

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2979

A bylaw to amend Electoral Area "F" Official Community Plan
Bylaw No. 2702, 2016, as amended

WHEREAS pursuant to Section 472 [Authority to adopt a bylaw] of the *Local Government Act*, the Board of the Regional District of North Okanagan may, by Bylaw, adopt one or more official community plans;

AND WHEREAS the Board has enacted the "*Electoral Areas "F" Official Community Plan Bylaw No. 2702, 2016*" as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

CITATION

1. This Bylaw may be cited as "***Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024***".

AMENDMENTS

Electoral Area "F" Official Community Plan Bylaw No. 2702, 2016 be amended as follows:

2. By inserting the following in Schedule "A" as Section 10 – Service Commercial and Light Industrial Lands, and subsequent sections of Schedule "A" be renumbered accordingly.

10. Service Commercial and Light Industrial Lands

Industry is an important component of the North Okanagan economy in that it provides both employment and tax revenues for the region. The Regional Employment Lands Action Plan completed in 2016 identified that there are a small number of vacant commercial and industrial lands with limited diversity within each community in the region. Through a GIS analysis in January of 2024, it was determined that there is only a total of 9.46 ha / 7 parcels of land currently vacant, designated and zoned for commercial purposes, and only 7.8 ha / 4 parcels of land currently vacant, designated and zoned for light industrial uses within Electoral Area "F". Over the past ten years, there have been a number of Official Community Plan (OCP) / Zoning Amendment Applications within Electoral Area "F" for Industrial and Commercial land uses. In April 2023, the RDNO retained a consultant to study the market context and demand for employment lands and to determine if the study area was appropriate for Industrial and Service Commercial development.

Through this planning process, it was determined there was not strong support for significant land-use changes throughout the plan area; however, there was some support for Service Commercial and Light Industrial uses along the Highway 97A and Highway 97B corridors if traffic and water availability concerns can be addressed.

The following policies have been developed to guide the review of additional Service Commercial and Light Industrial development within the plan area.

1. Service Commercial and Light Industrial Objectives

1. Establish the Highway 97A and Highway 97B Commercial Corridor as an area for service commercial and light industrial activity as designated on the General Land Use Map (Schedule C).
2. Provide opportunities for home and farm-based commercial activities.

2. Service Commercial and Light Industrial Policies

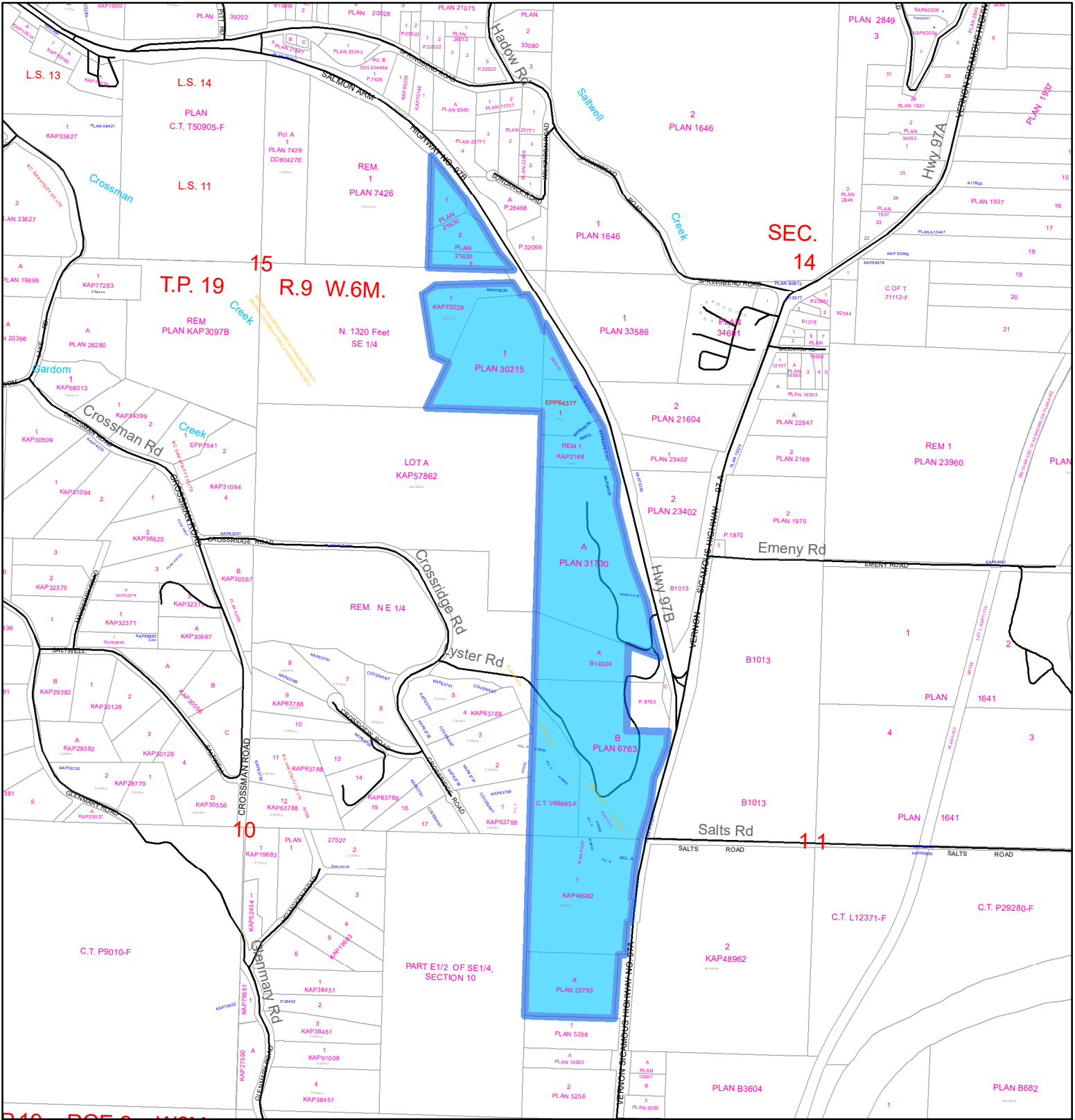
1. Direct Commercial and Light Industrial uses to areas designated as Service Commercial and Light Industrial on the General Land Use Map (Schedule C).
2. The following information and considerations are necessary to guide a review of any rezoning application which may or may not be approved by the Board of Directors:
 - a. Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application, assurance about the proposed water supply (quality and quantity) should be provided, and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer.
 - b. In areas where it is known that an unconfined aquifer exists, protecting water quality is a priority. The following considerations must be made:
 - Consider the effect of water quality in relation to the amount of water being withdrawn from an aquifer.
 - Consider the impacts of various land uses, particularly large operations and developments (e.g intensive activities and industrial uses), on the quality of water.
 - Prohibit uses found on Schedule 2 of the Contaminated Sites Regulation (B.C. Reg 375/96) through the registration of a restrictive covenant.
 - c. Property proposed for development should not be subject to flooding, high water table, or terrain instability.
 - d. A proposed development should not require excessive public expenditures for services such as roads, utilities, and school busing.
 - e. Natural features or other sensitive environmental attributes should not be negatively impacted by a proposed development.
 - f. Information other than that cited in this Section may be necessary in order to adequately evaluate Official Community Plan and Zoning amendment applications.

- g. Notwithstanding the policies of this Section, the Regional District will be guided by all relevant community goals, objectives, and policies cited in this Plan as may be appropriate in the consideration of any application.
 - h. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.
3. Consider potential traffic impacts when reviewing new service commercial and light industrial development opportunities. Encourage the Ministry of Transportation and Infrastructure to minimize any such impacts through Traffic Impact Studies or a Corridor Access Study.
 4. The RDNO supports the development of a Corridor Access Study, which would identify frontage and backage roads and traffic calming measures.
 5. Consider potential environmental and health impacts of proposed light industrial uses.
 6. Ensure compatibility between light industrial uses and existing adjacent and nearby uses, including sound, smell and dust.
 7. Continue to encourage home-based businesses that do not negatively impact the surrounding area and comply with Zoning Bylaw regulations.
3. By redesignating lands outlined on *Schedule A* attached to and forming part of this Bylaw, to a new Service Commercial and Light Industrial designation on Schedule “C” General Land Use map.

Read a First Time	this	21st	day of	February, 2024
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this	17th	day of	July, 2024
Read a Second Time as Amended	this	17th	day of	July, 2024
Advertised on	this	23rd	day of	August, 2024
	this	27th	day of	August, 2024
Public Hearing held	this	5th	day of	September, 2024
Read a Third Time	this		day of	, 2024
ADOPTED	this		day of	, 2024

Chair
Shirley Fowler

Deputy Corporate Officer
Ashley Bevan



1:15,000

Schedule "A" to accompany the Regional District of North Okanagan Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024

Area redesignated from current OCP Designations (Country Residential, Small Holdings, Non Urban) to Service Commercial and Light Industrial shown as ...

I hereby certify that this to be a true and correct copy of Schedule "A" attached to and forming part of Regional District of North Okanagan Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024.

Dated at Coldstream, BC this _____ day of _____, 2024

Deputy Corporate Officer

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, July 17, 2024

Bylaw 2979 - Electoral Area "F" Official Community Plan Amendment [Service Commercial & Light Industrial Lands]

Moved and seconded

That the consultation and referral process for Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 outlined in the Planning Department report dated June 25, 2024 be considered appropriate consultation for the purpose of Sections 475 and 476 of the *Local Government Act*; and further,

That in accordance with Section 477 of the *Local Government Act*, Bylaw No. 2979 be considered in conjunction with the Regional District of North Okanagan's Financial Plan and the Regional Solid Waste Management Plan; and further,

That Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024, which proposes to amend Electoral Area "F" Official Community Plan Bylaw No. 2702 to include policies and land use designations specific to light industrial and service commercial uses, be amended to include additional policies specific to a corridor access study and traffic impact studies; and further,

That Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 be given Second Reading as amended and forwarded to a Public Hearing.

CARRIED

Moved and seconded

That the Public Hearing for Bylaw No. 2979 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

CARRIED



STAFF REPORT

TO: Electoral Area Advisory Committee

File No: 3067 Area F

FROM: Planning Department

Date: June 25, 2024

SUBJECT: Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 [Service Commercial & Light Industrial Lands]

RECOMMENDATION:

That it be recommended to the Board of Directors, the consultation and referral process for Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 outlined in the Planning Department report dated June 25, 2024 be considered appropriate consultation for the purpose of Sections 475 and 476 of the *Local Government Act*; and further,

That in accordance with Section 477 of the *Local Government Act*, Bylaw No. 2979 be considered in conjunction with the Regional District of North Okanagan's Financial Plan and the Regional Solid Waste Management Plan; and further,

That Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024, which proposes to amend Electoral Area "F" Official Community Plan Bylaw No. 2702 to include policies and land use designations specific to light industrial and service commercial uses, be amended to include additional policies specific to a corridor access study and traffic impact studies; and further,

That Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 be given Second Reading as amended and forwarded to the Public Hearing; and further,

That the Public Hearing for Bylaw No. 2979 be delegated to the Electoral Area Advisory Committee under Section 231 of the *Local Government Act*.

SUMMARY:

At the February 21, 2024, Regular Meeting of the Board of Directors, Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 was given First Reading and a resolution was passed to refer the Bylaw to various agencies, First Nations, the Regional District Chief Financial Officer, and Regional Engineering Services Manager in accordance with Sections 475, 476, and 477 of the *Local Government Act*

The referral process is now complete, and staff recommend that, upon consideration of the feedback received, Bylaw No. 2979, 2024, be given Second Reading as amended and forwarded to a Public Hearing. The proposed amendments are the result of conversations with the Ministry of Transportation and Infrastructure (MoTI) and include additional policies specific to a corridor access study and traffic impact studies to ensure highway safety.

DISCUSSION:

Over the past ten years, there have been several Official Community Plan (OCP)/Zoning Amendment Applications within Electoral Area "F" for Industrial and Commercial land uses. At the March 16, 2022, Regular Meeting of the Board of Directors, the following resolution was passed:

*That further consideration of the application to amend the Official Community Plan land use designation and the zoning of the property legally described as Lot A, Sec 11, Twp 19, R9, W6M, KDYD, Plan 23783 and located at 6402 Highway 97A, Electoral Area "F" be withheld **until a comprehensive plan which addresses how the proposed development of the subject property may form part of a larger area of existing and potential future industrial land use, including but not limited to consideration of the potential for public road access to be dedicated and/or upgraded to accommodate the potential development while protecting the safety and efficient function of Highway 97A.***

In April of 2023, RDNO retained Urban Systems to study the market context and demand for employment lands and to determine if the study area was appropriate for Industrial and Service Commercial development. Through this planning process, it was determined there was not strong support for significant land-use changes throughout the plan area; however, there was some support for Service Commercial, and Light Industrial uses along the Highway 97A and Highway 97B corridors if traffic and water availability concerns could be addressed. Staff recommended several additional policies to be considered when Service Commercial and Light Industrial development applications are made on the proposed newly designated lands, including the ability to request hydrogeological studies to determine potential impacts on water quality and quantity, traffic and environmental impacts and compatibility between uses.

Bylaw No. 2979, 2024, received First Reading at the February 21, 2024, Regular Meeting of the Board of Directors and was referred out on March 13, 2024, to the following agencies:

- Splatsin
- Okanagan Indian Band (OKIB)
- City of Enderby
- Columbia-Shuswap Regional District
- School District 83
- Shuswap River Fire Protection
- RDNO Solid Waste Department
- RDNO Finance Department and
- Ministry of Transportation and Infrastructure

Staff received feedback from Splatsin, OKIB, and the Ministry of Transportation and Infrastructure (MoTI) (Attached as Attachment A). In general, the feedback from Splatsin indicated concerns about the proposed bylaw amendment not aligning with the feedback gathered during the planning process. Splatsin felt it did not appear there was a demand for the proposed changes. They also indicated they have safety, environmental and public health concerns. OKIB provided an acknowledgment of receipt of the referral and indicated they require payment for a referral processing fee to conduct a review.

The Ministry of Transportation and Infrastructure (MoTI) provided feedback and generally supports the OCP amendment. They did indicate that the lots designated for Service Commercial and Light Industrial use front a controlled access highway that serves a critical role in the safe and efficient movement of people, goods and services, and provided a few comments for consideration.

The Regional Planning Projects Manager had a conversation with the MoTI Development Officer to confirm that Policy 2.2.d. regarding a “proposed development not requiring excessive public expenditures for services such as roads, utilities, and school busing” was meant in the context of RDNO investments but that also generally proposed developments should not create an excessive burden on the taxpayer.

On June 7, 2024, RDNO staff met with MoTI in person to have additional conversations on highway access and future road network planning. Additional information was obtained on what triggers various road improvements, but it was noted that MoTI prefers to comment on individual applications as they are made; without details on the exact proposed use, it is difficult to provide comments on highway upgrades specific to access or safety requirements for the corridor. It was mentioned that a Corridor Access Study could be considered for this area, which would look at the topography and potential for frontage/backage roads and Hwy improvements. MoTI indicated they may be able to assist with the Corridor Access Study, and staff will continue to identify opportunities to undertake that work and report back to the Electoral Area Advisory Committee. It was also noted that MoTI is undertaking a broader study on Hwy 97A as it relates to longer-term highway upgrades, but it is not currently available for review or discussion. Once this plan is shared with the Okanagan Shuswap District, the Ministry will forward it to the RDNO to ensure both levels of government are working together when considering land use and the road network.

Based on the feedback received, staff are recommending an additional policy regarding a Corridor Access Study as a possible trigger/requirement by MoTI to address highway safety concerns and have included additional text regarding traffic impact studies to Bylaw No. 2979, 2024. The policies have been drafted to enable decision-makers the ability to request additional information when contemplating rezoning applications within the plan area. Over the past ten years, there has been interest in service commercial and light industrial uses within this area. Enabling this bylaw amendment provides for a more streamlined approach when considering a shift in land use within the highway corridor. Alternatively, the policies drafted for the study area could be incorporated into the Electoral Area F Official Community Plan, but the designation of lands for Service Commercial and Light Industrial uses could not proceed, which would trigger an OCP amendment for any proposed land use changes outside of the existing Non-Urban and Country Residential designations.

Staff recommend that Bylaw No. 2979, 2024, be given Second Reading and referred to a Delegated Public Hearing. At this hearing, area residents can provide comments on the proposed amendments. Based on the feedback from the public hearing, staff and area directors can determine the best approach for any additional amendments at that time.

Background:

The Industrial and Service Commercial Lands Planning Process was to be carried out over three phases:

Phase I - Project Initiation

- Background research,
- Public consultation
- Existing policy frameworks
- Discussion Paper summarizing findings.

Phase II - Development

- Drafting of policies,
- Agency Engagement
 - MoTI road network and access points
- Possible Form & Character Guidelines
- Potential additional Public Engagement

Phase III - Bylaw Amendment process

- Draft Bylaw
- Public Hearing
- Bylaw Adoption

Urban Systems completed Phase I of the planning process; due to the lack of solid support for significant changes within the plan area, it was recommended that the contract with the consultant be concluded. At the November 15, 2023, Regular Meeting of the Board of Directors, the following resolution was passed:

That the Electoral Area "F" Industrial and Commercial Lands Study: Phase 1 Discussion Paper dated October 20, 2023, be received; and further,

That the contract with the consultant be concluded and staff be requested to come back at a future meeting with a report outlining Electoral Area "F" OCP amendment options to incorporate policies and potential land use designations for appropriate service commercial and light industrial activities along the highway corridors.

In Phase I of the planning process, the consultants identified a number of commercial and industrial uses they thought might fit as compatible commercial ventures along the Highway corridors. Staff have reviewed this list and identified those that would be permitted under the newly designated lands.

Light Industrial and Service Commercial designations.

- Storage Space - Boats, Storage Units
- Timber Processing and Shipping
- Metal Fabrication Shop Welding, Machining
- Cold Storage Facility
- Greenhouse / Nursery
- Wood Pellet Manufacturing
- Wild Game Processing
- Veterinarian Services

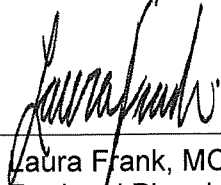
Rural Home-Based Businesses

- Bed and Breakfast
- Adventure Recreation Guides (Hunting, Fishing, Hiking and Biking - not onsite)
- Home-Based Catering or Farm to Table Catering
- Landscaping and Lawn Care Services
- Custom woodworking or Carpentry
- Tourism Services
- Pet Sitting, Grooming, Training, and Boarding
- Photography/Art Studio
- Professional Services - Accounting, Consulting Designing
- Antiques Collection and Sale (no retail sales)
- Horse Barding, Training
- Stargazing and Astronomy Tours

Attachments

Attachment A – Feedback received through the referral process for Bylaw No. 2979
Attachment B – Bylaw No. 2979 - Tracked changes

Submitted by:



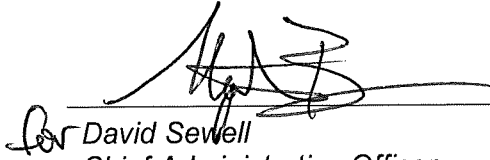
Laura Frank, MCIP, RPP
Regional Planning Projects Manager

Reviewed and endorsed by:



Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer



Splatsin

PO Box 460 Enderby BC V0E 1V0

5775 Old Vernon Road

Tel: (250) 838-6496

Fax: (250) 838-2131

www.splatsin.ca

Project Name:

Electoral Area "F" OCP Amendment Bylaw 2979

FN Consultation ID:

3067.32

Consulting Org Contact:

Lynda Fraser

Consulting Organization:

[Regional District of North Okanagan](#)

Date Received:

Thursday, March 14, 2024

Splatsin acknowledges receipt of your letter dated 2024-03-14T09:57:04 providing notice of Electoral Area "F" OCP Amendment Bylaw 2979 (the "Project"). Splatsin has reviewed the information that you have provided, which raised a number of questions and concerns. Splatsin expects to be meaningfully consulted to ensure that adverse impacts are substantially addressed and accommodated prior to any decision regarding the Project.

