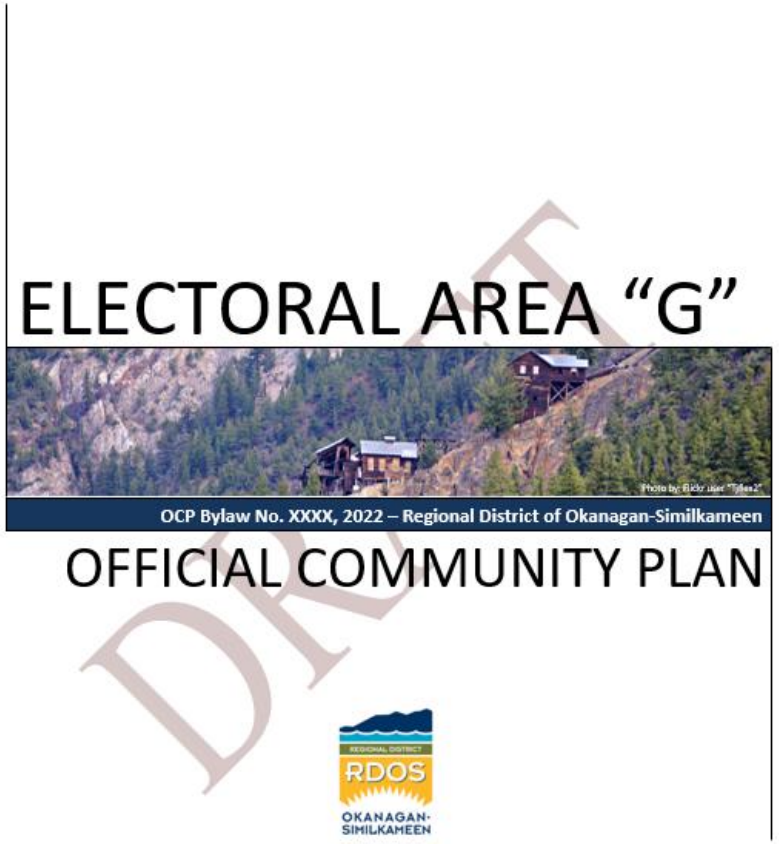


Electoral Area "G" OCP Project

Citizen's Advisory Committee Meeting No. 8 (Jan. 24, 2022)

Draft OCP Bylaw

Draft Area “G” OCP Bylaw & Map

Meeting Agenda:

Draft Electoral Area “G” OCP & Land Use Map:

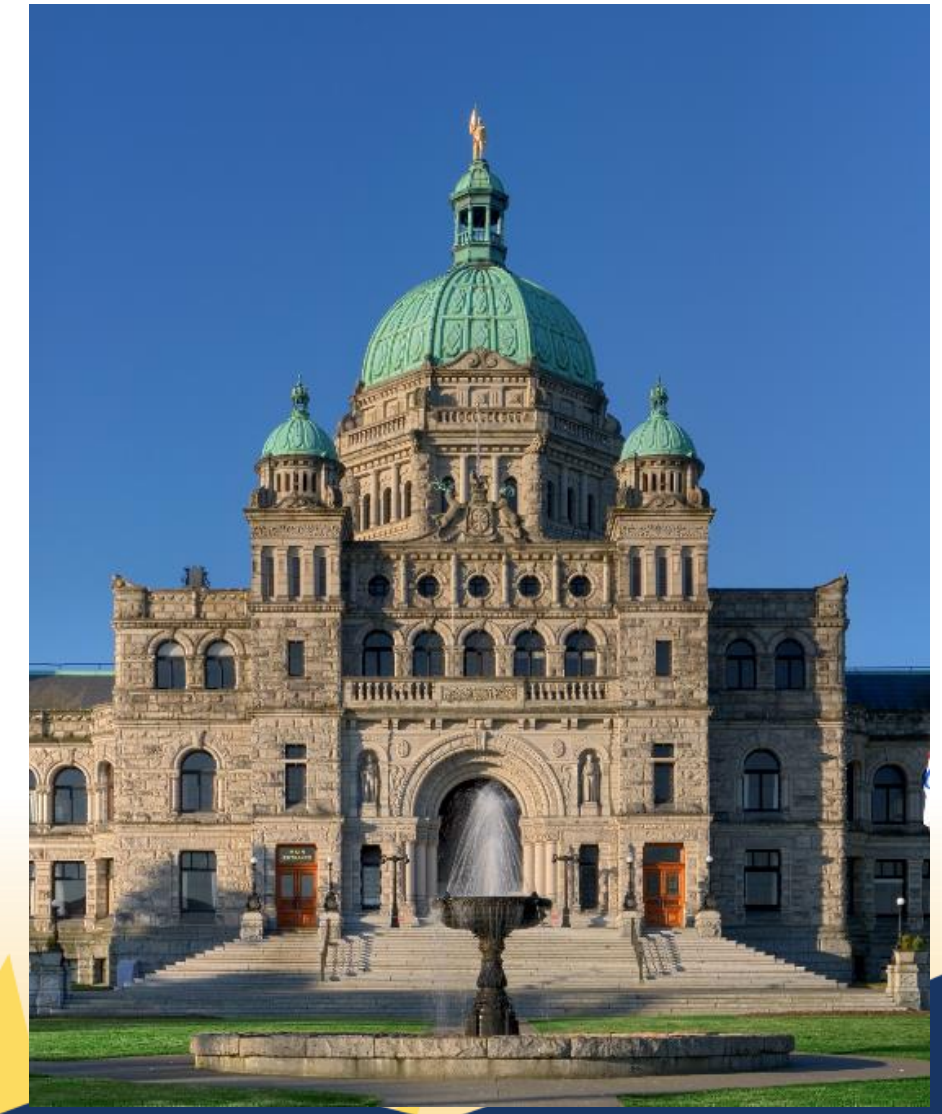
- Review of Draft OCP Sections 1-7;
- Feedback on draft land use map;
- Discussion of *Municipal Affairs Statutes Amendment Act (No. 2), 2021* (e.g. Bill 26).

Draft Area “G” OCP Bylaw & Map

Local Government Act

Section 473 (Required content):

An official community plan **must** include statements and map designations for the area covered by the plan respecting items that the province has deemed to be of importance.



