance the building's appearance.

Vehicle Access, Parking and Loading

9. Parking areas adjacent to public streets should provide a landscaped buffer between the parking and the street.
10. Drainage from developments must be controlled on site and should use low impact development solutions to control surface drainage.
11. No parking or maneuvering should be permitted in landscaped setback areas
12. Provide well-defined and safe pedestrian access from parking areas and public sidewalks.

Landscaping and Streetscaping

13. Include street trees in any abutting boulevard.
14. Properties abutting Bentley Road are required to provide a 3.0 m wide Landscaped Strip
15. Outdoor storage areas should be limited to the rear yard and side yard area and be screened from main entrances and streets.
16. Industrial developments with multiple tenancies should consider providing common amenity spaces for employees and visitors.
17. Any portion of a building site left vacant for future development should be suitably landscaped to control weeds and dust.
18. Chain link fences are discouraged within the front setback
19. Development permit applications should include a professional landscape design plan
20. Existing trees and vegetation should be retained and incorporated into site planning where possible and additional trees should be added wherever possible.
21. A variety of native trees and vegetation should be provided to minimize maintenance and water use while integrating into the existing landscape. Trees and vegetation should be native species appropriate to the area.

Reuse and Recycle

22. Development permit applications should include a professional waste and recycling design plan that facilitates the screening and collection of waste
23. A solid waste disposal area should be designated for each building with a sufficient size to meet the needs of the proposed development.
24. A comprehensive waste management plan is encouraged among landowners to provide recycling and reuse in proximity of uses that create higher levels of waste.

12. Glossary

Note: Various Commercial, Residential, Industrial, Recreation, and other definitions are grouped under their respective topic.

Agricultural: Includes the use of land for a range of agricultural activities as permitted through the Agricultural Land Commission (ALC), including non-farm, residential, and agritourism uses.

- **Small Scale Agricultural:** The use of a larger rural residential lot for minor commercial agricultural uses that result in minimal or no impacts to adjacent properties, such as orchards, vegetable gardens, farm market stands but excludes intensive agricultural and livestock operations.

Affordable Housing: Housing which costs 30 percent or less of a household's gross annual income. Affordability of housing also considers the availability and accessibility to the type of housing that an individual needs at a particular time in their life.

Commercial:

- **Small-Format Commercial:** A building used for a range of smaller commercial and retail uses that includes smaller individual units and entrances that are pedestrian oriented. Use of such buildings typically includes restaurants, small retail stores, personal service establishments, and other similar uses.
- **Medium-Format Commercial:** A building used for a range of medium commercial and retail uses that includes larger individual units. Use of such buildings typically includes restaurants, offices, and larger retail uses that are pedestrian and auto oriented.
- **Large-Format Commercial:** A building used for larger commercial and retail uses that typically contain a single individual unit or a smaller number of units that may have shared access. Use of such buildings typically contain larger retail uses such as large grocery stores, offices, and other similar uses that are more auto-oriented and may require outdoor storage.

Cultural Facilities: A range of arts and cultural facilities, buildings, and outdoor venues that promote and support arts and culture.

The District: Means The District of Summerland as a municipal government or corporation.

Downtown: Refers to the Downtown Growth Area.

Education: Uses that provide a range of larger public education uses, such as schools and post-secondary institutions.

Ground-Oriented: Buildings that are accessed on the ground level (e.g. does not require an elevator lobby) and have stronger design emphasizes at the street level. Ground-oriented buildings may be combined with non-ground-oriented uses on upper floors if supported by relevant policies in the respective land use designation.

Government Uses: Includes the delivery of programs and services provided by all levels of government.

Health and Community Care: Includes uses that provide a range of larger public health services and programs, such as hospitals, community care facilities, and other similar uses.

Industrial:

- **Light Industrial:** Industrial uses where activities occur predominantly inside of a building(s) with lower noise, odour, and other similar impacts.
- **Medium Industrial:** Industrial uses where activities occur inside of a building(s) and outside on the premise. These uses may result in higher levels of noise, odour, heavy truck traffic, and other related impacts from their operation.

Mixed-Use: A building that includes more than use (e.g. commercial and residential), typically with residential units on upper floors and commercial or other accepted uses on the ground floor.

Natural Open Spaces: Lands that are intended to remain in their current natural state with minimal use or development. Such lands typically contain ecological sensitive values or other conditions that are not suitable for use and development.

Office: A building or portion of a mixed-use building that accommodates larger office spaces.

Parks: Outdoor public spaces that may include a range of programming, supportive infrastructure, and accessory uses. This includes natural parks where limited passive recreation uses are supported, such as hiking trails.

Public Utilities: Uses that support the provision of municipal services to the community, such as water and wastewater treatment facilities.

Recreation:

- **Indoor Recreation:** Buildings that host recreation uses, such as arenas, swimming pools, sports courts, and other similar uses.
- **Outdoor Recreation:** Outdoor park areas that include recreation infrastructure that serve a broader segment of the community, such as sports fields.
- **Private Outdoor Recreation:** The use of property for a range of private outdoor recreation uses and limited accessory commercial and residential uses that support the operation of the principal use.

Residential:

- **Accessory Dwelling Unit:** A detached self-contained living unit (e.g. carriage suite) on the same lot as a principal unit, or in/attached to the same building as a primary dwelling (e.g. secondary suite).
- **Apartment:** Residential development in a building with dwelling units organized horizontally and vertically where access is provided from an internal hallway, and units share a primary entrance and amenity spaces.
- **Duplex:** A residential building containing two Dwellings divided horizontally or vertically by a common party wall, with each Dwelling having a separate exterior entrance.
- **Cluster:** A residential development consisting of five or more units in two or more buildings on a single lot that may include single-detached, duplex, multi-unit, and townhouse housing.
- **Multiplex:** A building containing between three and four Dwelling Units divided horizontally or vertically by a common party wall, and each Dwelling having a separate entrance.
- **Residential Suite:** A detached self-contained living unit (e.g. carriage suite) on the same lot as a principal unit, or in/attached to the same building as a primary dwelling (e.g. secondary suite).
- **Rural:** Residential uses, as permitted by the Agricultural Land Commission, on lands within the Agricultural Land Reserve or single-detached dwellings on minimum 1.0 hectare lots where District sanitary servicing is not provided.
- **Single-Detached:** A residential building with one principal dwelling unit with access to ground level; may or may not include a secondary suite.
- **Townhouse:** Five or more dwelling units organized in a row and/or above one another, with connected walls and individual entrances. May be attached to other buildings if supported by relevant policies in the respective land use designation.

Tourism Accommodations: The accommodation of visitors and tourists, such as hotels, motels, hostels, and outdoor accommodations (e.g. private campgrounds).

Summerland: means the place or physical area of the municipality.