About Splatsin

Splatsin is the southernmost campfire of the Secwepemc people, and we have occupied the south-central part of British Columbia for at least 10,000 years. Secwepemc territory stretches from the British Columbia-Alberta border near the Yellowhead Pass to the plateau west of the Fraser River, southwest to the Arrow Lakes and the upper reaches of the Columbia River.

Splatsin are the caretakers or Yucwmenlúcucw of our area of responsibility of Secwepemculucw. Our stewardship area is generally considered to be the Eagle River Valley. Historical and genealogical records as well as oral history link Splatsin to the Arrow Lakes, to the Sicamous Narrows, to the Columbia River at Revelstoke, north to where the Mica Dam is now located, and everywhere in between. We have cared for the lands and waters in our territory for thousands of years.

Our caretaker responsibilities, or Yucwminmen, are a deeply imbedded aspect of Secwepemc law and way of life. These responsibilities guide us in our role as stewards of the land. The protection and maintenance of Secwepemculucw means the resources Splatsin people rely on for sustenance and cultural practices will continue to support current and future generations. Our stewardship allows us to continue our way of life, which is constitutionally protected under s. 35(1) of the Constitution Act, 1982.

Duty to Consult Where Potential Impacts to Aboriginal Rights and Title

Splatsin asserts Aboriginal rights and title in Secwepemculucw. As the Project falls within this area, any potential impact arising from the Project or cumulative impacts resulting from the Project on Splatsin's Aboriginal rights and title will trigger the duty to consult and accommodate Splatsin.

Given the extent of cumulative impacts in Splatsin's traditional territory, even a small project may have serious consequences for the exercise of our constitutionally-protected rights and title and may therefore require deep consultation and accommodation. Further, Splatsin asserts Aboriginal and other common law rights to the lands and water resources within, under, and adjacent to our reserve lands, and Splatsin has the right to govern those lands and water resources. To the extent the Project potentially impacts Splatsin's reserve land and/or water resources and/or Splatsin's ability and authority to govern our reserve lands and water resources, the duty to consult is engaged at the higher level, including the

requirement to obtain Splatsin's consent.

Concerns Regarding the Project

Based on a preliminary screening review of the proposed bylaw amendment for RDNO Electoral Area F and supporting materials, it does not appear that the demand for the amendment aligns with the feedback gathered during the Urban Systems engagement. If there is additional context to further frame the scale of demand for these land uses, then please share this as it was not apparent with the materials provided. We have concerns for safety in this area as well as environmental and public health as the proposed amendments overlap with Splatsin's area of caretaker responsibility.

Recommendations

These works are taking place in Splatsin's area of Caretaker responsibility. We recommend for the client to reach out to a registered professional archaeologist to determine what level of work may be required to ensure that archaeological resources are protected prior to development. If there is any archeological fieldwork, please email jimmy.william@splatsindc.com and tanya.williams@splatsindc.com with details at least five (5) business days in advance. We also request copies of all interim and final reports related to this assessment be uploaded to the appropriate file through the Nations Connect referral processing system or emailed to patricia_muskrat@splatsin.ca and kayla_gunner@splatsin.ca when they are available for review.

Splatsin wants to make it clear that Splatsin Development Corp, as represented by Yucwmenlúcwu staff does not fully represent all Splatsin interests, nor does it indicate that Splatsin supports the proposed work or project in its entirety.

The proponent must understand that having an AIA/PFR/AOA/CHA conducted by an employee from Yucwmenlúcwu does not mean that engagement with Splatsin is considered comprehensive nor complete.

Splatsin reserves the right to provide further comments and concerns and to have these concerns addressed by the proponent before we consider supporting any of the proposed works. Please forward along any monitoring reports and notify Splatsin immediately if there are non-compliance events.

Sincerely,

Kayla Gunner, Patricia Muskrat
Splatsin Referrals



Okanagan Indian Band

12420 Westside Road • Vernon, BC, • V1H 2A4
Telephone: 250-542-4328 • Facsimile 250-542-4990
Email: okibreferrals@okanagan.org

“This correspondence will not be construed so as to to prejudice, limit, or derogate from any rights, claims or interests in respect of any Aboriginal title, rights and interests of Okanagan or Syilx Nation recognized and affirmed under Section 35 of the Constitution Act, 1982 and nothing in this letter indicates acceptance by Okanagan of federal or provincial Crown jurisdiction over or ownership of land, water or other resources within the Territory.”

Project Name:

Electoral Area "F" OCP Amendment Bylaw 2979

FN Consultation ID:

3067.32

Consulting Org Contact:

Lynda Fraser

Consulting Organization:

[Regional District of North Okanagan](#)

Date Received:

Thursday, March 14, 2024

Attention: Lynda Fraser

Okanagan Indian Band (OKIB) is in receipt of the above referral. This proposed activity is within OKIB's Area of Interest within the Syilx (Okanagan Nation) Territory, and the lands and resources are subject to our unextinguished Aboriginal Title and Rights. For more information on our Title and Rights, please see the attached overview in Schedule A.

The Crown has an obligation to support our capacity to meaningfully participate in consultation(1). The failure to provide capacity funding where necessary to support an Aboriginal people's participation can significantly impair the quality of consultation and lead to a finding that consultation was inadequate(2). While supporting OKIB's capacity is ultimately the Crown's obligation, it may be delegated to proponents. Whether delegated or not, proponent contributions ensure we have sufficient capacity to participate in consultation on their activity so approvals are not delayed or denied due to a failure of the Crown to engage with us meaningfully.

To ensure OKIB has sufficient capacity to conduct a Preliminary Office Review of your referral for its potential adverse impact on the OKIB's Syilx Aboriginal Title and Rights we require payment of a Referral Processing Fee. This invoice must be paid within 30 days.

The processing fee is broken down as follows:

- *Referral Processing Fee: \$300.00
- * 5% GST: \$15.00
- * Total: \$315.00

This Fee is based on review not exceeding 5 hours. This initial fee may not be sufficient for OKIB to engage in meaningful consultation, but it will provide necessary funding for OKIB's Preliminary Office Review to determine if your referral is of potential concern and whether further consultation is necessary. If the proposed activity requires a more in-depth review, OKIB will notify the proponent after the Preliminary Office Review and will seek to negotiate an agreement to provide capacity for necessary consultation activities.

INVOICE AMOUNT FOR PRELIMINARY OFFICE REVIEW \$315.00

Attachment A

Please make cheque payable to Okanagan Indian Band (OKIB) re: 3067.32

If payment is not received within 30 days of receipt of this invoice a warning letter will be issued outlining that we are unable to meaningfully respond, engage in consultation on the proposed activity or consent to the proposed activity. Proper consultation cannot occur without the appropriate resources, therefore it is only with payment that proper consultation can begin and the proposed project can be reviewed. Failure of the Crown, or the proponent as delegate of the Crown, to meaningfully consult with OKIB will put any permits or authorizations for the activity at risk of being delayed, suspended or revoked.

liml?mt | Thank You

Julie Richard
Referrals Management Clerk
Territorial Stewardship Division
Okanagan Indian Band
12420 Westside Road
Vernon BC, V1H 2A4
Office: 250-542-7132
Cell: 250-309-5217

(1)*Clyde River (Hamlet) v. Petroleum Geo Services Inc.* 2017 SCC 40, [2017] 1 S.C.R. 1069 (“Clyde River”).

(2)*Clyde River* at paras 47-49, citing *Taku River Tlingit First Nation v. British Columbia (Project Assessment Director)*, 2004 SCC 74, [2004] 3 S.C.R. 550 at paras 32, 37.

Laura Frank

From: Bahm, Beth MOTI:EX <Beth.Bahm@gov.bc.ca>
Sent: May 14, 2024 2:45 PM
To: Laura Frank
Subject: RE: (MoTI: 2024-01317) Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024

You don't often get email from beth.bahm@gov.bc.ca. [Learn why this is important](#)

Hi Laura,

Thank you for the submission of the OCP Amendment for review of the transportation sections. The Ministry of Transportation and Infrastructure (Ministry) supports the OCP Amendment; however, the subject lots front on Controlled Access (CA) Highways that serve a critical role for the safe and efficient movement of people, goods and services and the Ministry would like to provide the following comments for consideration:

2.2.d. A proposed development should not require excessive public expenditures for services such as roads, utilities, and school busing.

Do you mean excessive public expenditures for Regional District services? Road requirements are under the jurisdiction of the Ministry and would be reviewed on a case-by-case basis.

2.3. Consider potential traffic impacts when reviewing new service commercial and light industrial development opportunities and encourage the Ministry of Transportation and Infrastructure to minimize any such impacts through a frontage road or traffic calming measures.

Section 52 of the Transportation Act and Section 505 of the Local Government Act- A zoning bylaw or development within 800m of Highway 97A and Highway 97B must be approved by the Ministry prior to the District adopting the bylaw. In considering a zoning bylaw or development permit, the Ministry may require a traffic impact study, intersection or access improvements, legal documents, or additional supporting information at the expense of the developer.

I believe there has been a recent planning study in the area looking at the longer term. Once it is shared with the District for public use, I will forward it onward to ensure the Ministry and Regional District are working together on development/land use/road networks etc. in the area.

I will upload this communication to the file in eDAS, please feel free to update the file in eDAS with additional information or when the OCP is passed. Please do not hesitate to contact me if you have questions or concerns regarding these comments or if you require further information.

Thank you,

Beth Bahm

Development Officer | Ministry of Transportation and Infrastructure | Okanagan-Shuswap District
4791 23rd Street, Vernon, BC V1T 4K7 | 850C - 16 Street NE Box 100, Salmon Arm, BC V1E 4S4
Direct Line: 778-576-1114
Beth.Bahm@gov.bc.ca

From: Bahm, Beth MOTI:EX
Sent: Friday, April 5, 2024 1:12 PM

Attachment A

To: 'laura.frank@rdno.ca' <laura.frank@rdno.ca>

Subject: (MoTI: 2024-01317) Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024

Hi Laura,

I have a few initial comments on the OCP Amendment (3067.32), I am just waiting to hear back from our planning group before responding but wanted to give you an update.

Thank you,

Beth Bahm

Development Officer | Ministry of Transportation and Infrastructure | Okanagan-Shuswap District

4791 23rd Street, Vernon, BC V1T 4K7 | 850C - 16 Street NE Box 100, Salmon Arm, BC V1E 4S4

Direct Line: 778-576-1114

Beth.Bahm@gov.bc.ca

REGIONAL DISTRICT OF NORTH OKANAGAN

BYLAW No. 2979

A bylaw to amend Electoral Area "F" Official Community Plan
Bylaw No. 2702, 2016, as amended

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AND WHEREAS the Board has enacted the "*Electoral Areas "F" Official Community Plan Bylaw No. 2702, 2016*" as amended to provide a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan;

AND WHEREAS the Board has resolved to amend the Official Community Plan;

NOW THEREFORE, the Board of the Regional District of North Okanagan in an open meeting assembled, hereby **ENACTS AS FOLLOWS**:

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2. By inserting the following in Schedule "A" as Section 10 – Service Commercial and Light Industrial Lands, and subsequent sections of Schedule "A" be renumbered accordingly.

10. Service Commercial and Light Industrial Lands

Industry is an important component of the North Okanagan economy in that it provides both employment and tax revenues for the region. The Regional Employment Lands Action Plan completed in 2016 identified that there are a small number of vacant commercial and industrial lands with limited diversity within each community in the region. Through a GIS analysis in January of 2024, it was determined that there is only a total of 9.46 ha / 7 parcels of land currently vacant, designated and zoned for commercial purposes, and only 7.8 ha / 4 parcels of land currently vacant, designated and zoned for light industrial uses within Electoral Area "F". Over the past ten years, there have been a number of Official Community Plan (OCP) / Zoning Amendment Applications within Electoral Area "F" for Industrial and Commercial land uses. In April 2023, the RDNO retained [a consultant](#) to study the market context and demand for employment lands and to determine if the study area was appropriate for Industrial and Service Commercial development.

Through this planning process, it was determined there was not strong support for significant land-use changes throughout the plan area; however, there was some support for Service Commercial and Light Industrial uses along the Highway 97A and Highway 97B corridors if traffic and water availability concerns can be addressed.

The following policies have been developed to guide the review of additional Service Commercial and Light Industrial development within the plan area.

1. Service Commercial and Light Industrial Objectives

1. Establish the Highway 97A and Highway 97B Commercial Corridor as an area for service commercial and light industrial activity as designated on the General Land Use Map (Schedule C).
2. Provide opportunities for home and farm-based commercial activities.

2. Service Commercial and Light Industrial Policies

1. Direct Commercial and Light Industrial uses to areas designated as Service Commercial and Light Industrial on the General Land Use Map (Schedule C).
2. The following information and considerations are necessary to guide a review of any rezoning application which may or may not be approved by the Board of Directors:
 - a. Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application, assurance about the proposed water supply (quality and quantity) should be provided, and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer.
 - b. In areas where it is known that an unconfined aquifer exists, protecting water quality is a priority. The following considerations must be made:
 - Consider the effect of water quality in relation to the amount of water being withdrawn from an aquifer.
 - Consider the impacts of various land uses, particularly large operations and developments (e.g intensive activities and industrial uses), on the quality of water.
 - Prohibit uses found on Schedule 2 of the Contaminated Sites Regulation (B.C. Reg 375/96) through the registration of a restrictive covenant.
 - c. Property proposed for development should not be subject to flooding, high water table, or terrain instability.
 - d. A proposed development should not require excessive public expenditures for services such as roads, utilities, and school busing.
 - e. Natural features or other sensitive environmental attributes should not be negatively impacted by a proposed development.
 - f. Information other than that cited in this Section may be necessary in order to adequately evaluate Official Community Plan and Zoning amendment applications.

- g. Notwithstanding the policies of this Section, the Regional District will be guided by all relevant community goals, objectives, and policies cited in this Plan as may be appropriate in the consideration of any application.
 - h. The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.
3. Consider potential traffic impacts when reviewing new service commercial and light industrial development opportunities. Encourage the Ministry of Transportation and Infrastructure to minimize any such impacts through Traffic Impact Studies or a Corridor Access Study, a frontage road which would identify frontage roads and/or traffic calming measures.
 - ~~3.4.~~ The RDNO supports the development of a Corridor Access Study, which would identify frontage and backage roads and traffic calming measures.
 - 4.5. Consider potential environmental and health impacts of proposed light industrial uses.
 - 5.6. Ensure compatibility between light industrial uses and existing adjacent and nearby uses, including sound, smell and dust.
 - 6.7. Continue to encourage home-based businesses that do not negatively impact the surrounding area and comply with Zoning Bylaw regulations.
3. By redesignating lands outlined on *Schedule A* attached to and forming part of this Bylaw, to a new Service Commercial and Light Industrial designation on Schedule "C" General Land Use map.

Read a First Time	this	21st	day of	February, 2024
Bylaw considered in conjunction with the Regional District Financial Plan and Waste Management Plan	this		day of	, 2024
Read a Second Time	this		day of	, 2024
Advertised on	this		day of	, 2024
	this		day of	, 2024
Public Hearing held	this		day of	, 2024
Read a Third Time	this		day of	, 2024
ADOPTED	this		day of	, 2024

Chair
Shirley Fowler

Deputy Corporate Officer
Ashley Bevan

REGIONAL DISTRICT OF NORTH OKANAGAN

Extract from the Minutes of a Meeting of the

Board of Directors

Held on

Wednesday, February 21, 2024

Bylaw 2979 - Electoral Area "F" Official Community Plan Amendment Service Commercial & Light Industrial Lands

Moved and seconded

That Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024, which proposes to amend Electoral Area "F" Official Community Plan Bylaw No. 2702 to include policies in regards to light industrial and service commercial lands, be given First Reading; and further,

That Bylaw No. 2979, 2024 be referred to various agencies, First Nations, the Regional District Chief Financial Officer, and Regional Engineering Services Manager in accordance with Sections 475, 476, and 477 of the *Local Government Act*.

CARRIED



STAFF REPORT

TO: Electoral Area Advisory Committee

File No: 3067 Area F

FROM: Planning Department

Date: January 25, 2024

SUBJECT: Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024 [Service Commercial & Light Industrial Lands]

RECOMMENDATION:

That it be recommended to the Board of Directors, Electoral Area "F" Official Community Plan Amendment Bylaw No. 2979, 2024, which proposes to amend Electoral Area "F" Official Community Plan Bylaw No. 2702 to include policies in regards to light industrial and service commercial lands, be given First Reading; and further,

That Bylaw No. 2979, 2024 be referred to various agencies, First Nations, the Regional District Chief Financial Officer, and Regional Engineering Services Manager in accordance with Sections 475, 476, and 477 of the *Local Government Act*.

SUMMARY:

Over the past ten years, there have been a number of Official Community Plan (OCP)/Zoning Amendment Applications within Electoral Area "F" for Industrial and Commercial land uses. Most recently at the March 16, 2022, Regular Meeting of the Board of Directors, the following resolution was passed:

*That further consideration of the application to amend the Official Community Plan land use designation and the zoning of the property legally described as Lot A, Sec 11, Twp 19, R9, W6M, KDYD, Plan 23783 and located at 6402 Highway 97A, Electoral Area "F" be withheld **until a comprehensive plan which addresses how the proposed development of the subject property may form part of a larger area of existing and potential future industrial land use, including but not limited to consideration of the potential for public road access to be dedicated and/or upgraded to accommodate the potential development while protecting the safety and efficient function of Highway 97A.***

In response to the above-noted resolution, the Area "F" Director requested staff draft Terms of Reference for the Electoral Area "F" Industrial and Service Commercial Lands Study, which were endorsed in June 2022. In the fall of 2022, a new Area "F" Director was elected, and staff wanted to wait on proceeding with the planning process until it was clear there was still a desire to undertake this work. In February of 2023, a request for proposals was issued, two proposals were received, and the contract was awarded to Urban Systems.

The goal of the planning process was to provide additional guidance on the desired Industrial and Service Commercial land uses (not contemplating commercial retail uses) for the proposed study area (Attachment A). In April of 2023, RDNO retained Urban Systems to study the market context and demand for employment lands and to determine if the study area was appropriate for Industrial and Service

Commercial development. Through this planning process, it was determined there was not strong support for significant land-use changes throughout the plan area; however, there was some support for Service Commercial, and Light Industrial uses along the Highway 97A and Highway 97B corridors if traffic and water availability concerns could be addressed.

Staff are recommending the Electoral Area "F" Official Community Plan be amended to provide additional policies that are to be considered when Service Commercial and Light Industrial development applications are made on the proposed newly designated lands.

DISCUSSION:

In April 2023, the Industrial and Service Commercial Lands Planning Process commenced and was to be carried out over three phases:

Phase I - Project Initiation

- Background research,
- Public consultation
- Existing policy frameworks
- Discussion Paper summarizing findings.

Phase II - Development

- Drafting of policies,
- Agency Engagement
 - MoTI road network and access points
- Possible Form & Character Guidelines
- Potential additional Public Engagement

Phase III - Bylaw Amendment process

- Draft Bylaw
- Public Hearing
- Bylaw Adoption

Urban Systems completed Phase I of the planning process, the results of which were summarized in the Discussion Paper attached as Attachment B. Due to the results of Phase I and the lack of strong support for significant changes within the plan area it was recommended that the contract with the consultant be concluded. At the November 15, 2023 regular meeting of the Board of Directors, the following resolution was passed:

That the Electoral Area "F" Industrial and Commercial Lands Study: Phase 1 Discussion Paper dated October 20, 2023, be received; and further,

That the contract with the consultant be concluded and staff be requested to come back at a future meeting with a report outlining Electoral Area "F" OCP amendment options to incorporate policies and potential land use designations for appropriate service commercial and light industrial activities along the highway corridors.