Draft Area “G” OCP Bylaw & Map

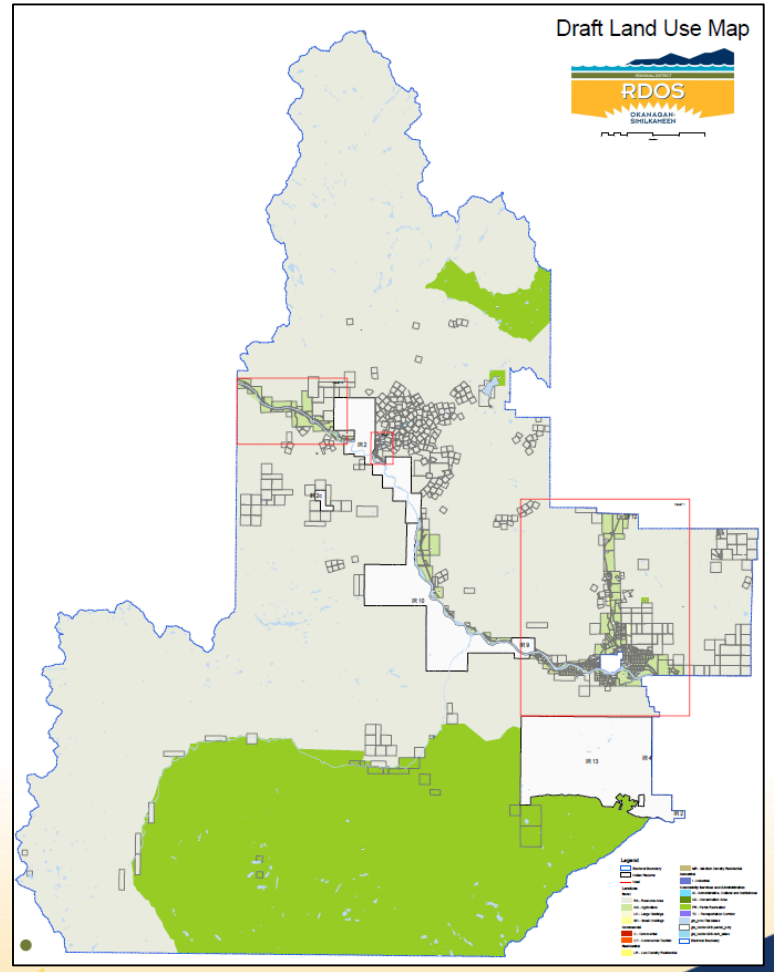
Local Government Act

- Residential land supply (5 years), including affordable, rental and special needs housing;
- Commercial, industrial, agricultural, recreational and utility uses;
- Sand and gravel resources;
- Hazard and environmental lands;
- Infrastructure (water & sewer); and
- Greenhouse Gas Emission reduction targets.

Draft Area “G” OCP Bylaw & Map

Land Use Map: assists with the identification of the following:

- Residential;
- Commercial;
- Agricultural (e.g. ALR);
- Industrial;
- Institutional;
- Utilities;
- Recreation (e.g. Provincial Parks);
- Crown land;
- First Nations reserves.



* this is why the land use map was prepared early in project

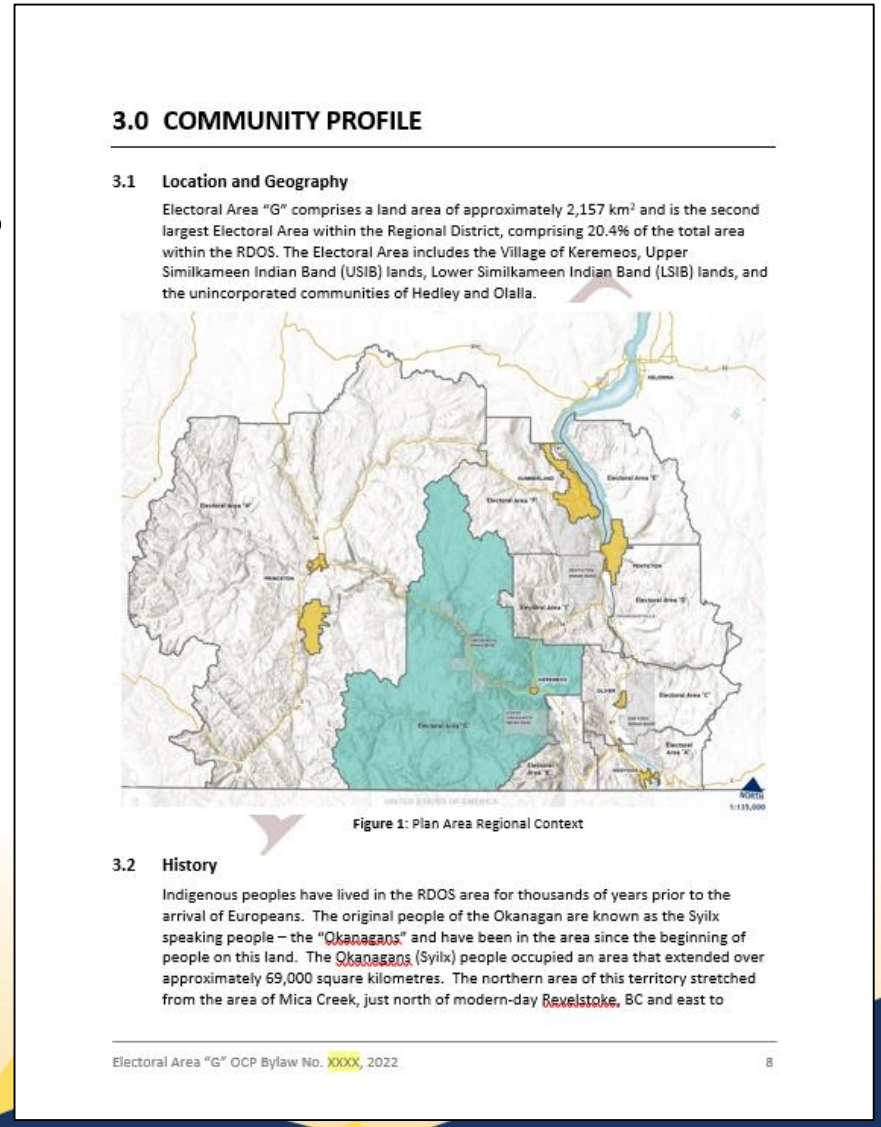
Draft Area “G” OCP Bylaw & Map

Community Profile Section:

comparable to the land use map, it helps build an understanding of a community:

- Location & History;
- Communities & Settlement Areas;
- Population & Demographics;
- Housing (Types & Tenure);

Helps inform legislative requirement to identify “approximate location, amount, type …” of various land uses.