In accordance with Phase II of the planning process, RDNO staff have drafted policies for the Electoral Area F OCP outlined in the attached amending bylaw (Bylaw No. 2979). The new policies are aimed at directing any additional light industrial and service commercial uses to the Highway 97A and 97B corridors. Policy language regarding the ability to request hydrogeological studies to ensure adequate water supply in terms of quality and quantity have been added. It is important to note that the study area falls within Aquifer 108, Tuhok Unconfined Aquifer. The Provincial Groundwater Wells and Aquifers

mapping indicates that Aquifer 108 is unconfined, consisting of sand and gravel; it's rated as having high vulnerability with moderate productivity. The aquifer is located 4 kilometres southeast of Salmon Arm and is approximately 25.4 km². Policies specific to preserving water quality have been included to ensure that any activities that fall within Schedule 2 of the Contaminated Sites Regulation are prohibited through the registration of a restrictive covenant.

If it is felt that additional tools are needed for aquifer protection, a Development Permit Area (DPA) for the protection of the natural environment could be considered. Typically, a DPA would capture the proposed uses once zoning is already in place. Given that most of the proposed designated lands will need to be rezoned, the policies included in the amending bylaw (Bylaw No. 2979) will capture any proposed uses that could be detrimental to the aquifer. In the case where a property is already zoned, a DPA for groundwater protection may provide additional guidance on future developments. A DPA for the protection of groundwater must integrate surface water and groundwater considerations. Ideally, an aquifer protection DPA would be delineated on a watershed basis and include guidelines specific to quantity (e.g. permeability requirements of sub-areas, which can address recharge areas) and quality. Additional policies specific to traffic impacts and the compatibility of neighbouring uses have been included to address the concerns raised by area residents.

Staff have contacted the Ministry of Transportation and Infrastructure (MoTI) to engage in conversations regarding access along the Highway 97A and Highway 97B corridors. To date, staff have not received a reply. In proceeding with bylaw amendments, staff anticipate that MoTI will provide their feedback on the proposal through the referral process. If additional consultation on a potential frontage road or traffic calming measures is required, they will be identified at that point in time.

In terms of drafting policies for a new Form and Character Development Permit Area, staff are of the opinion that given the limited scope and scale of the proposed land use designation changes, the existing guidelines for both Commercial and Light Industrial lands are sufficient for any new developments within the plan area and a new Form & Character DPA is not recommended. Overall, the current guidelines endeavour to maintain the attractive rural setting and visual quality within Electoral Area "F" and ensure that the form and character of commercial and industrial developments are appropriately integrated into the rural setting and coordinate with existing developments in the area. Building massing, exterior finishes complementing the natural setting, and encouraging parking at the side or rear of the buildings are just some of the existing guidelines.

As outlined in the Urban Systems Discussion Paper (Attachment B), public feedback was sought through a variety of means, including consultation with the Area F Advisory Planning Commission, a direct mailout survey and an outdoor pop-up engagement event at Grindrod Park. The high-level feedback was:

- Land uses in the study area should be limited to those that have a low demand for water.
- Land uses should be limited to those that have low impact and low traffic demands.
- Consideration should be made regarding any potential nuisances associated with new land uses, such as sound, smell and dust.
- There were also concerns over the impact of new land uses on neighbouring property values.

In Phase I of the planning process, the consultants identified a number of commercial and industrial uses they thought might fit as compatible commercial ventures along the Highway corridors. Staff have reviewed this list and identified those which would be permitted under the newly designated lands.

Light Industrial and Service Commercial designations.

- Storage Space - Boats, Storage Units
- Timber Processing and Shipping
- Metal Fabrication Shop Welding, Machining

- Cold Storage Facility
- Greenhouse / Nursery
- Wood Pellet Manufacturing
- Wild Game Processing
- Veterinarian Services

Rural Home-Based Businesses

- Bed and Breakfast
- Adventure Recreation Guides (Hunting, Fishing, Hiking and Biking - not onsite)
- Home-Based Catering or Farm to Table Catering
- Landscaping and Lawn Care Services
- Custom woodworking or Carpentry
- Tourism Services
- Pet Sitting, Grooming, Training, and Boarding
- Photography/Art Studio
- Professional Services - Accounting, Consulting Designing
- Antiques Collection and Sale (no retail sales)
- Horse Barding, Training
- Stargazing and Astronomy Tours

Based on the Phase I planning process results, review of existing policies, refinement, and drafting of new policies to address the feedback received, staff recommend proceeding with First Reading and referring Bylaw No. 2979 to relevant agencies.

REFERRALS:

Legislation References

The following references to the *Local Government Act* are cited in the Recommendation section of this report:

Section 475 states that during the development, repeal, or amendment of an Official Community Plan, the local government must provide one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected. The local government must also consider whether such opportunities for consultation should be early and ongoing.

Section 476 states, in part, that if a local government has adopted, or proposes to adopt or amend, an OCP for an area that includes the whole or any part of one or more school districts, the local government must consult with the boards of education for those school districts at the time of preparing or amending the OCP.

Section 477 outlines the adoption procedures for an Official Community Plan bylaw including considering the proposed OCP amendment in conjunction with its financial plan and any applicable waste management plan after First Reading.

Should the Board of Directors give First Reading to OCP Amendment Bylaw No. 2979 as recommended, staff propose the amending bylaw be referred to the following:

- City of Enderby,
- First Nations,
- Columbia-Shuswap Regional District,
- School District No. 83,

- RDNO Finance Department,
- RDNO Solid Waste Department, and
- Shuswap River Fire Protection

Given that the proposed OCP amendments are unlikely to impact the Central Okanagan Regional District or the Thompson-Nicola Regional District, staff have not recommended that OCP Amendment Bylaw No. 2979 be referred to these adjacent jurisdictions.

Submitted by:



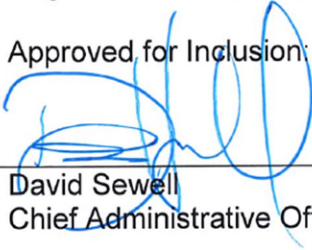
Laura Frank, MCIP, RPP
Regional Planning Projects Manager

Reviewed and endorsed by:



Rob Smailes, MCIP, RPP
General Manager, Planning and Building

Approved for Inclusion:



David Sewell
Chief Administrative Officer

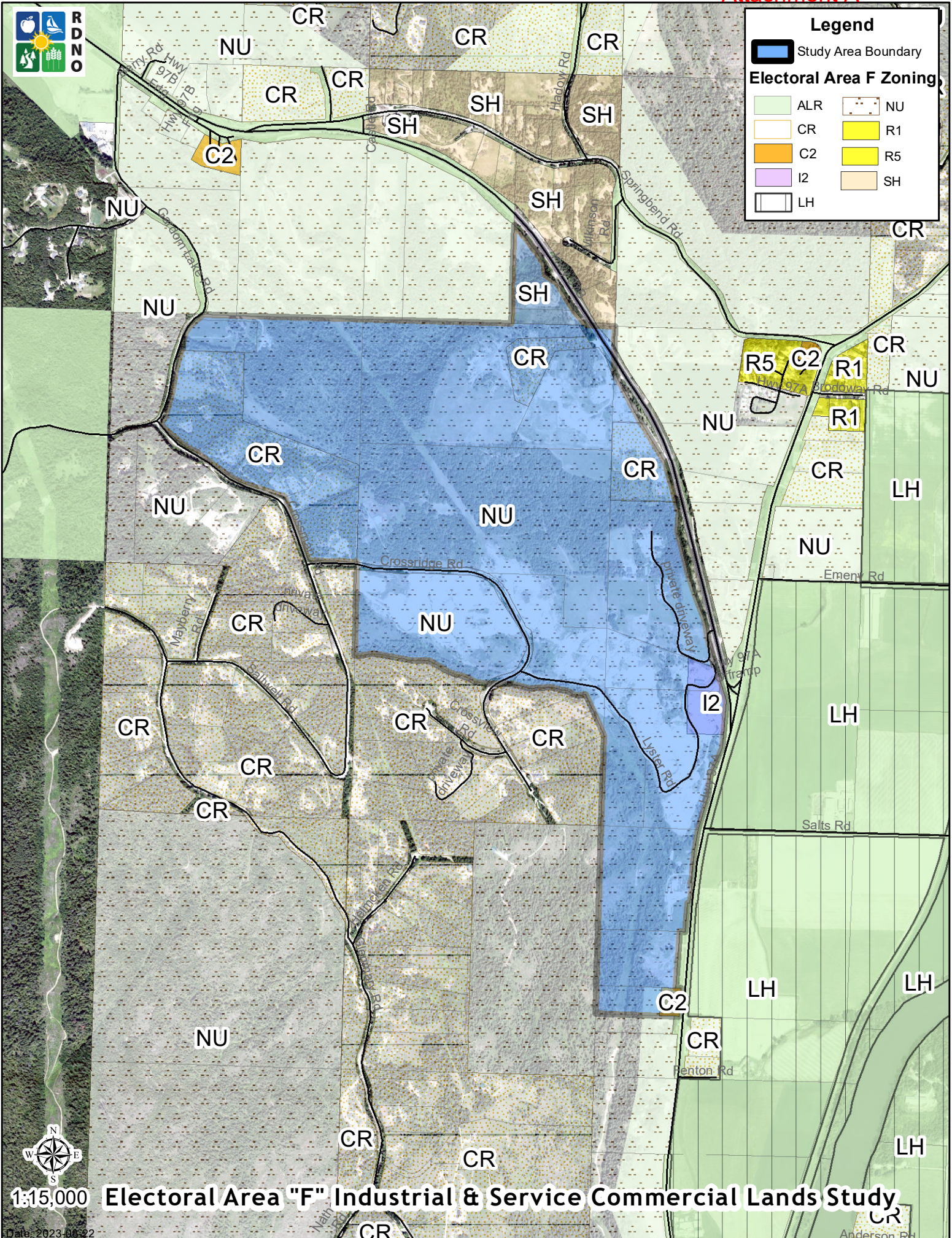


Legend

Study Area Boundary

Electoral Area F Zoning

	ALR		NU
	CR		R1
	C2		R5
	I2		SH
	LH		



1:15,000

Electoral Area "F" Industrial & Service Commercial Lands Study

Date: 2023-08-22

Anderson Rd

ELECTORAL AREA “F”

INDUSTRIAL AND

COMMERCIAL LANDS STUDY

PHASE 1 DISCUSSION PAPER

October 20, 2023

URBAN
S Y S T E M S

PREPARED FOR:

Regional District of North Okanagan
9848 Aberdeen Rd
Coldstream, BC
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1.0 INTRODUCTION

Currently, the Regional District of North Okanagan (RDNO) is experiencing growth, with the employment lands in Electoral Area “F” and the City of Enderby approaching low levels of vacancy. Over the past 10 years there have been a number of applications for Industrial and Commercial use in Electoral Area “F”. The area near the intersection of Highway 97A and 97B “the study area”, may have potential to accommodate Industrial and Service commercial development.

The RDNO retained Urban Systems Ltd. (Urban) in April 2023 to study the market context and demand for employment lands and to determine if the study area is appropriate for Industrial and Service commercial development.

During the first of three phases of the project, Urban Systems studied the market context in conjunction with the community feedback and existing conditions. The combination of these factors have assisted in determining recommendations for employment lands within the Study Area. This report sets out the results of the work undertaken in Phase 1. Phase 2 will focus on further agency engagement, identification of land use options and policies, and a review of the Official Community Plan (OCP) for potential amendments. The outcomes of the process include a comprehensive review of the study area that provides RDNO staff with the full context of the area to move forward with the appropriate steps after completion of Phase 2, which may result in amendments to the Official Community Plan.

2.0 SUMMARY OF EXISTING CONDITIONS

2.1 OUTLINE OF OCP DESIGNATIONS IN THE STUDY AREA

The study area contains the following land use designations:

- CR - Country Residential, minimum parcel size 2.0 ha
- NU - Non Urban, minimum parcel size 9.2 ha
- SH - Small Holding, minimum parcel size 1.0 ha
- I2 – Industrial

Country Residential, Non-Urban and Small Holding are all rural land designations under the Electoral Area “F” Official Community Plan. The objective of rural land designations is to designate land in rural areas to accommodate residents who prefer an alternative to urban living and to focus the majority of new development in areas with urban infrastructure.

The types of industry present in Electoral Area “F” include those in the resource sectors of forestry, agriculture, and mining (including gravel extraction and processing) as well as smaller scale firms involved in manufacturing and distribution of specialty products.

2.2 OUTLINE OF OCP POLICY RELEVANT TO THE STUDY AREA

A range of police set out in the Area F OCP are relevant to potential Industrial uses in the area. In general the policies indicate the following with respect to potential industrial/ service commercial types of uses in the area:

- OCP Growth Management policies support industrial development on lands designated for industrial use in the Official Community Plan.
- OCP Rural Land and Industrial Land policies support home occupations, agriculture and resource use as economic opportunities considered compatible with Rural designated lands.
- OCP Resource Use and Rural Land policies suggest that development should not preclude the potential for resource use such as gravel extraction, other mining activities, or forestry.
- OCP Industrial policies suggest that, given limited services and infrastructure in Rural designated areas, industrial uses should locate within the City of Enderby.

More specifically, the relevant OCP policies are quoted below:

Growth Management Policies

2.2.1 The Regional District shall support the designation of the Rural Protection Boundary, Growth Areas, and Future Growth Areas consistent with the Regional Growth Strategy. Within Electoral Area “F”, the Regional Growth Strategy designates Growth Areas and Future Growth Areas in the Enderby Area and the Kingfisher area.

2.2.5 Where proposed development is adjacent to the Agricultural Land Reserve, the first priority will be to protect agricultural activity from negative development-related impacts through the use of such mechanisms as undertaking fringe area planning with adjacent municipalities, requiring appropriate buffers on the non-ALR land, or registering restrictive covenants.

2.2.8 The locations of present and proposed rural, residential, commercial, industrial, institutional, agricultural, recreational, and public utility land uses are identified on OCP map Schedule “C” and the amount of each land use designation is presented in OCP Table 4. (Table 4 of the Official Community Plan indicates there are approximately 34 ha of land designated Industrial within Electoral Area “F”).

Agriculture Policies

3.2.8 Where a property is being rezoned for development adjacent to a property that is designated as Agricultural, an appropriate buffer strip may be required to be established on the non-agricultural property consistent with the “Landscaped Buffer Specifications” established by the Commission.

Resource Use Policies

4.2.6 Land covering areas of high mineral or aggregate potential shall be retained in large parcels (Non-Urban (N.U) and Large Holding (L.H) zones) to allow for extraction with minimum conflicts.

4.2.14 The location of areas with known or probable deposits of sand and gravel which may be suitable for extraction area shown on (OCP) Figure 5.

Rural Lands Policies

5.2.5 Rural lands may have the potential for resource extraction and may not be suitable for development due to limitations of elevation, slope, water, accessibility, disruption of existing resource or agricultural uses, or interference with watershed conservation.

5.2.6 Support economic development opportunities within the Regional Growth Strategy - Rural Protection Area that are compatible with the rural character and limited services of the area, including home occupation, agriculture and resource use.

5.2.8 Where a property is being rezoned for development adjacent to a property that is designated as Agricultural, an appropriate buffer strip may be required to be established on the non-agricultural property consistent with the “Landscaped Buffer Specifications” established by the Commission.

5.2.9 Development should not preclude the potential for resource use such as gravel extraction, other mining activities, or forestry.

5.2.10 Upon receipt of an OCP Amendment and/or Rezoning application for any Rural development, the Board of Directors will give consideration to the fire protection issues in the local area with particular respect to wildfire interface areas.

5.2.13 Official Community Plan and Zoning amendment applications should include information maps showing how the rezoning area can be developed under the proposed zoning including (as applicable) the location of any new roads, environmental protection measures, lot layouts, and any community amenities.

5.2.14 The following information and considerations (*pertinent to the subject application*) are necessary to guide a review of any rezoning application which may or may not be approved by the Board of Directors:

- a. Property proposed for development should not be subject to flooding, high water table, or terrain instability.
- b. A proposed development should not require excessive public expenditures for services such as roads, utilities, and school busing.
- c. Natural features or other sensitive environmental attributes should not be negatively impacted by a proposed development.

Industrial Lands Policies

9.2.3 The home occupation and resource use provisions of the Zoning Bylaw will continue to allow limited industrial use within the Rural zones of the Regional District.

9.2.4 Given limited services and infrastructure available in Electoral Area “F”, industrial uses are encouraged to locate within the City of Enderby.

9.2.6 Major industrial land developments shall not be considered for community plan amendment/rezoning until a comprehensive plan is provided in accordance with the policies of this plan, and until the roads and services adequate for the development are either in place, or guarantees regarding their construction and installation are provided.

9.2.8 The Board of Directors may direct that an Official Community Plan amendment application be presented at a Public Information Meeting to be hosted in the community by the applicant prior to scheduling of a Public Hearing.

Transportation Policies

10.2.4 The function of Highways 97A and 97B as Provincial Highways serving inter-regional travel will be maintained with the dedication of sufficient right-of-way width, by controlling access points, and by ensuring that development of adjacent land does not adversely affect the function of the highway.

10.2.7 New roads and major improvements to existing roads should be located so as to provide minimum disruption to agricultural users of these roads and adjacent farming operations.

10.2.13 Development for which road upgrading would be required should not be permitted to proceed until roads adequate for the development are in place.

Public Facilities & Services

11.2.9 Because of the importance of an adequate water supply in rural areas and the uncertainty about water supply in some areas, in conjunction with an OCP amendment and/or rezoning application assurance about the proposed water supply (quality and quantity) should be provided and the Board of Directors may request that a hydrogeological study be provided to determine impacts, if any, of the proposed development on the water supply of existing users in the surrounding area and the underlying aquifer.

2.3 OUTLINE OF ZONES WITHIN THE STUDY AREA

The site area contains the following zones:

- CR - Country Residential
- NU - Non-Urban
- SH - Small Holding
- I2 – General Industrial

The SH, NU and CR zones support rural living and permit low density housing, agricultural uses and ancillary buildings. The Small Holding zone permits a limited but variety of different uses: bed and breakfast, boarding house, home occupation, public parks and playgrounds, restricted ag use, single family dwelling. The Country Residential and Non-Urban zones have a maximum lot coverage of 30% and a minimum parcel size of 2 ha – 4.92 acres. The zones permit the same uses as small holding as well as others, some include:

- Single family and two family dwelling
- Boarding house
- Fruit and produce pickers cabins
- Agriculture uses
- Public parks and playgrounds
- Veterinary clinics
- Wineries and cideries
- Work force housing units
- Community care facilities

Country Residential and Non Urban differ on permissions on the number of buildings permitted per lot. Country Residential permits one additional SFD on lots 4 ha or greater (outside of ALR) versus Non Urban permits one additional SFD on lots 14.4 ha and, an additional SFD on lots 2.6 ha or larger outside of ALR. The General Industrial zone permits a wide range of industrial uses including retail sales of heavy equipment and machinery; service and repair as well as all permitted uses in light industrial. The zone has a maximum lot coverage of 60%.

2.4 MAPPING

2.4.1 LAND USE MAPPING

The Official Community Plan mapping for the study area is set out in Figure 1. The Zoning mapping for the area is set out in Figure 2. Figure 1 and 2 are also available to view in more detail as Appendix A and B.



Figure 1 - Official Community Plan Map

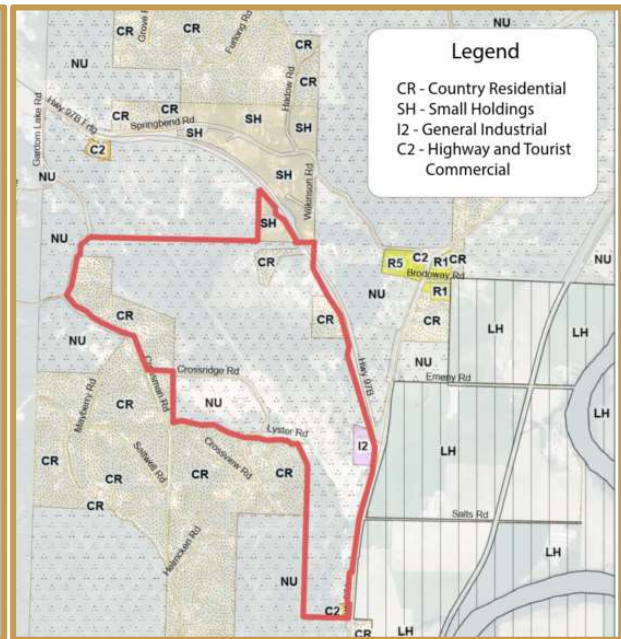


Figure 2 - Zoning Map

2.4.2 EXISTING USES MAP

The existing known Industrial and service commercial types of uses in the study area are set out in Figure 3 below

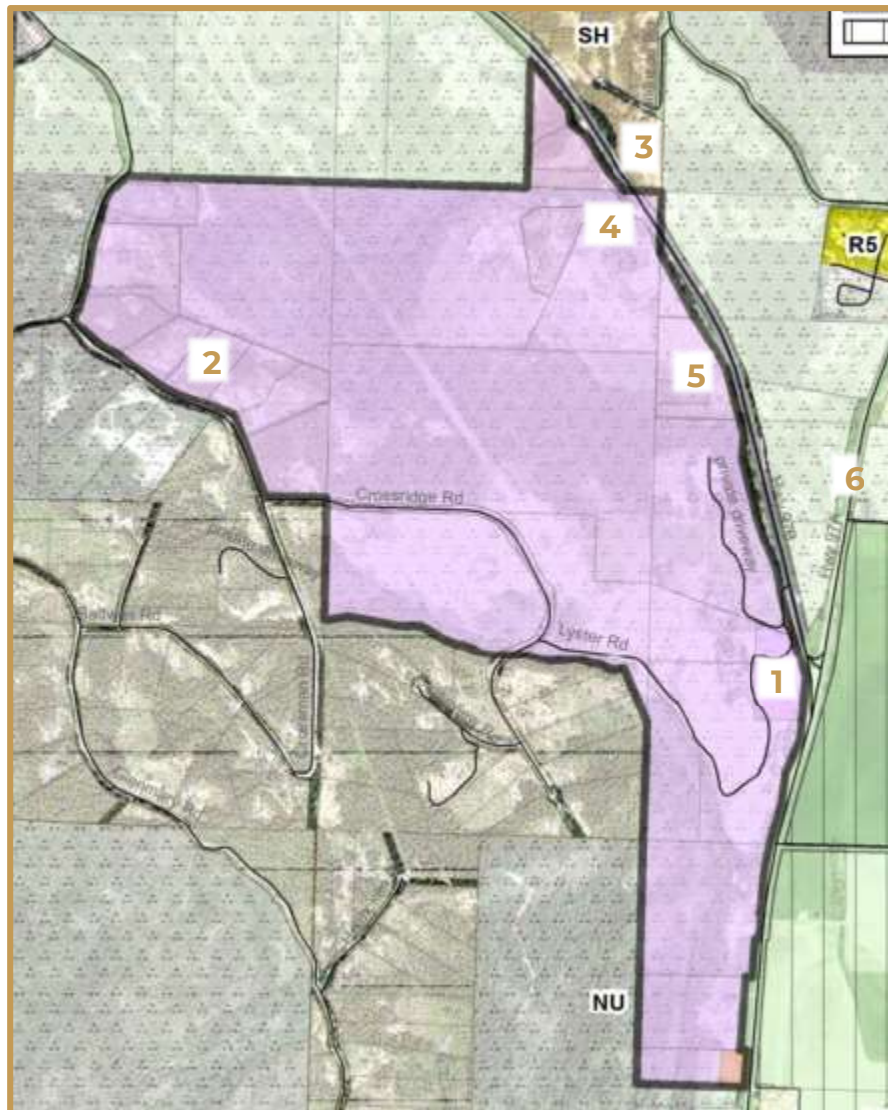


Figure 3 - Existing Industrial & Service Commercial Uses

1. Baird Bros – Concrete supplier
2. BC Log Design – Log home builder
3. Reimer’s Farm Service & Landscape Supply – Farm supplies
4. Mike’s Meat – Wildlife butcher
5. Large Shop (Potential for cabinetry manufacturing)
6. Enderby Organic Farm

2.4.3 REGIONAL GROWTH STRATEGY

The RDNO's Regional Growth Strategy does not identify the Study Area as a focal area for growth. The majority of Future Growth Areas identified are adjacent to population centres. The regional Growth strategy map and the general location of the study area is set in Figure 4 below.

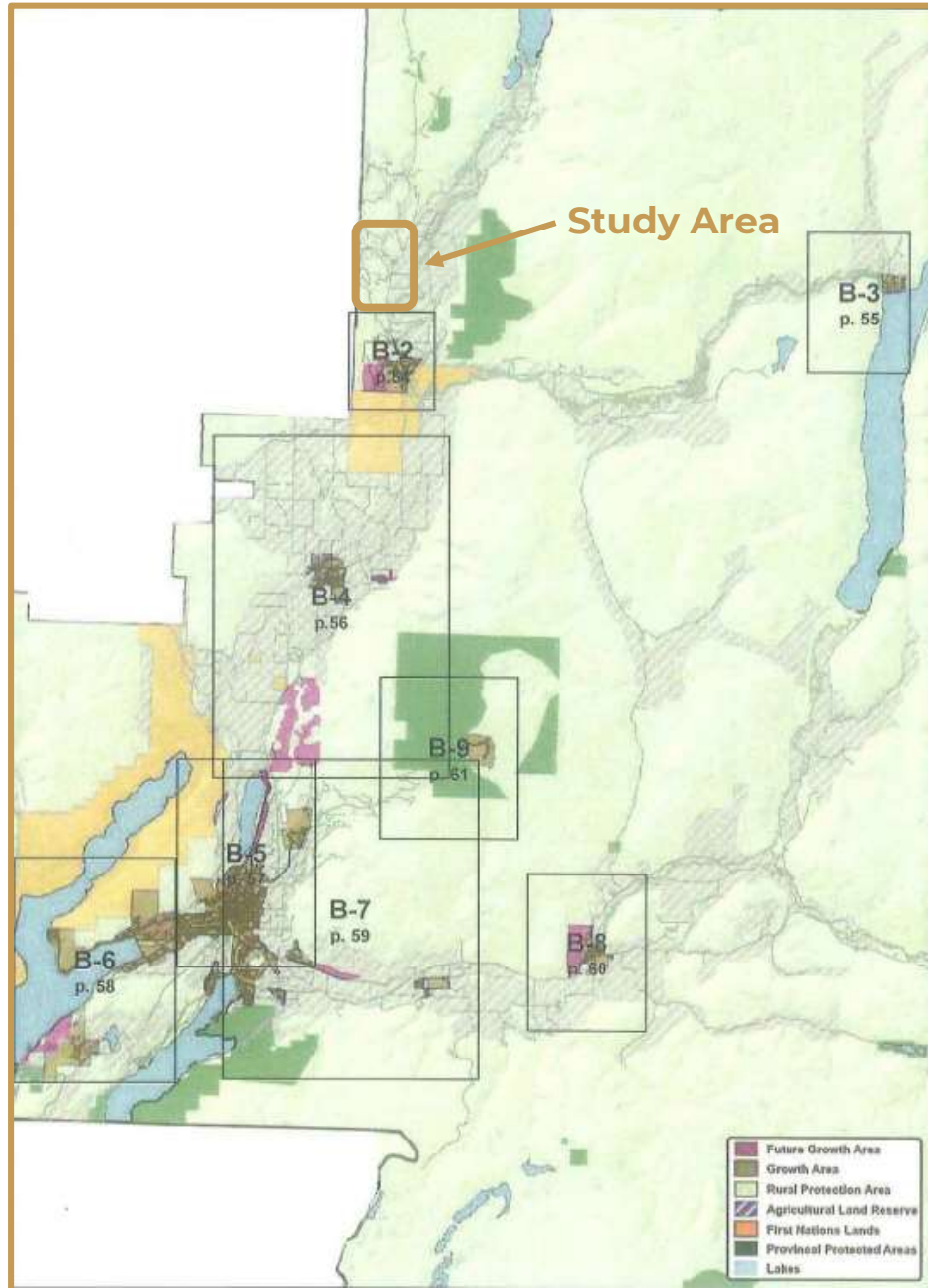


Figure 4 - RDNO Regional Growth Strategy Map

The relevant definitions and policies in the Regional Growth Strategy are set out below:

The Regional Growth Strategy designates the study area as being within a Rural Protection Area. The following definitions have been provided for Rural Protection Areas and Growth Areas:

“RURAL PROTECTION AREAS: are areas that will not have access to water and sewer infrastructure, consist of large lot sizes and are associated with rural uses. *Rural Protection Areas are intended to provide for a variety of rural land uses, including low density rural residential development, natural resources, and agricultural and existing small scale neighbourhood commercial uses. Rural Protection Areas help protect rural landscapes and agricultural lands, prevent unsuitable urban development and densities, limit water and sewer infrastructure extensions beyond the Rural Protection Boundary and maintain rural lifestyle options. Natural lands, open spaces, agricultural lands and environmentally sensitive lands that are unsuitable for residential development are included within the Rural Protection Areas, including: the Agricultural Land Reserve, watersheds, conservation areas, natural habitats, grasslands, forests, wetlands, major parks and recreation areas. Rural developments around drinking water sources and reservoirs should be restricted to protect water quality and quantity.”*

“GROWTH AREAS: are serviced by water and sewer infrastructure and are defined by the Rural Protection Boundary. *Growth Areas are intended to contain the diversity of the region’s established communities with urban densities (lots less than 1 hectare). Urban levels of service, including water and sewer infrastructure extensions, will be limited to Growth Areas. Growth Areas do not necessarily correspond to municipal or electoral area boundaries (existing or proposed). Growth Area boundaries respect past agreements and comprehensive neighbourhood planning initiatives that have access to existing water and sewer infrastructure.”*

The Regional Growth Strategy (RGS) outlines the regional policies that are to be considered by the Board of Directors when reviewing an OCP/Rezoning Amendment application. The following RGS policies apply with respect to this area and potential Industrial or service commercial uses in the area:

Urban Containment and Rural Protection

UC-1.3: Consider the full cost of development, including water and sewer infrastructure, transportation, emergency response and civic services, to ensure that land use decisions are transparent, informed, fiscally responsible, and take into account the principles of asset management.

UC-2.1: Designate Rural Protection Boundaries, consistent with the Regional Growth Strategy, within Official Community Plans for the purpose of protecting lands within the Rural Protection Area. Lands designated as Rural Protection Areas are intended to accommodate low density development on larger (1 hectare and greater) parcels of land that are not serviced with both community water and sewer systems.

UC-2.2 *RGS policy UC-2.2 reads in part:* The Board respects local jurisdictions’ land use autonomy ... to determine land use in the Rural Protection Area while still trying to discourage sprawl.

UC-2.6: Designate lands as Rural Protection Areas: This designation will protect, and at the same time enhance, the rural landscape by encouraging development that is compatible with the rural character of the North Okanagan.

UC-2.7 Encourage the location of commercial, retail and community services that serve rural residents to neighbouring communities and existing activity areas to prevent the conversion of rural land into commercial uses.

UC-2.8 Protect the character of rural areas: Rural Protection Areas contain a variety of lands with natural resource value including agriculture and forestry. These lands have historically played a significant role in shaping North Okanagan character and identity, offering rural lifestyle choice, as well as providing important economic benefits. Their long term viability and productivity is increasingly threatened by urban encroachment and the spread of incompatible land uses.

Water Stewardship

WS-1.1 Develop policies, within the authority of local and regional government that will evaluate proposed developments based upon local hydrological conditions, access to long term water supply, an adherence to the precautionary principle and impact on supply to existing users.

Economic Development

ED-1.1 Support a regional approach to economic development, based upon a voluntary model, which encourages a positive and sustainable business enabling environment.

ED-1.4 Support municipalities, first nations and electoral areas in the implementation of the Regional Employment Lands Action Plan to generate employment opportunities and create a more economically resilient and diverse region. (Note that the study area is not within an Investment Zone as identified in the Regional Employment Lands Report).

ED-2.1 Explore initiatives that support continued economic diversification, including value added, community based business development, green jobs and sustainable industries. ED-2.3 Monitor the supply of industrial lands in the region with the objective of maintaining a sufficient capacity to meet the needs of the regional economy.

ED-2.4 Investigate opportunities to support the expansion of regional employment that are consistent with the Regional Growth Strategy.

ED-2.5 Support the intensification of employment activity within Neighbourhood Centres and other identified economic nodes.

ED-2.6 Discourage large commercial or institutional developments outside of Growth Areas.

Transportation and Infrastructure

TI-1.3 The province is encouraged to collaborate with local and regional governments when identifying potential, or enhancing existing, transportation corridors to ensure that planning for major transportation corridors preserves choices for the future, including active transportation options.

TI-1.4 Senior levels of government are encouraged to partner with the Regional District of North Okanagan and its member municipalities when developing a long range corridor protection and/or acquisition strategy that accommodates future transportation needs.

TI-2.7 Ensure that land use decision making is informed by a full and complete understanding of the impacts on all aspects of the transportation system, including transit, walking and cycling.

2.4.4 AQUIFER & STREAM MAPPING

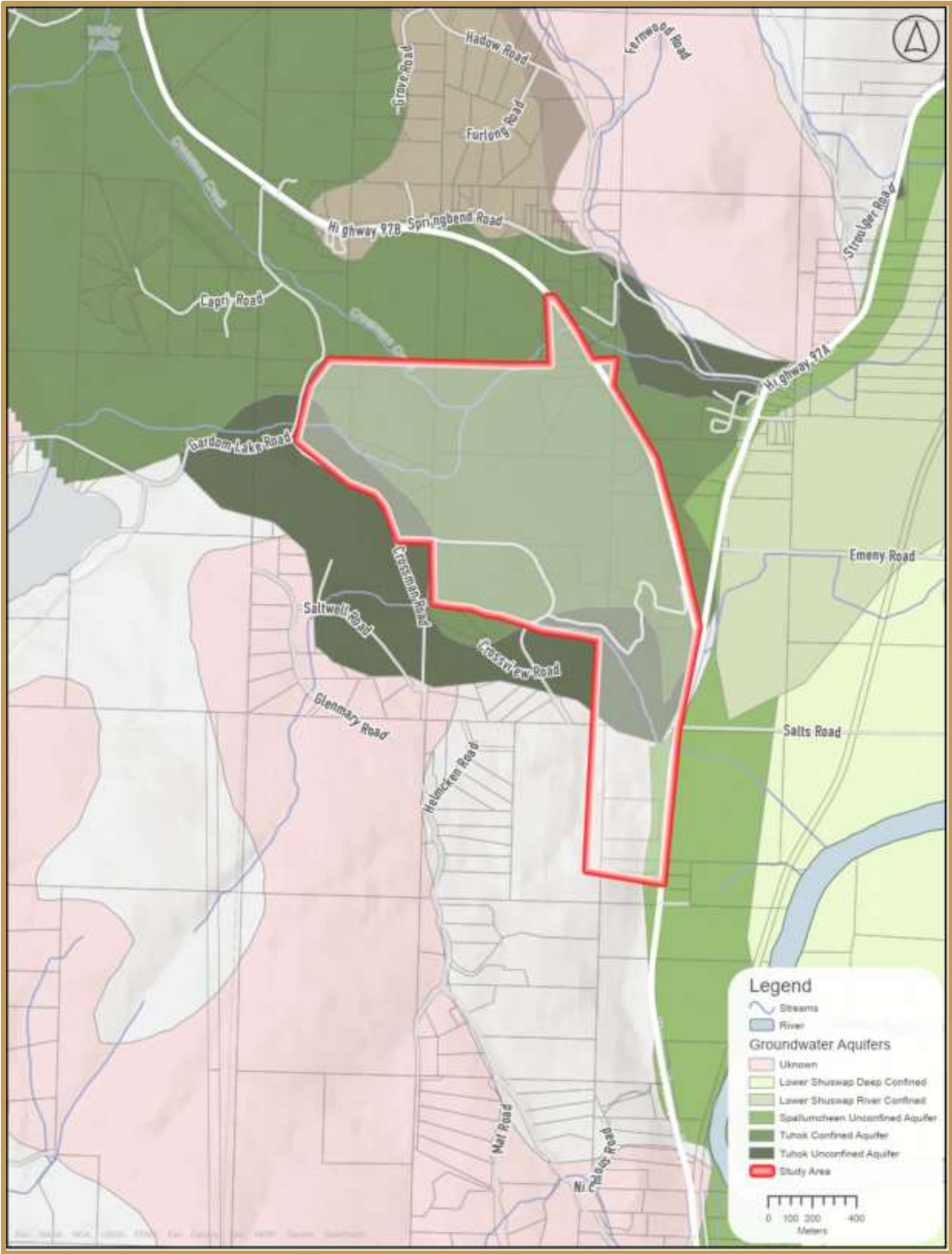


Figure 5 - Aquifer & Stream Mapping

The majority of the Study Area is within the Tuhok Confined Aquifer, and Tuhok Unconfined Aquifer. *North Okanagan Aquifer Mapping and Geologic Modelling: Summary of Results and 3D*

*Interpretation*¹, outlines the aquifer capacity and characteristics which state that the area has significant bedrock topographic high below the base of the valley which prevents recharge of the aquifers. The average well yield in the area is between 1-2 lps. Land use, average well yields, and well density are consistent with rural-residential, and to a lesser extent agricultural groundwater use, as the primary utilization of the aquifers in the area. Figure 5 can also be viewed in Appendix D.

¹ North Okanagan Aquifer Mapping and Geologic Modelling: Summary of Results and 3D Interpretation - https://a100.gov.bc.ca/pub/acat/documents/r54472/WSS2017-03_N_Okanagan_1532284399084_2278704448.pdf

2.4.5 TOPOGRAPHIC MAP

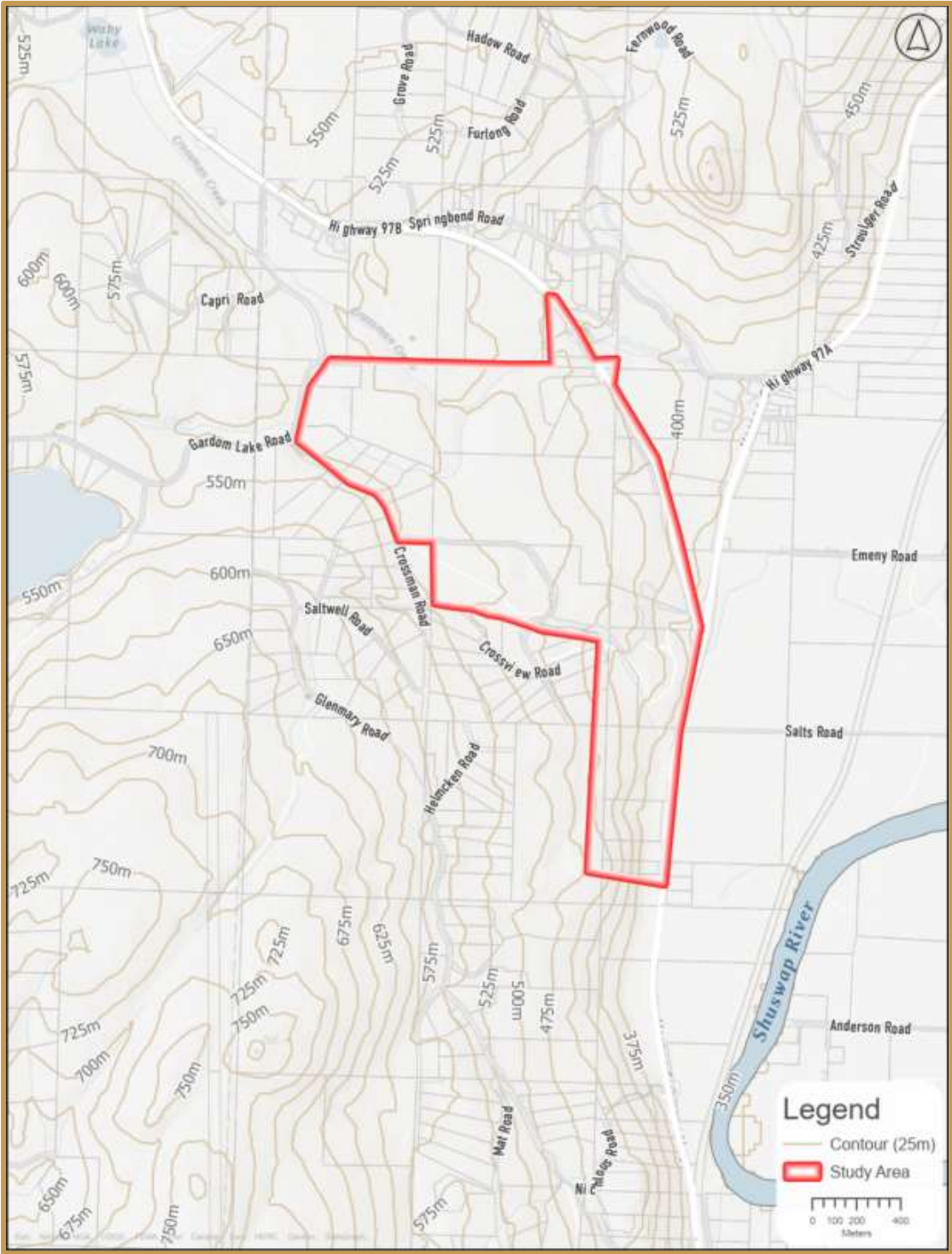


Figure 6 - Topographic Map

The topography of the Study Area is shown in Figure 6. The Study Area is characterized by gently sloping lands in the north-west of the area, with increasing grades sloping towards Highway 97A & 97B. The sloping topography creates some access difficulty to properties on Highway 97B. The low point of

the Study Area is in the southernmost section adjacent to Highway 97A at 350 m and the highest is in the northwest section at approximately 575 m, a 225 m change in elevation. The Topographic Map can be seen in Appendix E.