3.0 COMMUNITY PROFILE

3.1 Location and Geography

Electoral Area “G” comprises a land area of approximately 2,157 km² and is the second largest Electoral Area within the Regional District, comprising 20.4% of the total area within the RDOS. The Electoral Area includes the Village of Keremeos, Upper Similkameen Indian Band (USIB) lands, Lower Similkameen Indian Band (LSIB) lands, and the unincorporated communities of Hedley and Olalla.

Figure 1: Plan Area Regional Context

3.2 History

Indigenous peoples have lived in the RDOS area for thousands of years prior to the arrival of Europeans. The original people of the Okanagan are known as the Syilx speaking people – the “Okanagans” and have been in the area since the beginning of people on this land. The Okanagans (Syilx) people occupied an area that extended over approximately 69,000 square kilometres. The northern area of this territory stretched from the area of Mica Creek, just north of modern-day Revelstoke, BC and east to

Draft Area “G” OCP Bylaw & Map

Community Profile Section:

- Three main settlement areas; Hedley, Olalla and agricultural community surrounding Keremeos;
- LSIB & USIB reserve lands;
- Population growth has been flat since 2006 (2,308 people vs 2,298 people in 2021);
- “Baby Boomers” are the largest demographic (59%);
- Median age is 55 vs 43 in the province as a whole;
- Forestry, Fishing & Agriculture main source of employment (24%).

Draft Area “G” OCP Bylaw & Map

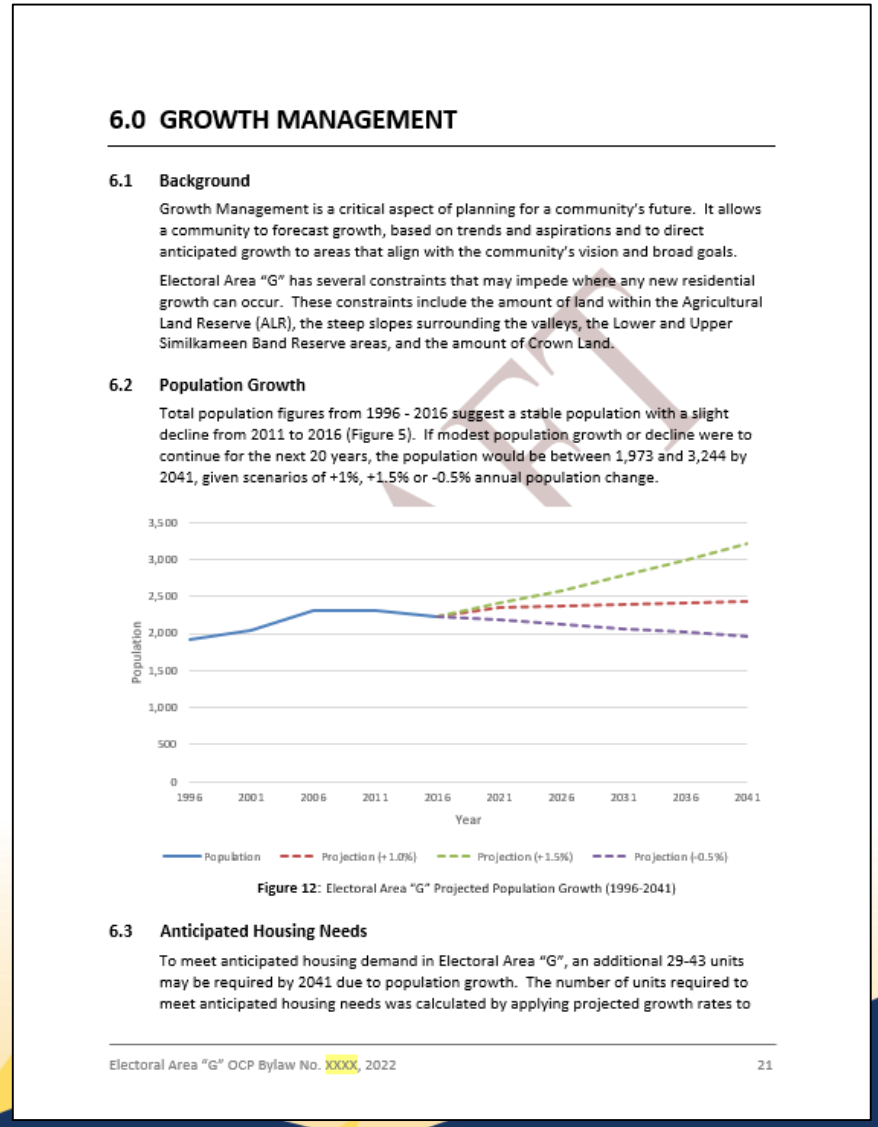
Community Profile Section:

- Aging population, “age-appropriate” housing options required;
- Over 60% of housing units built before 1980 (maintenance);
- 93% of the housing stock is single detached;
- Median price of single detached housing has increased significantly over past 3 years (affordability issues);
- Limited rental options in “G” compared to rest of RDOS and BC as a whole.

Draft Area “G” OCP Bylaw & Map

Growth Management Section:

Addresses legislative requirement regarding “the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years.”



6.0 GROWTH MANAGEMENT

6.1 Background

Growth Management is a critical aspect of planning for a community's future. It allows a community to forecast growth, based on trends and aspirations and to direct anticipated growth to areas that align with the community's vision and broad goals.

Electoral Area “G” has several constraints that may impede where any new residential growth can occur. These constraints include the amount of land within the Agricultural Land Reserve (ALR), the steep slopes surrounding the valleys, the Lower and Upper Similkameen Band Reserve areas, and the amount of Crown Land.

6.2 Population Growth

Total population figures from 1996 - 2016 suggest a stable population with a slight decline from 2011 to 2016 (Figure 5). If modest population growth or decline were to continue for the next 20 years, the population would be between 1,973 and 3,244 by 2041, given scenarios of +1%, +1.5% or -0.5% annual population change.

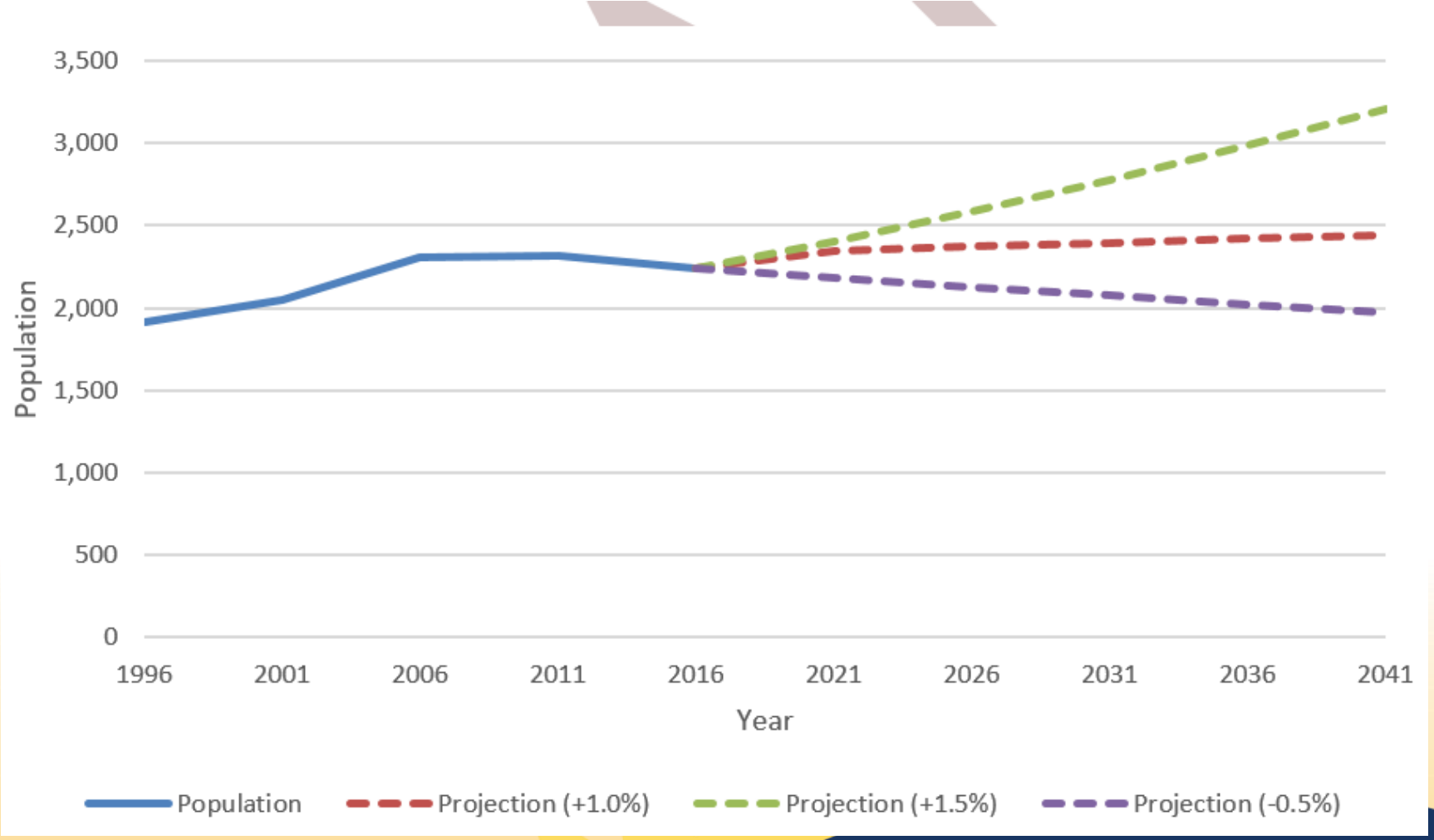
Figure 12: Electoral Area “G” Projected Population Growth (1996-2041)

6.3 Anticipated Housing Needs

To meet anticipated housing demand in Electoral Area “G”, an additional 29-43 units may be required by 2041 due to population growth. The number of units required to meet anticipated housing needs was calculated by applying projected growth rates to

Draft Area “G” OCP Bylaw & Map

Growth Management Section:



Anticipated Housing Needs to 2041:

- n/a (-0.5%)
- 29 (1.0%)
- 43 (1.5%)

Draft Area “G” OCP Bylaw & Map

Growth Management Section:

Support new residential growth in existing settlement areas (e.g. Hedley, Olalla & Keremeos Fringe area) where Rural and Residential land use designations exist:

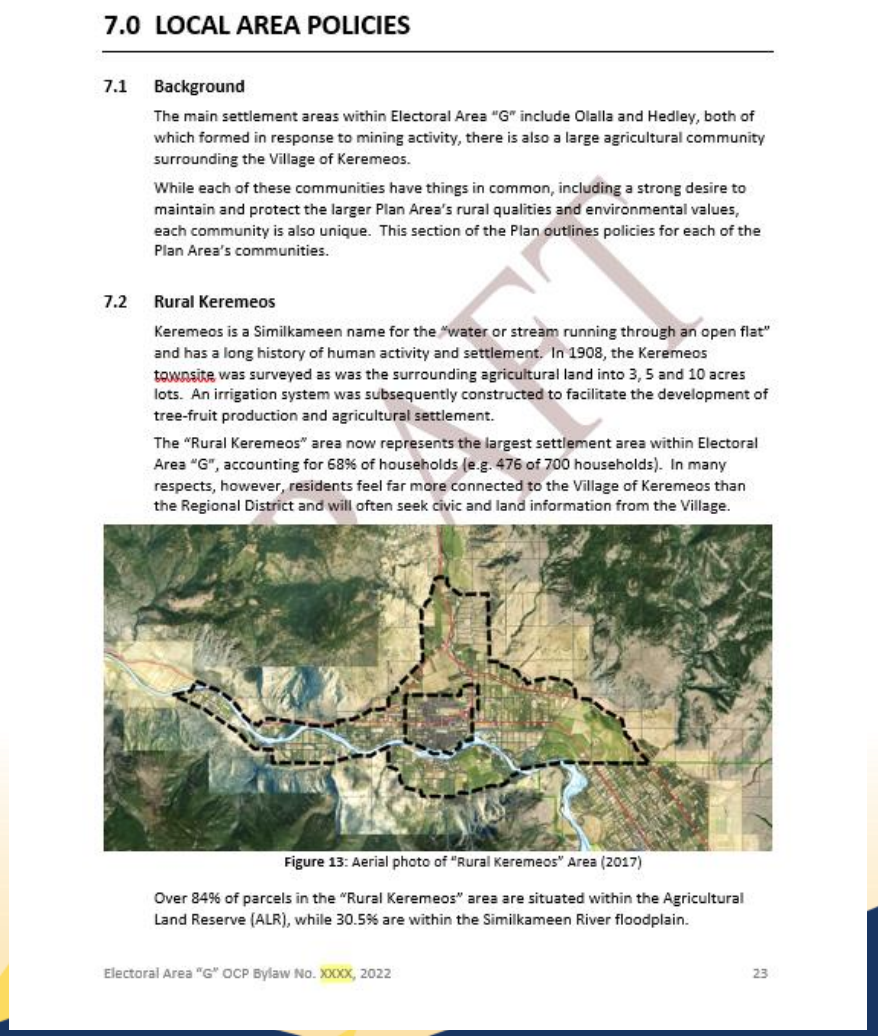
- these areas have services (community water) capable of accommodating additional growth.
- lack of community sewer in Electoral Area is an issue when trying to encourage different types of housing (i.e. duplex or triplex);
- higher density development should occur in Keremeos.