3.0 SUMMARY OF OUTREACH & CONSULTATION

3.1 STUDY AREA TOUR

On May 26th, 2023, Urban Systems, RDNO staff members and Area “F” Director Hopkins completed a driving tour of the study area. Urban Systems staff noted a number of home-based businesses in the area as well as light industrial uses. Most residential properties had single family homes on large well-maintained lots. All participants noted the strong rural character of the residential areas.

During the tour, RDNO staff highlighted traffic issues in the area including blind corners on narrow winding roads, and problematic intersections including Highway 97A, 97B & Gardom Lake Road. During peak hours it was observed that many intersections have the potential for safety issues if the Study Area were to experience higher traffic flows. During the tour, many gravel trucks were observed accessing the active gravel pit in the study area.

The topography of the Study Area varied from flat lands to steep hillside. Many properties were not able to be observed due to the densely forested area along the roadsides.



Figure 7 - Site Tour Photos

3.2 ENGAGEMENT - WHAT WE HEARD

3.2.1 APC MEETING

Urban Systems staff attended the July 26th Area “F” APC Meeting to present the Industrial and Service Commercial Lands Study to APC members, and to request feedback on how the study may impact the community as well as to discuss community context.

Attendees included Urban Systems Staff, Area “F” APC Members, and Area “F” Director Hopkins. The presentation that was given to the Area “F” APC can be seen in Appendix F.

APC Key Themes

Engagement

- Members recommended that the most effective way to connect with the public is via local Facebook groups that cover certain geographies in Electoral Area “F”, as well as through the memberships of local community halls (Mara, Grindrod, Ashton Creek, Riverside, Gardom Lake, and Kingfisher).
- Location for the community pop-up engagement event in Fall of 2023. Members were in general agreement that the pull-off on the side of Highway 97B was a good location for the community pop-up engagement event in Fall of 2023 (the same location where we met on our site visit in May).

Land Use

- Members expressed concern about the potential Bitcoin mining operation in Ashton Creek at the former Riverside Forest Products location. Noise, power consumption, water use from the Shuswap River, and the potential for an operation to open in the study area were raised as concerns.
- Land uses in the study area should be limited to those that have a low demand for water.
- Land uses should be limited to those that have low impact and low traffic demands, as traffic in the area surges in the summer months and multiple accidents have occurred in the immediate area when vehicles turn on/off Highway 97A.

Traffic

- Members have strong concerns about current traffic and traffic safety in/around the study area, concerns which would become more pronounced with development in the study area without proper attention to safety from MOTI.
- Numerous intersections are already dangerous in the area and any development would need to incorporate higher road safety standards.

Employment

- Members noted a lack of employment opportunities for young people in the area, which leads to young people moving away.
- There is a struggle to retain small businesses in the area because there are few locations that are adequate in size/servicing/location for businesses to grow.

3.2.2 POP-UP ENGAGEMENT

On Wednesday, September 13th, 2023, Urban Systems staff hosted a pop-up event at Grindrod Park from 2 to 6pm. The public was informed through a series of social media advertisements and a mailout to residents/adjacent residents of the Study Area. The intent of the engagement was to inform residents why the study was being undertaken by the RDNO, provide examples of potential outcomes,

and to request feedback. Approximately 14 local residents attended the event and engaged in extensive discussion with Urban Systems staff.

A series of posterboards and printouts were available for the public during the event and are attached as Appendix G.

Key Insights

- One participant that attended is a dairy farmer. The Farmer has water rights for Twigg Creek on the east side of the highway (see Figure 8). He expressed concern over the impact the expansion of industrial uses in the area could impact the quality of his water.
- One resident in the area owns over 90 hectares of land within the study area zoned NU – Non Urban. The property owner informed USL Staff that Baird Bros approached her with interest in purchasing her land to expand their gravel business.

Key themes

- Desire from a cabinet shop owner to relocate their business from Salmon Arm to the study area;
- Concern about the impact of potential uses on water resources (stream/aquifer);
- Potential nuisances of new land use (sound, smell, dust);
- Concern over the impact of new land use on property value;
- Traffic concerns, specifically at Gardom Lake Road and Highway 97B;
- Curiosity about potential change of use for their personal property and what options for land use would become available.

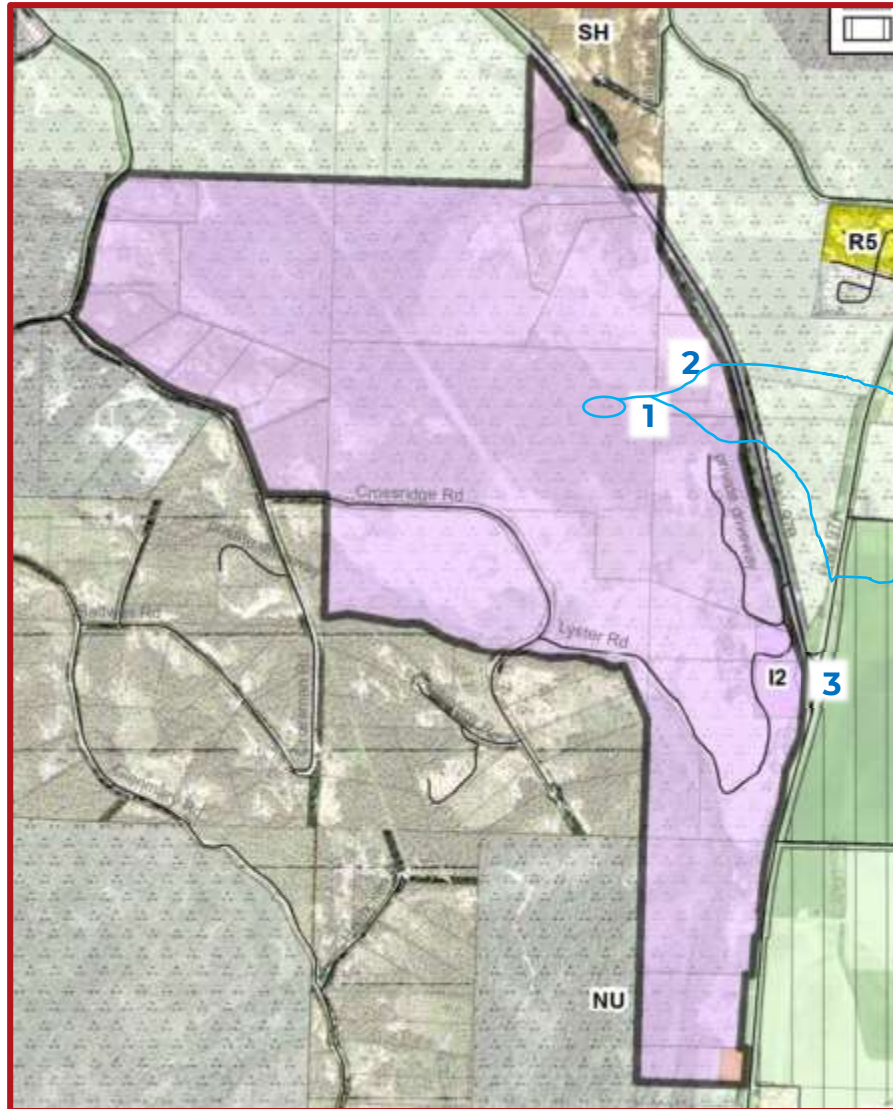


Figure 8 - Notable Items described by local residents during the Pop-up Engagement Event

1. Twigg Stream (drawn by Dairy Farmer, stream is not captured in Figure 5 Aquifer and Stream map)
2. Cabinet shop owner's area of interest to relocate his cabinetry manufacturing business
3. Residents are concerned about the safety of the intersection of Highway 97A and Highway 97B

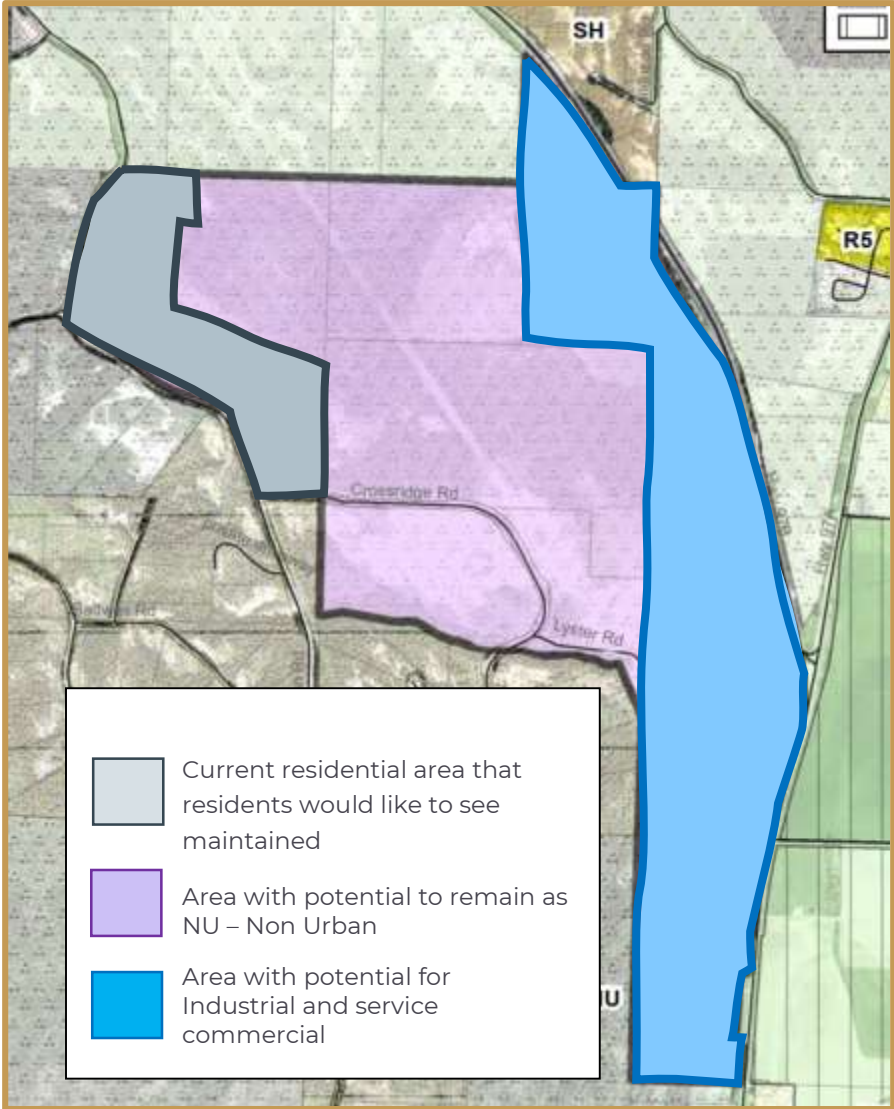


Figure 9 - Areas with potential for OCP designation updates, as described by local residents during the Pop-up Engagement Event



Figure 10 - Pop-up Engagement Photos

3.2.3 ONLINE SURVEY

An online survey was developed and advertised through a series of social media posts and a mailout to residents/adjacent residents of the Study Area. The intent of the survey was to determine a high-level profile of the respondents and to ask questions related to their future vision of the Study Area. Question response format was limited to multiple choice and long format. A total of 15 responses have been received at the time of submission. An interactive dashboard of survey results can be accessed by [clicking this link](#).

The majority of respondents were retired year-round property owners that live the Study Area or within Electoral Area "F". The charts below provide some context on the survey responses:

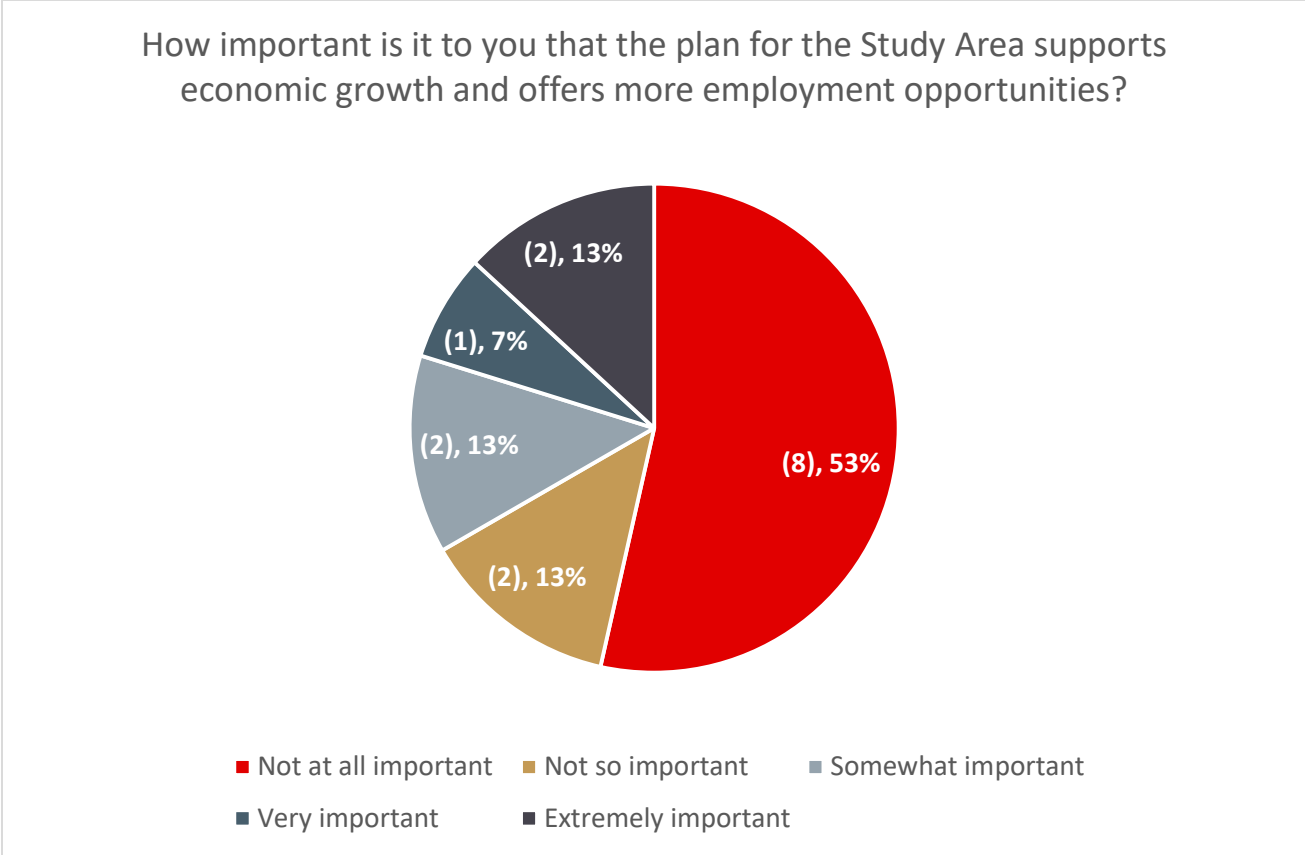


Figure 11 - How important is it to you that the plan for the Study Area supports economic growth and offers more employment opportunities?

A series of light industrial and service commercial activities that may be considered in Electoral Area F Study Area is provided below. Please rank the following uses as low, medium or high priority based on your perceived level of need for the Study Area



Figure 12 - Please rank the following uses as low, medium or high priority based on your perceived level of need for the Study Area

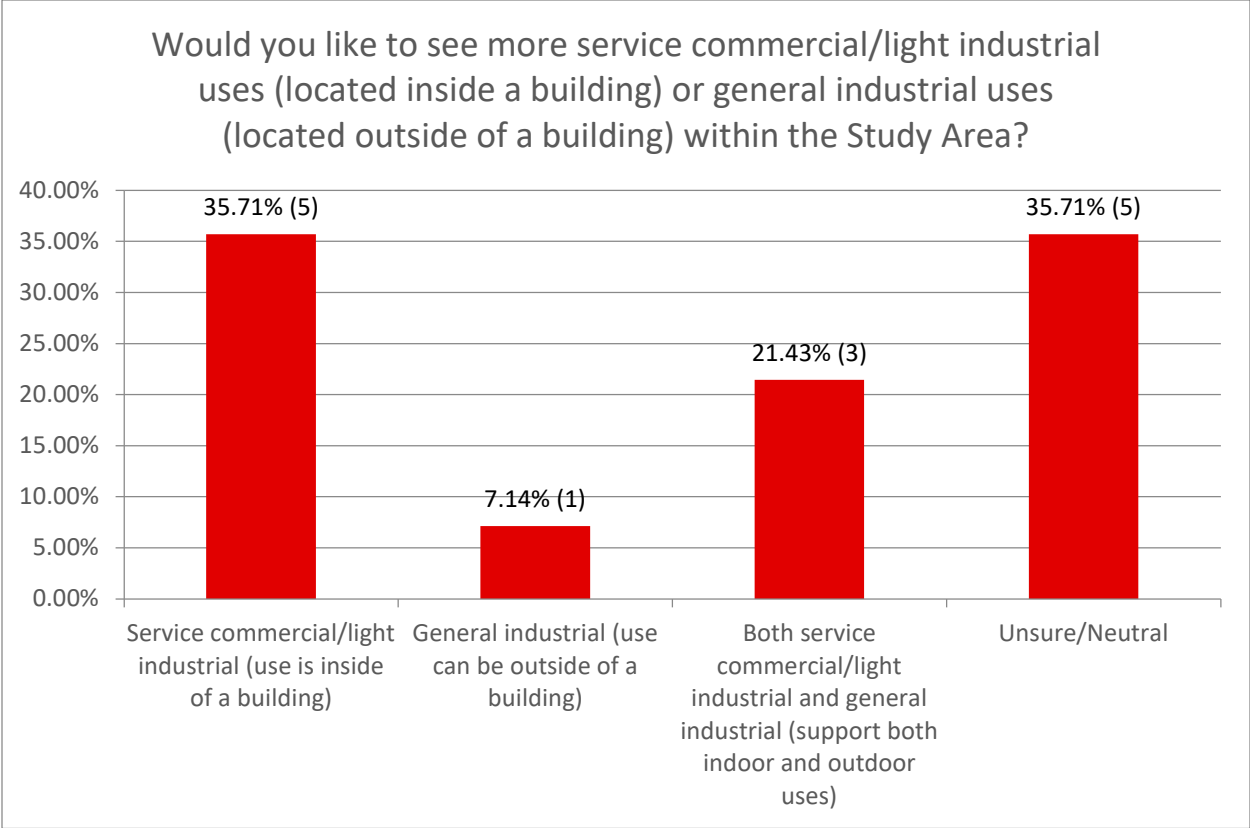


Figure 13 - Would you like to see more service commercial/light industrial uses (located inside a building) or general industrial uses (located outside of a building) within the Study Area?

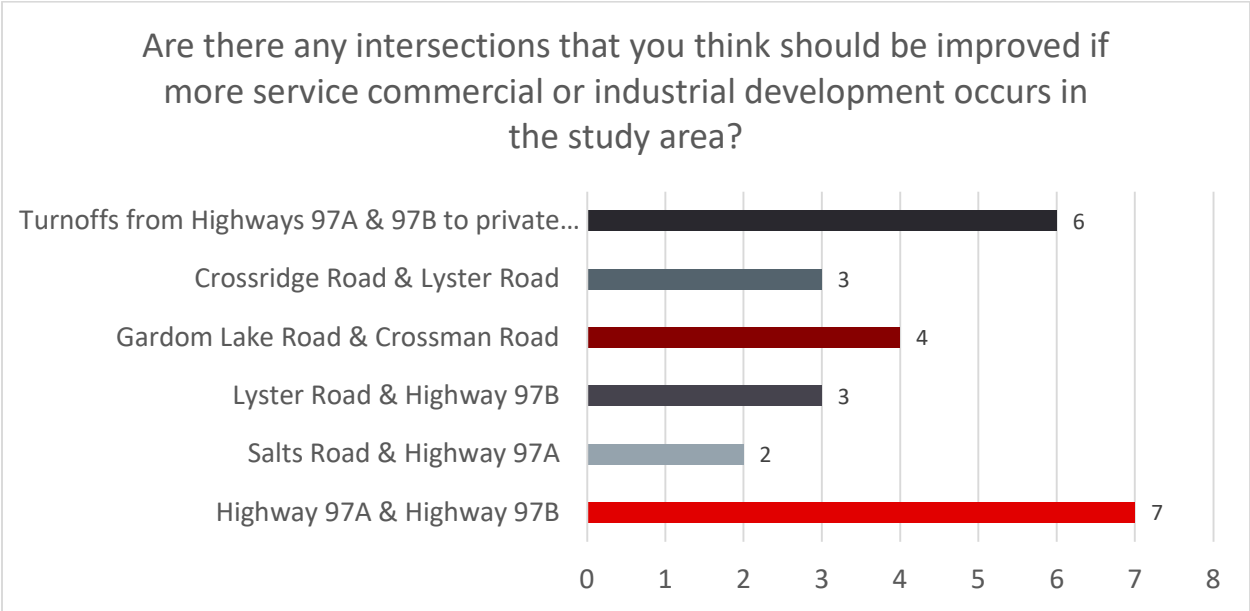


Figure 14 - Are there any intersections that you think should be improved if more service commercial or industrial development occurs in the study area?

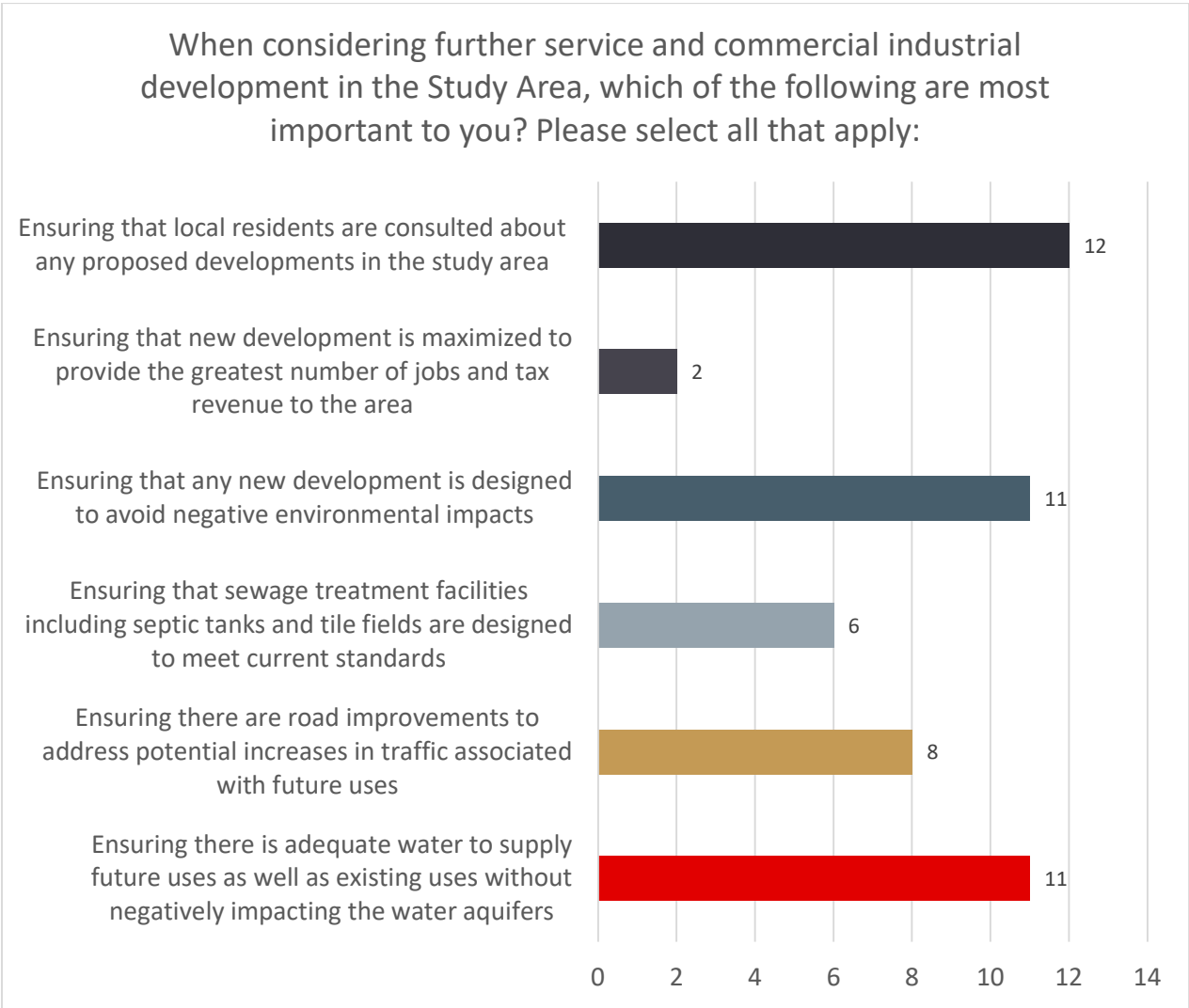


Figure 15 - When considering further service and commercial industrial development in the Study Area, which of the following are most important to you?

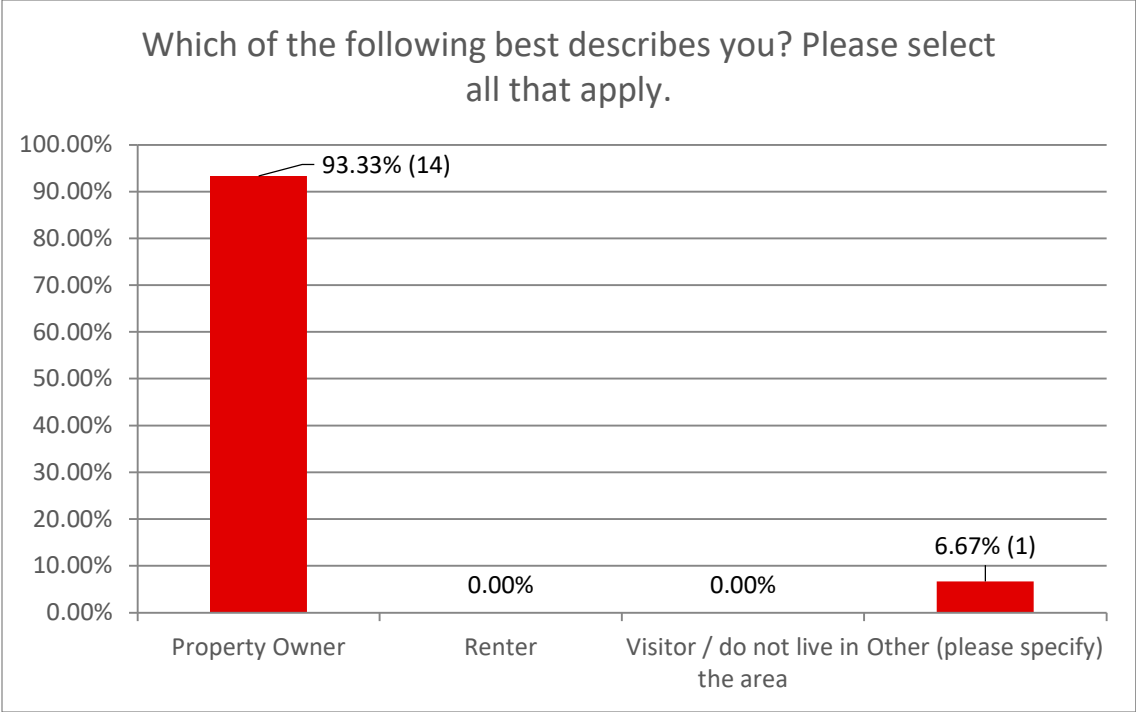


Figure 16 - Respondent Location Information

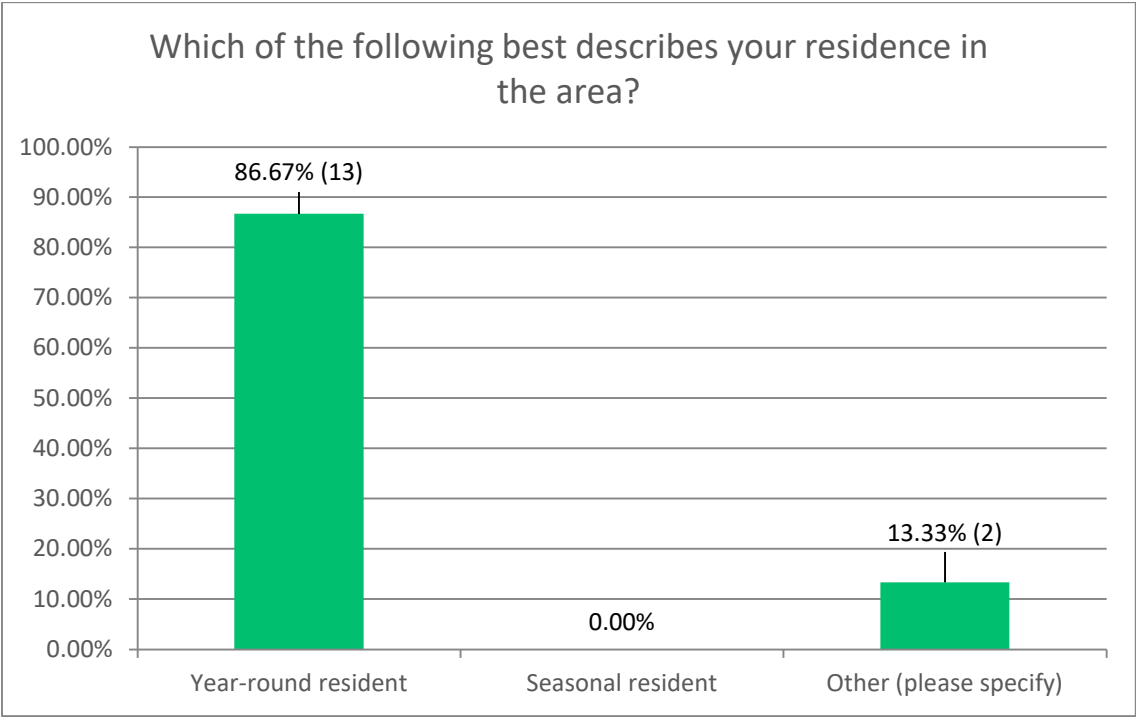


Figure 17 - Which of the following best describes your residence in the area?

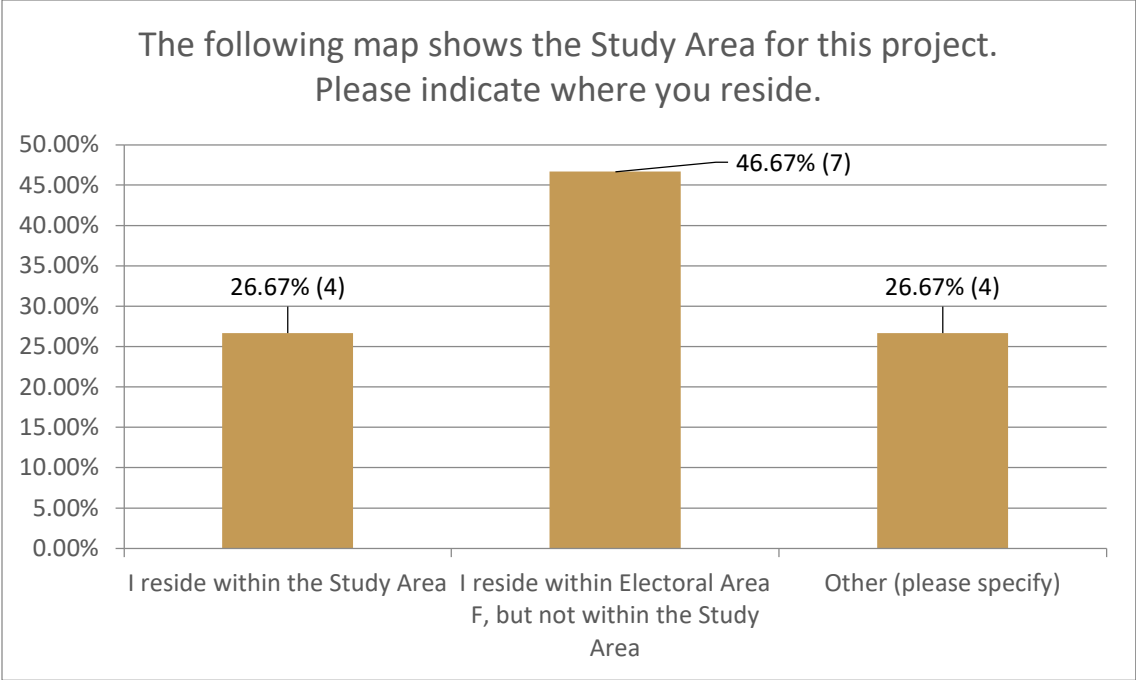


Figure 18 - Location of Residence

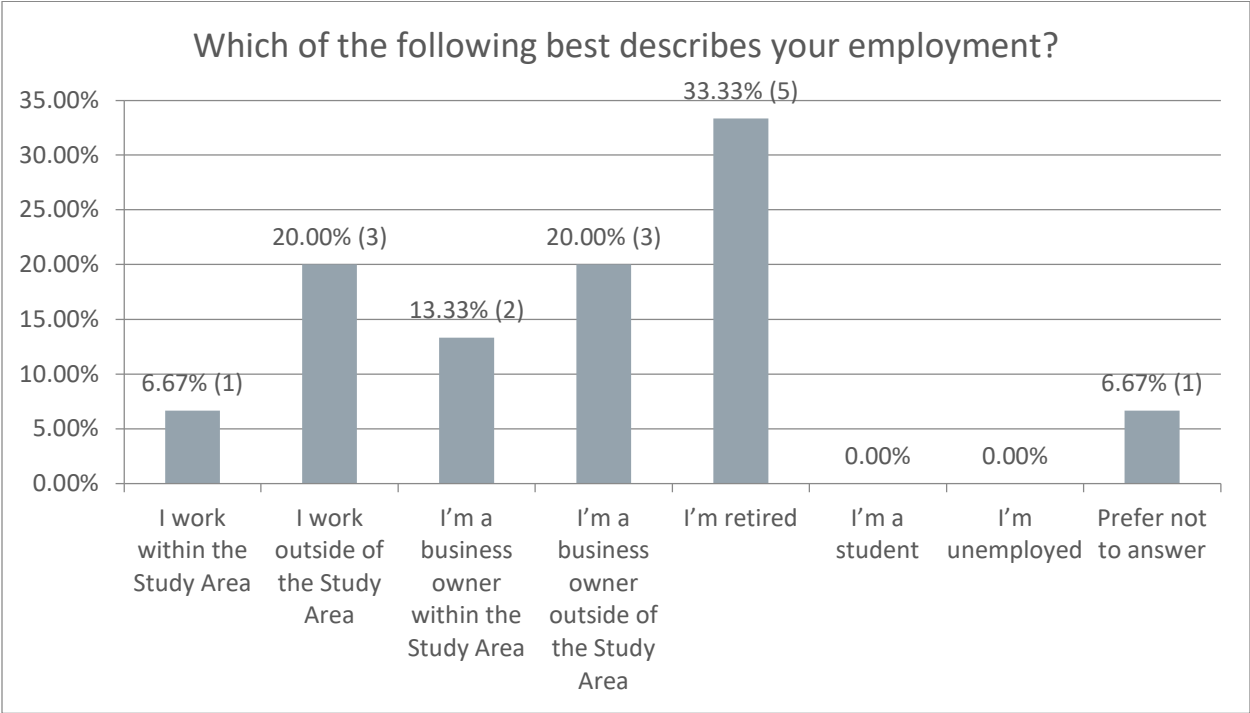


Figure 19 - Which of the following best describes your employment?

Long form responses touched on themes of potential development difficulty due to lack of water in the area, environmental considerations, and traffic safety concerns. The long form responses include:

- *This area needs to be left alone. There is ample wildlife throughout this area that would be negatively effected by further development. I don't see this as being beneficial at all.*

- Many people have lived on this land for 3040 years their families have abided by the regulations that they cannot provide housing for their families or children many have tried to get the land out of ALR Just to provide another house for children Now we have another win for big industry on the pretence of offering to the community more .. Work and job opportunities it's a pre-tents and self filling Driven by greed and not care.. really it is lining their own pockets and the people who have lived on this land for decades seems like in this changing world ...They will be unheard and pushed aside by big industry I suggest do not serve the big industry rather turn your intention to serving individuals and families in a simpler and better direct way by not dancing to the drumbeat of the ones who are self Fulfilling We have to deepen our vision in a simple way To provide and safe guard a way of meaningful life This top down approach is exactly why we have messed up the planet By out dated policy makers Who do not recognize or really consult the local community Yes we need to provide more land for housing But not on the scale of destroying our resources We need affordable safe housing to help with The housing epidemic and simple solutions that really do help people from the bottom again this policy making or changing from the top down has never worked and people big investors just become more wealthy and more greedy Please review your policy make it more individual friendly and not just for the wealthy industries wanting to expand into the farmland Set up a community forum where the people that have been here for many years can put forward community Solutions .. not a one week Q&A session Do not blind us all by saying that we're going to offer many local job opportunities For everyone this is BS it Will not impact the average person who has been living here for many many years it will make the wealthy even wealthier and greedier and they will again try to expand into more land with more pretence This is a logical And scientifically proven argument In fact once our eyes are open it simply makes common sense We need change we need a effective change and not the old policy makers solutions Based on greed and not Community or local care*
- This should be used for residential. As we are short on places for people to live. Look around. Solve a problem, don't make more arise. There is plenty of water in this area, as area residents have stated.*
- Our wells are already running dry on this hill. The gravel pit within your study area has been blasting with potential for aquifer disruption. You guy's at NORD can't be trusted to monitor and enforce potential infractions. I and any of the residents I have spoken with feel the same*
- With the shortage of employees in almost every sector - I do not see the need to try to create employment opportunities. There is an Industrial Park not far from here (I realize not within Area F), but from looking at their map it would appear it is not full. So I do not see the need for adding more industrial/commercial sites in the area when there are options in an already developed area!*
- It is not needed in this area. The mountain side provides important ecosystems that should not be deforested. The residents who have moved here did so due to the love of nature and lack of industrial businesses.*
- Not against, I ask for proper environmental consideration from a neighbor downhill from this proposal.*
- The mountain side provides important ecosystems that should not be deforested. The residents who have moved here did so due to the love of nature and lack of industrial businesses.*
- There are already water concerns for existing homes, adding anything more than a few more homes in the area could result in people not having household water in existing homes. Putting any type of industrial/commercial businesses in any areas that are not serviced by a sewer plant does not make sense given the impacts already on waterways with in the*

Shuswap/Okanagan area (algae blooms). And traffic impacts are of a major concern given the already unsafe left hand turns off of 97B to the Cement Plant and at Gardom Lake Road.