Draft Area "G" OCP Bylaw & Map

Local Area Policies Section:

Allows for the presentation of policies specific to a community within the Electoral Area in a dedicated section of the bylaw:

- Rural Keremeos
- Hedley
- Olalla



7.0 LOCAL AREA POLICIES

7.1 Background

The main settlement areas within Electoral Area "G" include Olalla and Hedley, both of which formed in response to mining activity, there is also a large agricultural community surrounding the Village of Keremeos.

While each of these communities have things in common, including a strong desire to maintain and protect the larger Plan Area's rural qualities and environmental values, each community is also unique. This section of the Plan outlines policies for each of the Plan Area's communities.

7.2 Rural Keremeos

Keremeos is a Similkameen name for the "water or stream running through an open flat" and has a long history of human activity and settlement. In 1908, the Keremeos townsite was surveyed as was the surrounding agricultural land into 3, 5 and 10 acres lots. An irrigation system was subsequently constructed to facilitate the development of tree-fruit production and agricultural settlement.

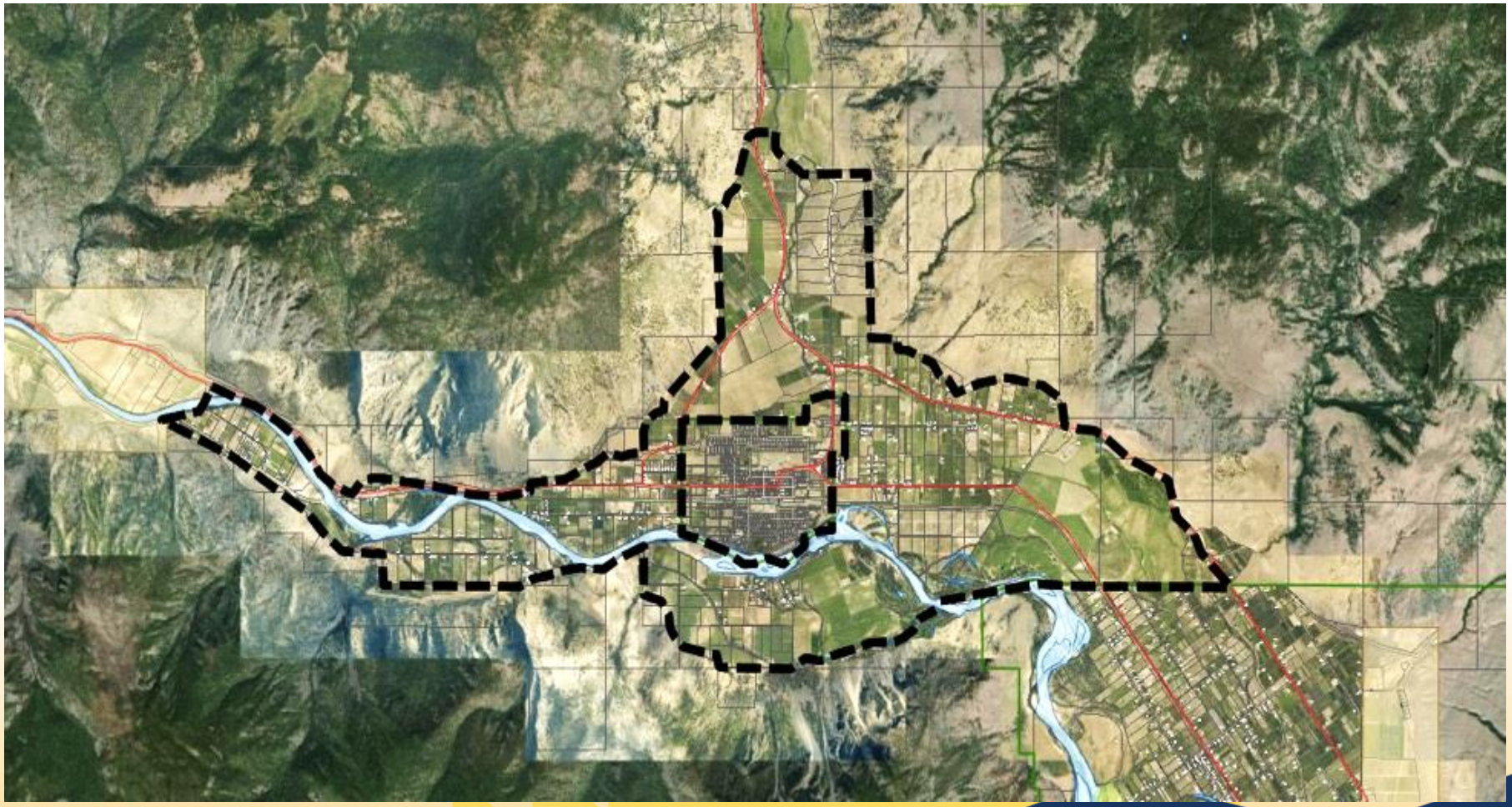
The "Rural Keremeos" area now represents the largest settlement area within Electoral Area "G", accounting for 68% of households (e.g. 476 of 700 households). In many respects, however, residents feel far more connected to the Village of Keremeos than the Regional District and will often seek civic and land information from the Village.

Figure 13: Aerial photo of "Rural Keremeos" Area (2017)

Over 84% of parcels in the "Rural Keremeos" area are situated within the Agricultural Land Reserve (ALR), while 30.5% are within the Similkameen River floodplain.