- *Hwy 97A is over capacity at this point. If left turn lanes are not installed into proposed area and our access road we are very much against this going through. Many accidents at this point already.*

Are there any other types of industrial or service commercial uses that you would like to see in the Study Area?

- *Our family does not want this to happen.*
- *Since when does a concrete plant not use water. They use more water than residential. We need more residential areas. We have no places for people to live, yet you want to create more employment, when employers can't get help now because there is no residential areas to live for residents. Crazy idea this is. Sounds like more money than ideas been pushed upawn us.*
- *No, nothing industrial or commercial is needed within this area. Question 3 should have allowed a "NO" option!*
- *No, nothing industrial or commercial is needed within this area. Question 3 should have allowed a "NO" option!*
- *i feel that the above list captures most options*

3.2.4 MINISTRY OF TRANSPORTATION & INFRASTRUCTURE (MOTI)

Communication has been initiated with the Ministry of Transportation & Infrastructure. No meetings have taken place on the subject of the study during Phase 1. Urban Systems staff will engage with MOTI during Phase 2 of the project.

4.0 POTENTIAL FUTURE LAND USE

Subconsultant Wayne Robert of Lochaven Consulting analyzed the Study Area as a whole and by each individual lot to provide market context on the demand for employment lands in the region. The Regional Employment Lands Action Plan was used as a baseline of community context, as well as his detailed knowledge of the region.

The contextual economic analysis explores three categories of businesses that were identified as suitable for the Study Area based on multiple site tours and secondary research. The identified contextual elements of the land include highway traffic, unserviced land, access roads to available plots, landscape restrictions and year-round road conditions. Three categories of businesses were identified as suitable for the area: 1) Rural Home-Based Businesses, 2) Commercial Ventures directly on Highway, 3) Commercial Ventures close to Highway.

A list of business types was compiled, and a list of representative business types is set out below. The complete list of business types can be reviewed in Appendix H.

RURAL HOME-BASED BUSINESSES:

- Bed & Breakfast
- Home-Based Catering
- Home Brewing/Winemaking
- Vehicle, RV, Van Repair and Maintenance
- Pet Sitting, Grooming, Training, and Boarding

COMMERCIAL VENTURES ON HIGHWAY

- Storage Space – Boats, RV's, or Storage Units
- Concrete, Asphalt, and/or Cement Plant
- Metal Fabrication Shop – Welding, Machining, etc
- Heavy Equipment Repair
- Solar Farm

COMMERCIAL VENTURES AWAY FROM HIGHWAY

- Cattle Ranch/Dairy Farm
- Organic Vegetable Farming
- Veterinarian Services – Large and Small Animal
- Greenhouse and Nursery
- Pipe Laydown Yard

5.0 PHASE 2 RECOMMENDATIONS

Based on the information that has been gathered during Phase 1, we recommend the following during Phase 2 of this three-phase project:

FIRE DEPARTMENT ENGAGEMENT: Based on discussions with RDNO staff, we recommend engaging with the Shuswap River Fire Protection and Twin Lakes / Grandview Bench departments as the Study Area falls under those jurisdictions. The following discussion topics are recommended:

- Maximum building height, and equipment capacity,
- Firefighting capacity and limitations for variety of uses,
- Access considerations,
- General concerns, and land use considerations.

PUBLIC ENGAGEMENT:

During the engagement stage in Phase 2, highlight the business categories and list of potential businesses. Determine if any of the businesses are at odds with public sentiment. The business types will, in part, form the list of uses in a potential rezoning process during Phase 3.

ENGAGEMENT METHODS:

During Phase 1 there was success in community engagement through mailouts, pop-up engagement, and an online survey. We recommend scheduling an Open House, and posting an online information document and feedback form to collect comments & input about the potential changes to the community as detailed in the project proposal.

LAND USE:

The following land use options should be considered for further analysis and input During Phase 2

- **Option 1** – Consider the development of a new Study Area-specific zone that incorporates supported and viable land uses. A cohesive zone that incorporates the entire Study Area will consider the elements explored in Phase 1 including servicing availability, traffic & access, land use demands, and engagement comments. A new area-specific zone would support industrial

and service commercial growth by providing options for businesses searching for expansion opportunities in Electoral Area “F” while also incorporating the types of land uses that have been positively identified during engagement and economic analysis. The types of uses permitted would be limited to those that can function without community water systems or community sewer systems by having low water usage, and low sewage generation. The uses would also be limited to those that generate relatively small amounts of traffic to mitigate potential impacts on existing intersections.

- **Option 2** - Consider that the new Study Area-specific zone noted in Option 1 be limited to properties adjacent to Highway 97A & 97B, in order to reduce the impact of new uses on existing Country Residential parcels, and take advantage of Highway access and exposure
- **Option 3** - Consider what uses may be most appropriate for the Country Residential properties within the study area, including broadening the permitted uses slightly to allow a broader range of rural home based businesses and home industries.

6.0 NEXT STEPS

The proposed next steps in Phase 2 include:

- Agency Engagement with MOTI and regional Fire Departments,
- Identification of the land use options that are most suitable to the Study Area,
- Public Open House engagement opportunity and online information,
- Summary Report and meeting with RDNO staff.

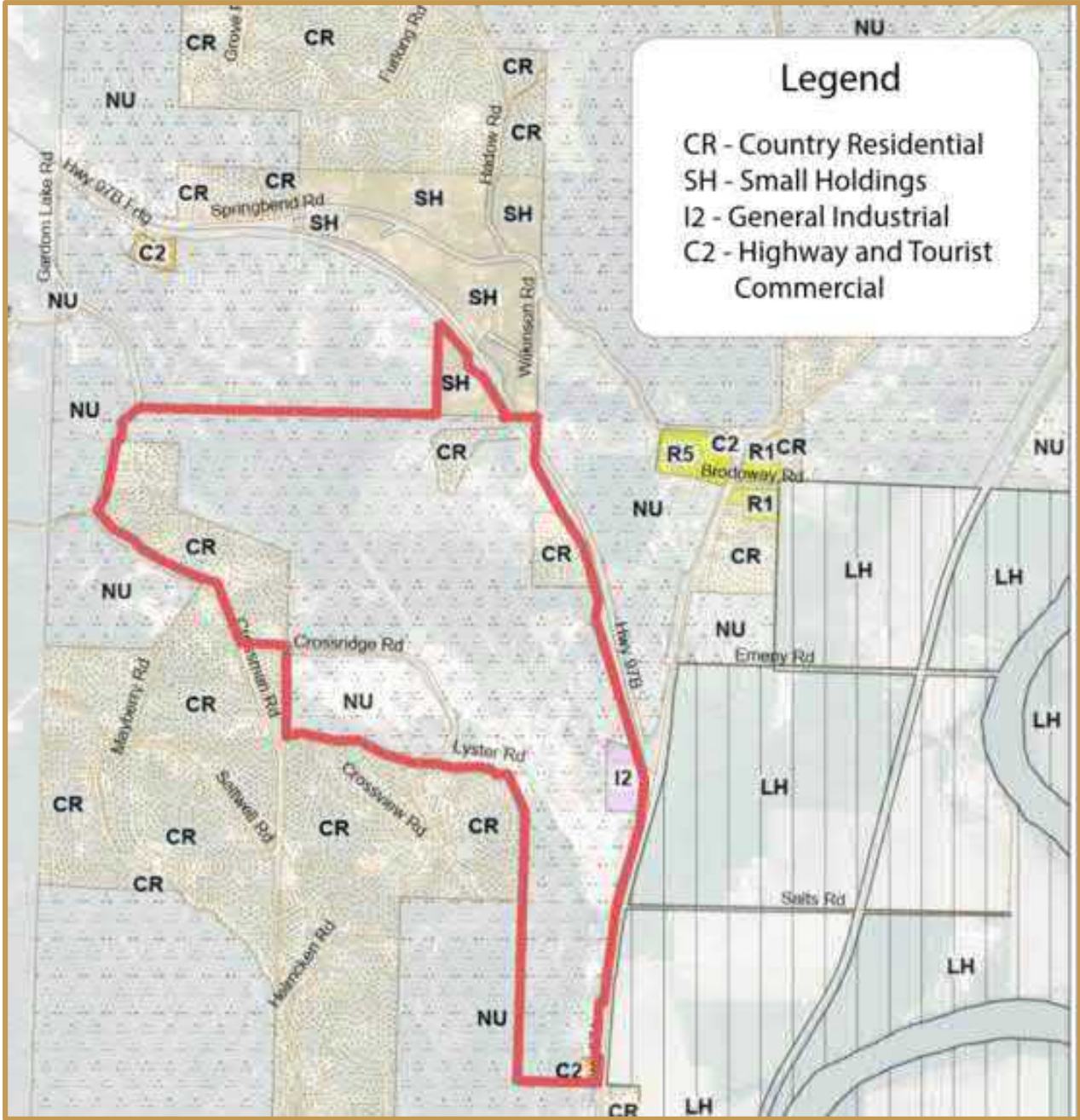
Urban Systems has provided the optional task of meeting with the Electoral Area “F” Advisory Planning Committee to present the findings of the study

Based on the study findings and recommendations provided to the RDNO, Staff will determine how to move forward with any potential future bylaw amendments during Phase 3.

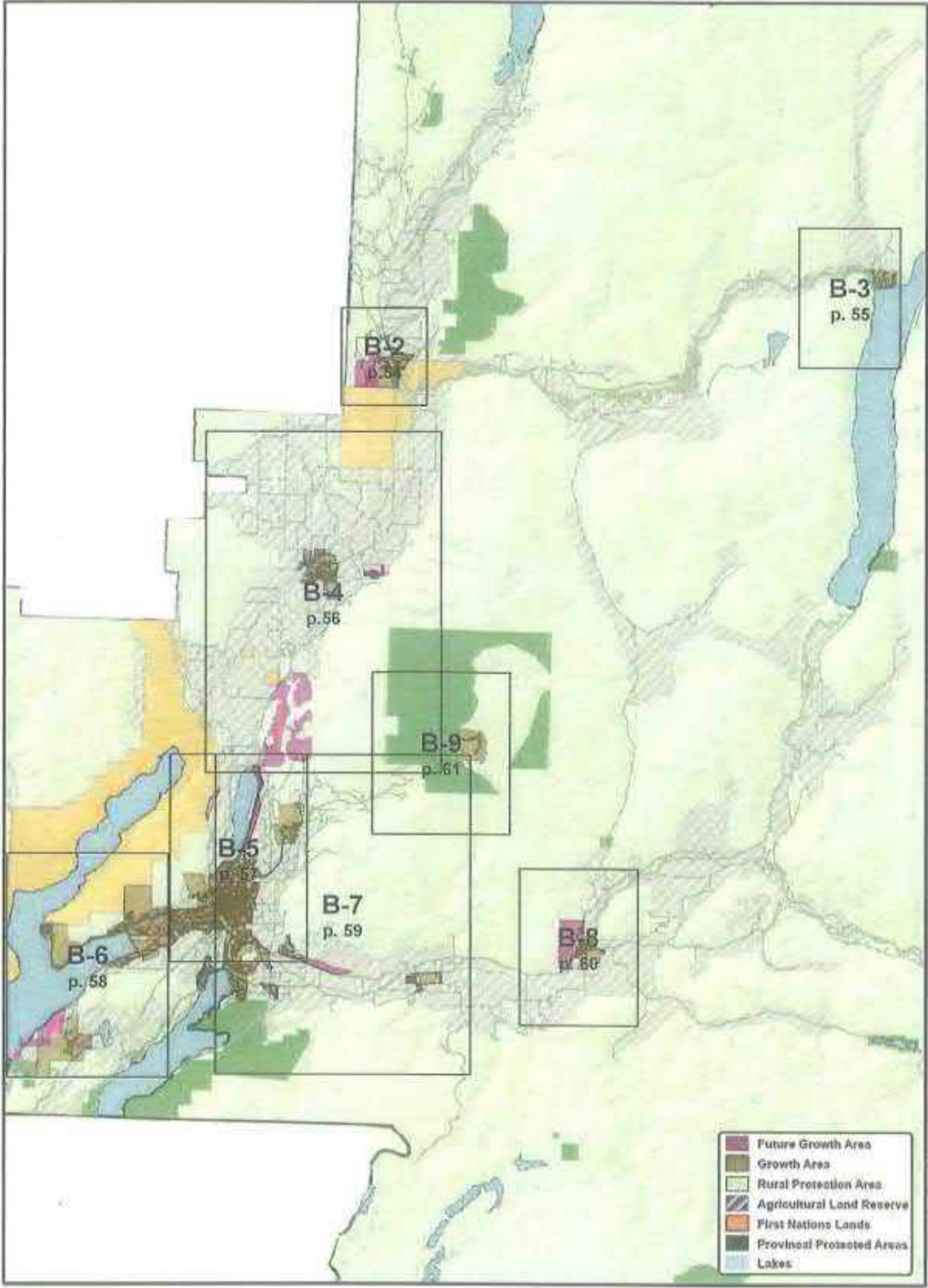
APPENDIX A:
OFFICIAL COMMUNITY PLAN LAND USE
OF STUDY AREA



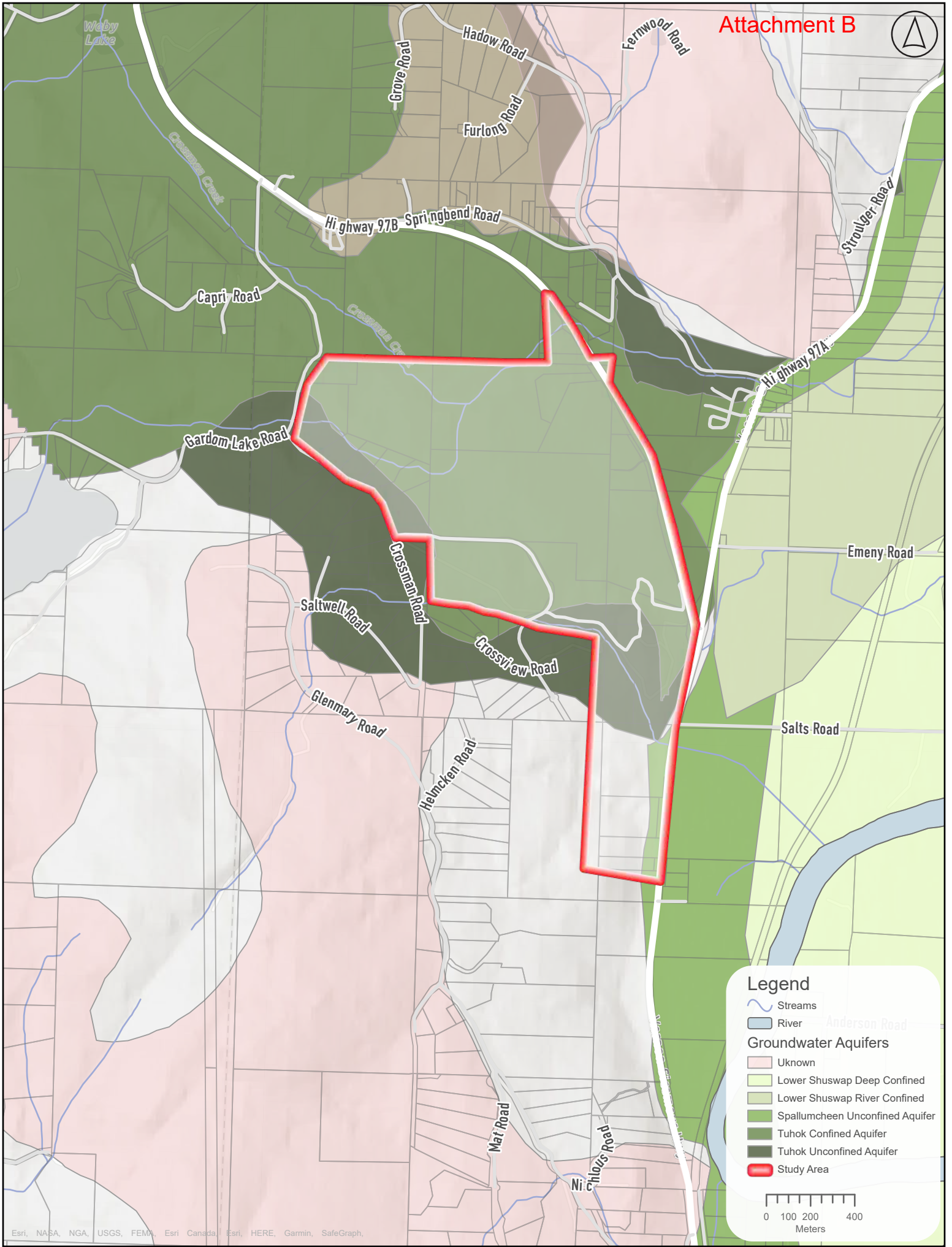
APPENDIX B:
ZONING OF STUDY AREA



APPENDIX C:
REGIONAL GROWTH STRATEGY



APPENDIX D:
AQUIFER AND STREAM MAP OF STUDY
AREA

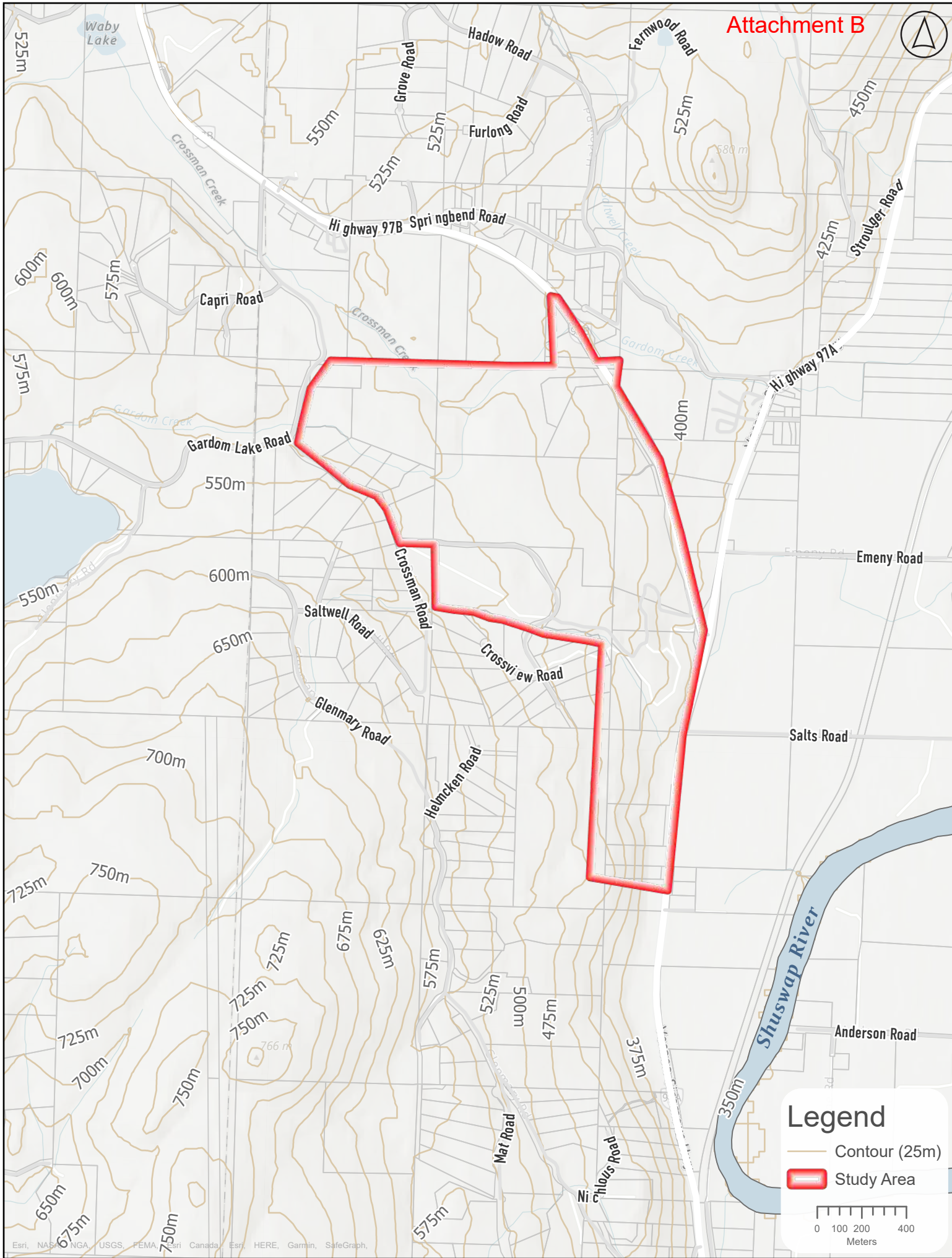


Legend

- Streams
- River
- Groundwater Aquifers**
- Uknown
- Lower Shuswap Deep Confined
- Lower Shuswap River Confined
- Spallumcheen Unconfined Aquifer
- Tuhok Confined Aquifer
- Tuhok Unconfined Aquifer
- Study Area



APPENDIX E: TOPOGRAPHIC MAP OF STUDY AREA



APPENDIX F:
AREA F APC MEETING PRESENTATION
SLIDES

AREA F APC MEETING

July 26th, 2023

URBAN
SYSTEMS

1

AGENDA

- Introductions;
- Overview of the project and work program;
- Review study area;
- Discussion on engagement approaches;
- Discussion on potential uses for the area;
- Other points APC members wish to make regarding the study or the area;
- Next steps.



URBAN
SYSTEMS

2



3

OVERVIEW

PROJECT & WORK PROGRAM

- RDNO is experiencing growth;
- Employment lands in Area F and in Enderby are approaching low vacancy;
- Frequent applications for commercial and industrial use in Area F over the past decade;
- Potential for area at intersection of Hwy 97A & 97B to accommodate commercial and industrial use;

4

OVERVIEW

PROJECT & WORK PROGRAM



- Development and interest in the region is accelerating and are projected to maintain a similar rate of development;
- Regional Employment Lands Action Plan, OCP/rezoning applications suggest that a study is needed regarding the viability of the study area for use as employment lands ;
- Roads and adequate servicing within and surrounding the study are will be explored as well;

5

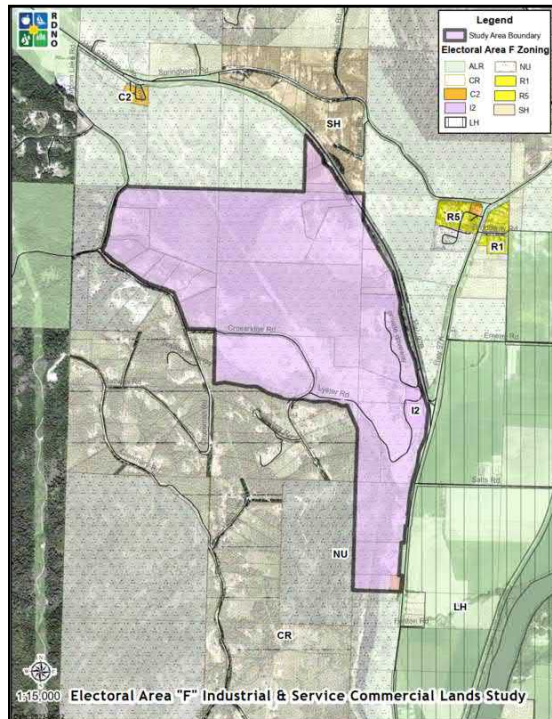
OVERVIEW

PROJECT & WORK PROGRAM

- Land use in the area includes:
 - Agriculture;
 - Rural businesses;
 - Rural residential homes;
 - Small holdings areas.
- Engaging residents is key to determine viability of employment land expansion.



6



STUDY AREA

- The study area boundary is bordered by Highway 97A and 97B to the east, and Crossman/Crossridge Road to the west.
- Variety of land uses within the study area ranging from industrial to residential.

7

ENGAGEMENT

KEY AUDIENCES

- Advisory Planning Commission (APC);
- Area F residents;
- Local business community/community groups;
- Ministry of Transportation and Infrastructure;
- Regional Fire Departments;
- Adjacent local governments.



8

ENGAGEMENT

PHASE 1

- APC meeting #1;
- Community pop-up event;
- Online feedback form;
- Local government outreach;
- Phase 1 What We Heard Report.

PHASE 2

- Meeting with Ministry of Transportation and Infrastructure;
- Meeting with regional fire departments;
- Public open house;
- APC meeting #2;
- Phase 2 What We Heard Report.



9

TIMELINE

- Fall public engagement - Pop-up event first two weeks in September
- Phase 1 discussion paper
- Fall agency engagement
- December
 - Background Report
 - What We Heard Report



10

FUTURE LAND USE

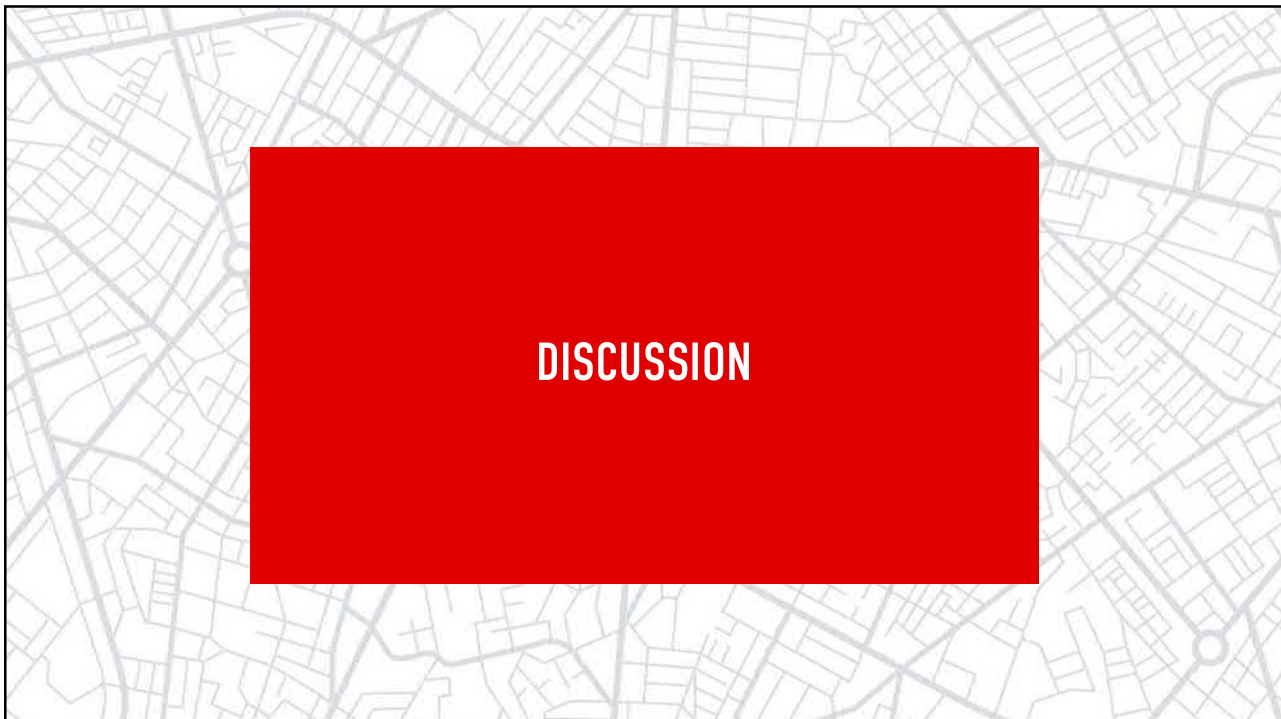
WHAT TYPES OF USES DO YOU THINK MIGHT LOCATE IN THIS AREA?

For example:

- Lumber manufacturing;
- Home based business;
- Gravel & concrete operations;
- Equipment service and repair;
- Nurseries;
- Farms.



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NEXT STEPS

- Engagement
- Ministry of Transportation meeting(s)
- Regional Fire Department meetings
- Local governments



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APPENDIX G: POP UP ENGAGEMENT BOARDS



Electoral Area F Industrial and Service Commercial Lands Study

Project Background

Over the past decade, the demand for industrial and commercial lands within the North Okanagan has increased.

To support our region's economic growth, the Regional District of North Okanagan (RDNO) is exploring the expansion of industrial and commercial lands in Electoral Area F, where Highway 97B from Salmon Arm intersects with Highway 97A, north of Enderby.

Industry plays an important role in supporting the local economy by:

- Creating employment opportunities
- Sustaining long-term economic development
- Generating tax revenues that support vital community services

For more information about the study, visit:
bit.ly/RDNOAreaFStudy



Project Timeline

Phase 1: Project Initiation (Summer 2023)

Understanding the existing conditions and expectations for the study area.

Public
Engagement #1

Phase 2: Development (Winter 2023/2024)

Identification and development of the proposed land use amendments.

Stakeholder
Engagement

Public
Engagement #2

Phase 3: Bylaw Process (2024)

Implementing land use amendments based on the outcomes of Phase 2.

The potential expansion would involve updating the zoning for lands within the study area for uses permitted under Light Industrial and Service Commercial zoning in RDNO's Zoning Bylaw No. 1888, such as service, repair, and production facilities.

Light Industrial

Light Industrial (I.1) zoning allows for specific types of industrial activities that are generally less intensive than heavy industrial activities. The RDNO's Zoning Bylaw No. 1888 permits activities such as small-scale storage, warehousing, and distribution.



Examples of light industrial uses

Service Commercial

Service Commercial (C.4) zoning allows for a range of businesses primarily focused on providing services to the community such as service and repair shops.



Examples of service commercial uses

Have a say in the future of Electoral Area F!

The RDNO is seeking feedback from residents to determine the level of interest for these uses and to ensure that the outcomes of the project align with the priorities of the community.

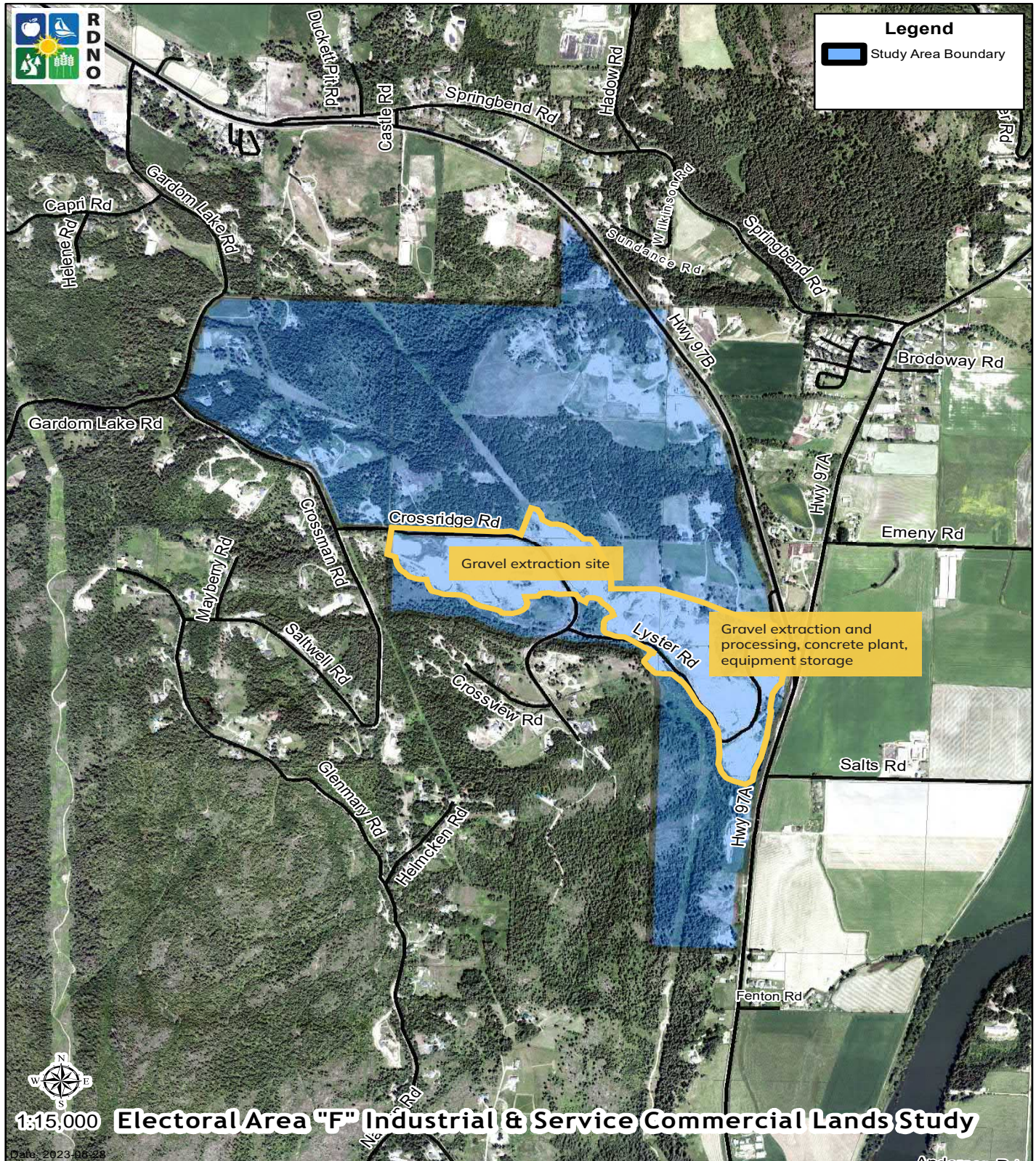
Online Survey

An online survey is open until September 30th, 2023 for residents to provide more detailed feedback. Visit: www.surveymonkey.ca/r/RDNOAreaFStudy to complete the survey.



Electoral Area F Industrial and Service Commercial Lands Study

Study Area



APPENDIX H:
MEMORANDUM ON THE POTENTIAL
LAND USES OF INDUSTRIAL AND
COMMERICAL LANDS IN AREA F

Memorandum

Date: September 11, 2023
To: Darcy Roszell – Community Planner – Urban Systems
From: Wayne Robert – Lochaven Consulting
Subject: Potential Uses of Industrial and Commercial Lands in Electoral Area F

Introduction

The following memo was prepared in an effort to identify potential uses of the land in Electoral Area F that is currently being researched within the Industrial and Commercial Lands Study. It seeks to identify, at a high level, those contextual elements relevant to the types of businesses that may be suitable for the area. It explores three categories of businesses that were identified as suitable for the area through multiple tours of the land and other secondary research. These categories were: 1) Rural Home Based Business, 2) Commercial Ventures directly on Highway, 3) Commercial Ventures close to Highway.

Contextual Elements of the Land

When brainstorming a list of businesses Key contextual elements of the land include:

- 1. Highway Traffic:** Much of the land in question is situated on heavily trafficked roads north of Enderby. The traffic provides advantages in that there is a level of awareness provided by proximity to the highway, but disadvantages in that it limits the types of businesses that can be situated.
- 2. Unserviced Land:** According to Urban Systems Lot Analysis Matrix, none of the available lots are currently serviced. While getting services to these spots is not unreasonable, it will be fairly expensive and will limit the businesses that may be attracted to these areas. For example, water will be expensive and difficult to access, limiting most commercial food production activities.
- 3. Access Roads to Available Plots:** While 97B and Gardom Lake Road provide access to the plots, there is a missing piece; there are limited access roads to the plots from the roads themselves. This will create an impediment for many businesses looking to locate to the area.
- 4. Landscape Restrictions:** Large sections of the land particularly plots 24 and 22 would be very difficult to access from the highway. They are densely forested, rocky, and rather steep. This creates impediments to businesses accessing these plots.
- 5. Year-Round Road Conditions:** An aspect that needs to be considered in creating a potential list of businesses is the quality of the roads and access points year-round. Heavy snow or precipitation may limit access to Gardom Lake Road, or Crossridge Road.

Potential Businesses to Attract

Upon multiple tours of the area and research conducted, it was deduced that there are three categories of businesses that would be suitable for the area; 1) Rural Home-Based Businesses; 2) Commercial Ventures on Highway, and 3) Commercial Ventures away from Highway.

It should be noted that this is not an exhaustive list, and the type and success of the businesses attracted will largely depend on the entrepreneur. Additionally, while many of these businesses may have the reputation of disrupting their communities with noise and pollution, we understand that zoning bylaws and building schemes, when followed correctly, can play a pivotal role in shaping the harmonious coexistence of businesses and their neighbouring businesses/residents.

Rural Home-Based Businesses

Examples of rural home-based businesses for land in Electoral Area F include:

1. Bed and Breakfast or AirBnB
2. Adventure Recreation Guides – Hunting, Fishing, Hiking, and Biking
3. Home-Based Catering or Farm to Table Catering
4. Landscaping and Lawn Care Services
5. Custom Woodworking or Carpentry
6. Small Batch Beekeeping and Honey Production
7. Tourism Services
8. Pet Sitting, Grooming, Training, and Boarding
9. Home Brewing/Winemaking
10. Photography/Art Studio
11. Professional Services Office from Home – Accounting, Consulting, Designing etc.
12. Antiques Collection and Sales
13. Horse Boarding, Training, and Supply Store
14. Homesteading Training, Workshops, and Retail Goods
15. Vehicle, RV, Van Repair and Maintenance
16. Stargazing and Astronomy Tours

Commercial Ventures on Highway

Examples of commercial ventures on the highway for land in Electoral Area F include:

1. Campground or Day Use Area
2. Farm Stand or Farmers Market
3. Motel or Hotel
4. Storage Space – Boats, RV's, or Storage Units
5. Timber Processing and Shipping
6. Concrete, Asphalt, and/or Cement Plant
7. Metal Fabrication Shop – Welding, Machining etc.
8. Waste Transfer/Recycling Centre
9. Cold Storage Facility
10. Prefabricated Housing Production
11. Heavy Equipment Repair, Maintenance, and Rental
12. Outdoors Retail Store
13. Mini Golf and Family Entertainment Centre
14. Solar Farm
15. Billboard Advertising
16. Winery or Brewery

17. Wild Game Processing

Commercial Ventures away from Highway

1. Greenhouse and Nursery
2. Agricultural Research Centre
3. Winery and Vineyard
4. Rural Brewery and Distillery
5. Wedding/Event Venue
6. Historical Museum/Event Venue
7. Wood Pellet Manufacturing
8. Organic Vegetable Farming
9. Mushroom Farm
10. Cattle Ranch/Dairy Farm
11. Botanical Garden and Event Venue
12. Scenic Overlook of Enderby Cliffs with Observation Deck with Restaurant
13. Veterinarian Services - Large and Small Animal
14. Pipe Laydown Yard
15. Bulk Fuel Storage and Distribution
16. Wildlife Observation and Nature Tours
17. Wellness Retreat Centre
18. Biofuel Research/Production Centre
19. Remote Healthcare Services
20. Rustic Cabin Rentals
21. Prefabricated Cabin Manufacturing
22. Educational Retreat Centre