Draft Area “G” OCP Bylaw & Map

Local Area Policies Section – Rural Keremeos:



Draft Area “G” OCP Bylaw & Map

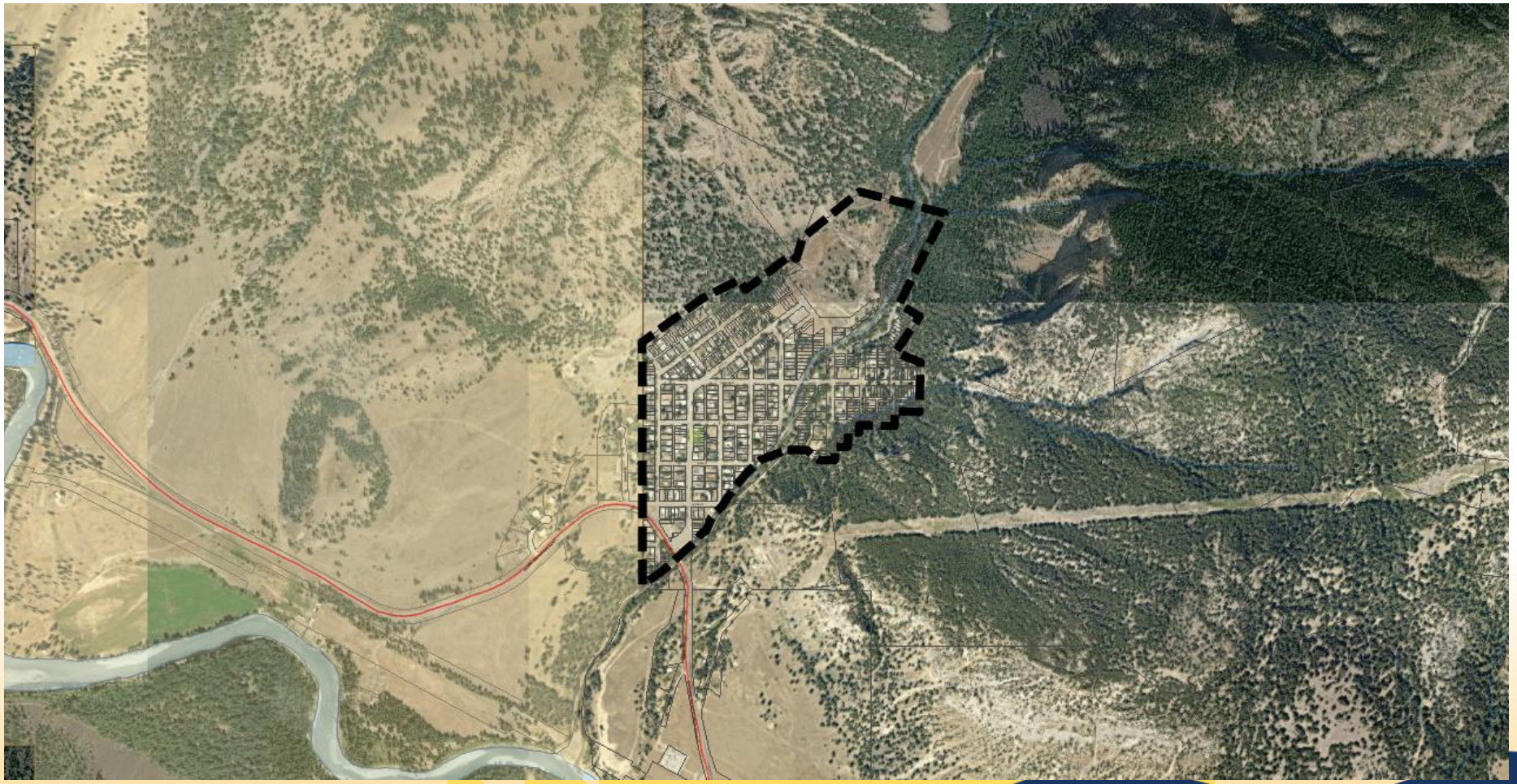
Growth Management Section – Rural Keremeos:

- ALR policies (limit residential development, subdivision and exclusions);
- Limit commercial development adjacent to the highway, including commercial signage other than that approved by MoTI;
- Improve access to Highway 3, including bike and pedestrian, and reconsideration of highway realignment
- Discourage new residential development in Similkameen River floodplain.



Draft Area “G” OCP Bylaw & Map

Local Area Policies Section – Hedley:



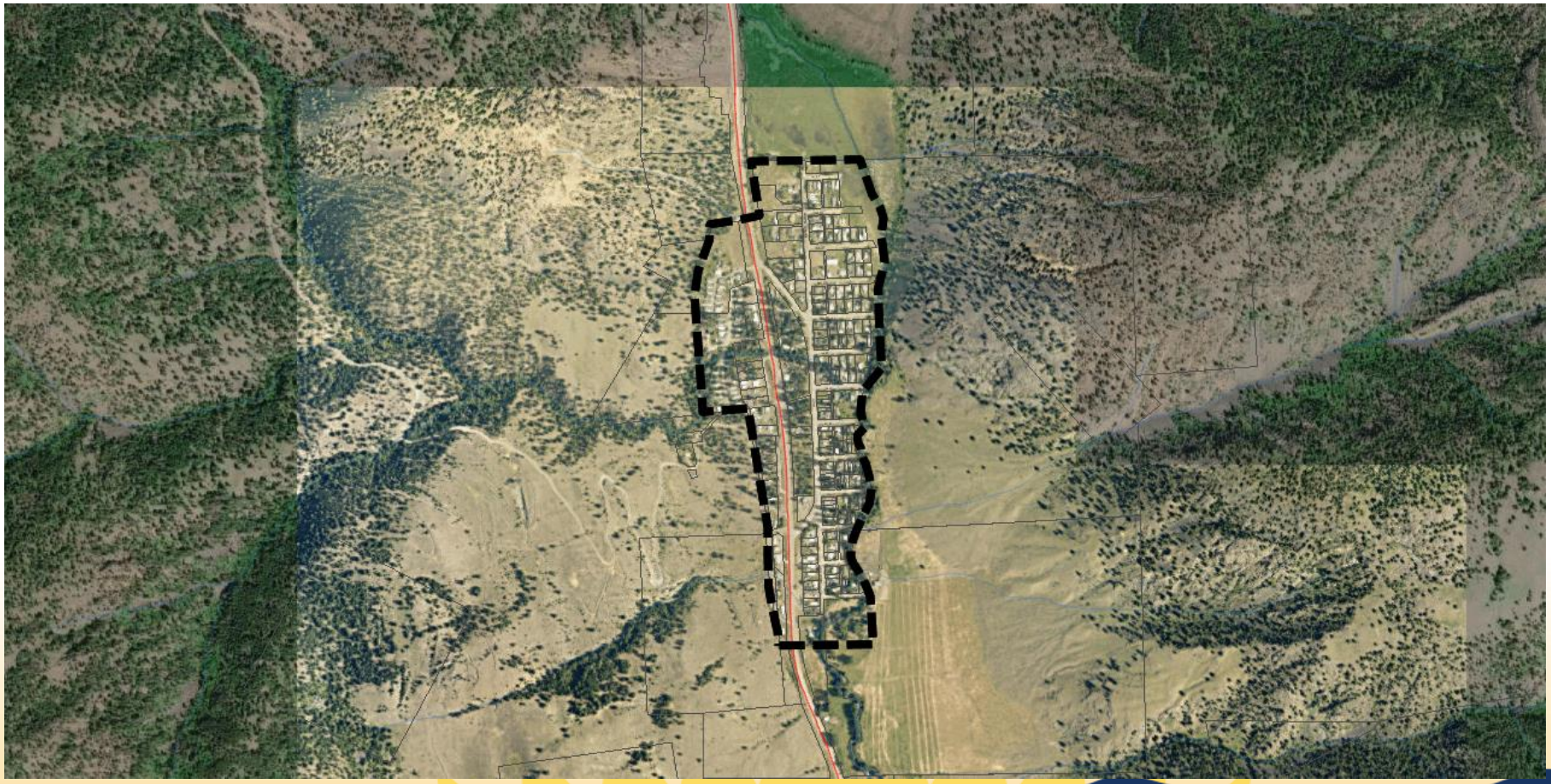
Draft Area “G” OCP Bylaw & Map

Growth Management Section – Rural Keremeos:

- Support for improving water and sewer infrastructure in the community;
- Support for residential infill and businesses locating in the historic town centre;
- Encourages MoTI to undertake a traffic study and implement traffic calming measures;
- Support for showcasing local heritage resources to encourage tourism and economic development opportunities.

Draft Area “G” OCP Bylaw & Map

Local Area Policies Section – Olalla:



Draft Area “G” OCP Bylaw & Map

Growth Management Section – Rural Keremeos:

- Supports minimizing the amount of commercial signage, outdoor storage and uncontrolled access points to the Highway;
- Supports Keremeos Creek floodplain area being left in an open, un-developed state;
- Require new development to connect to the Olalla Community Water Service Area;
- Support community spirit and pride.

Draft Area “G” OCP Bylaw & Map

Other Sections:

1.0 Interpretation and Administration

- standard across Electoral Area OCPs

2.0 What is an Official Community Plan

- standard across Electoral Area OCPs

4.0 Official Community Plan Designations

- standard across Electoral Area OCPs

5.0 Vision and Broad Goals

- based on community consultation (finalized)

Draft Area “G” OCP Bylaw & Map

QUESTIONS / DISCUSSION



Draft Area “G” OCP Bylaw & Map

Mapping

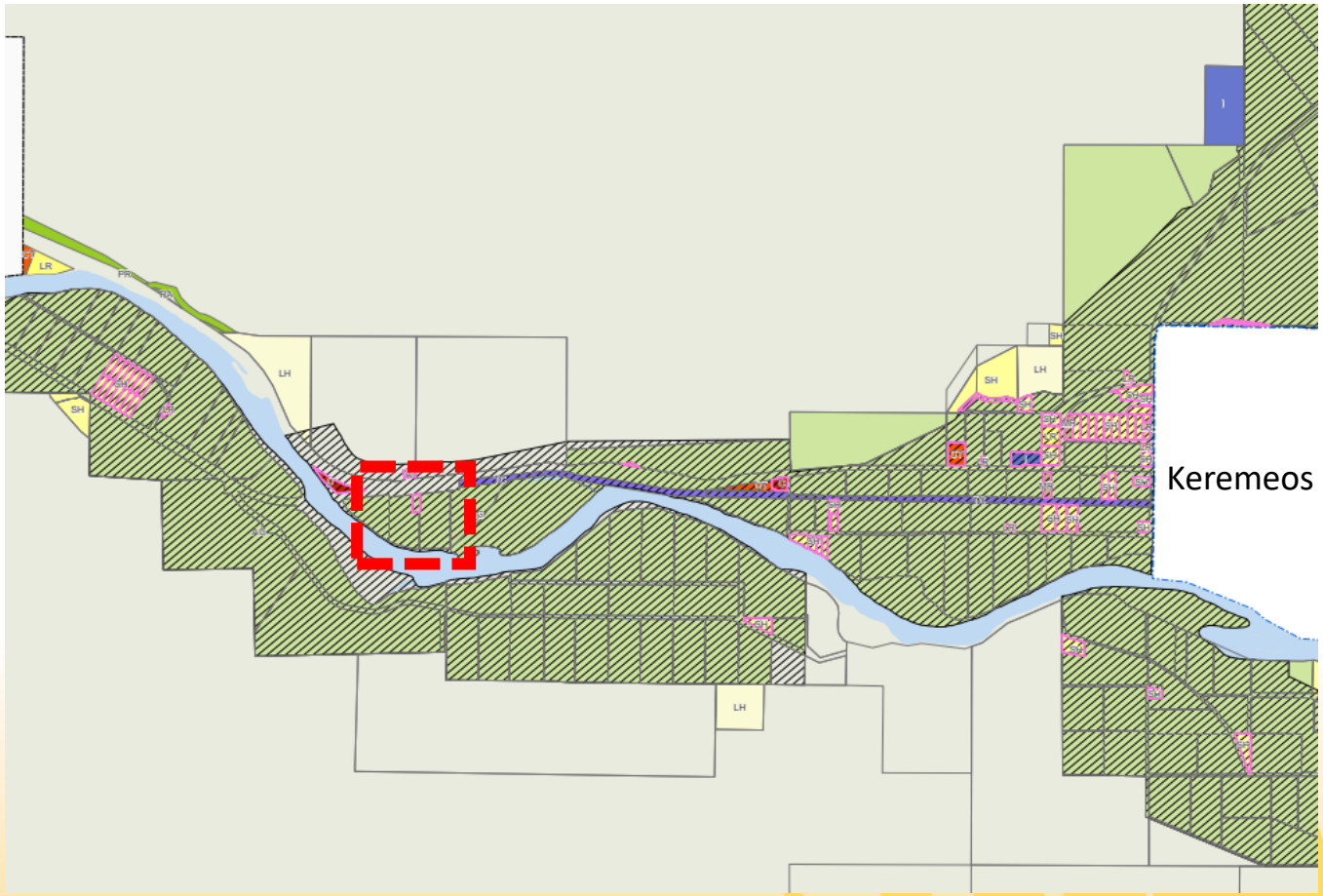
Draft Area “G” OCP Bylaw & Map

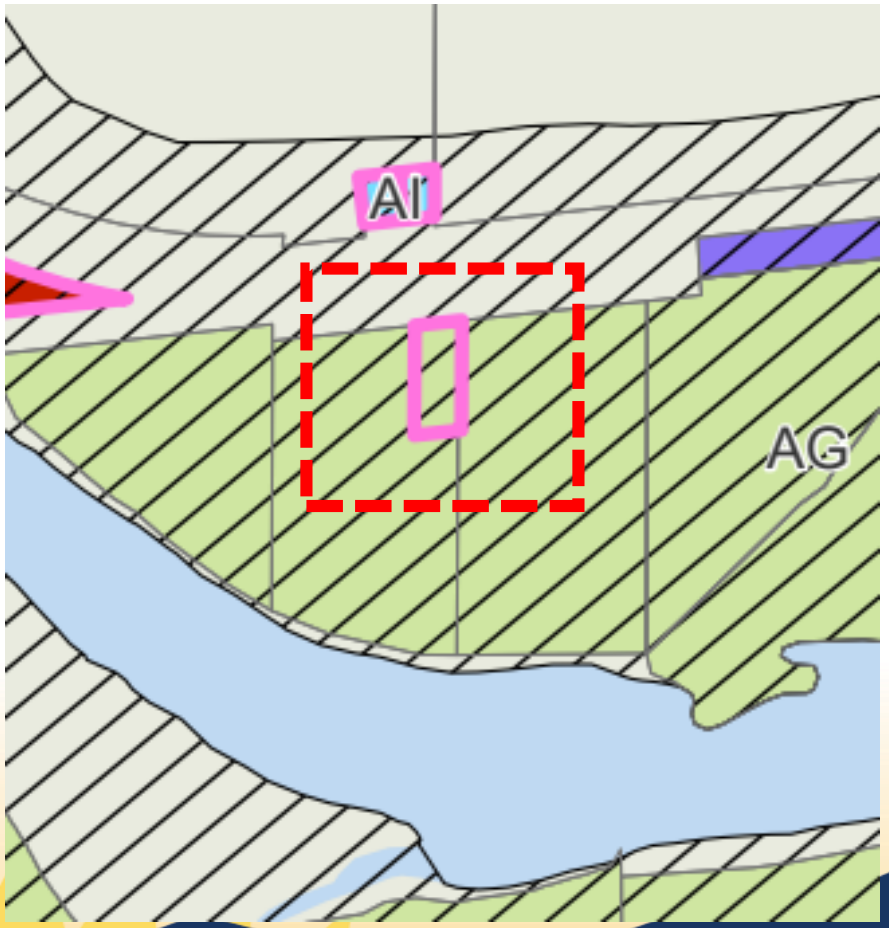
Review of Maps:

- Feedback on Draft OCP Land Use Map
- Review of Draft Trails Map
- Discussion on Hedley Aerial Image
- ALR boundary vs. Agriculture (AG) Designation

Draft Land Use Map

15 Ashnola Rd – Agriculture (AG) designation (in ALR)





Draft Land Use Map



Parcel Information	
Appx. Area m^2	Property Class
2811	Residential

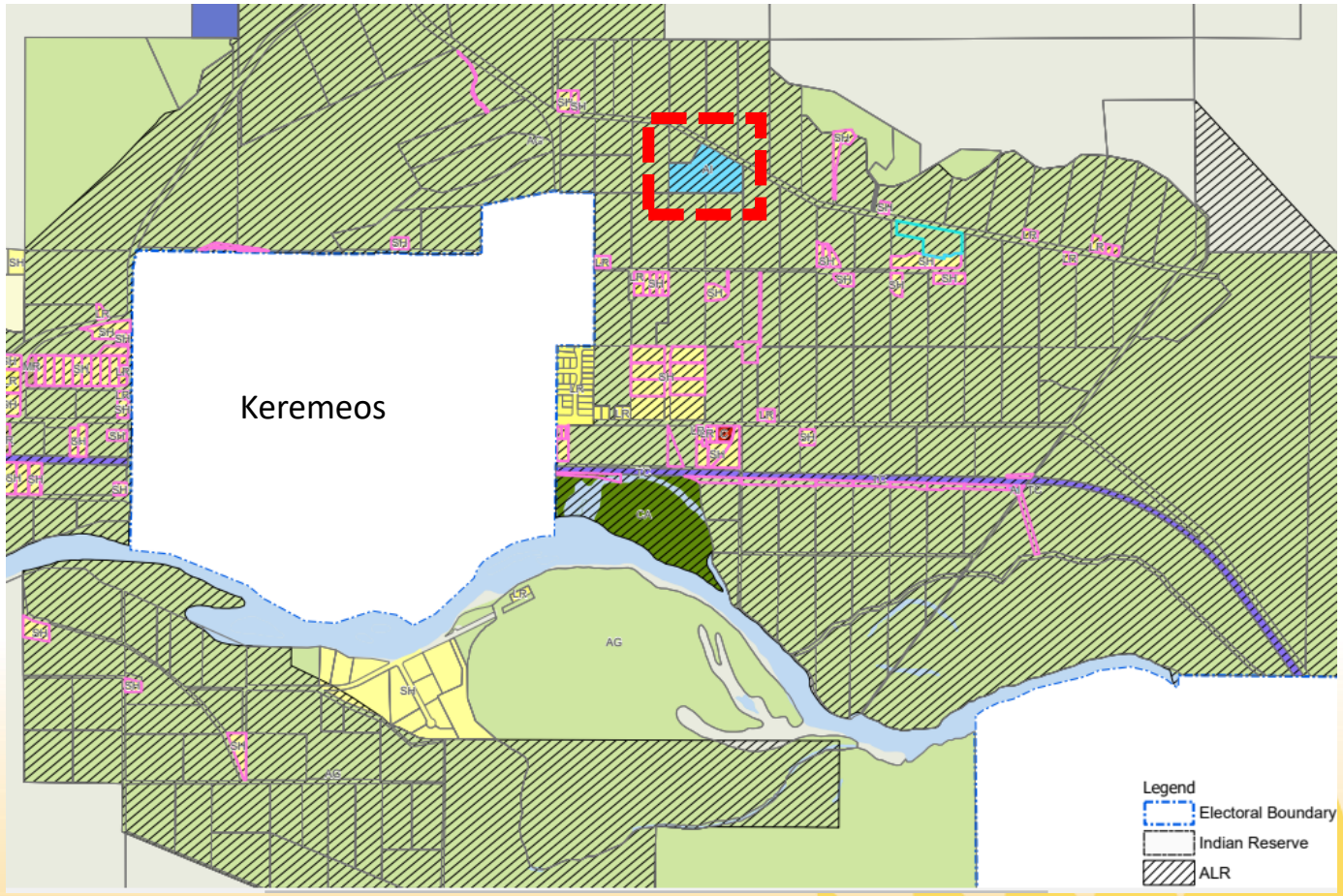
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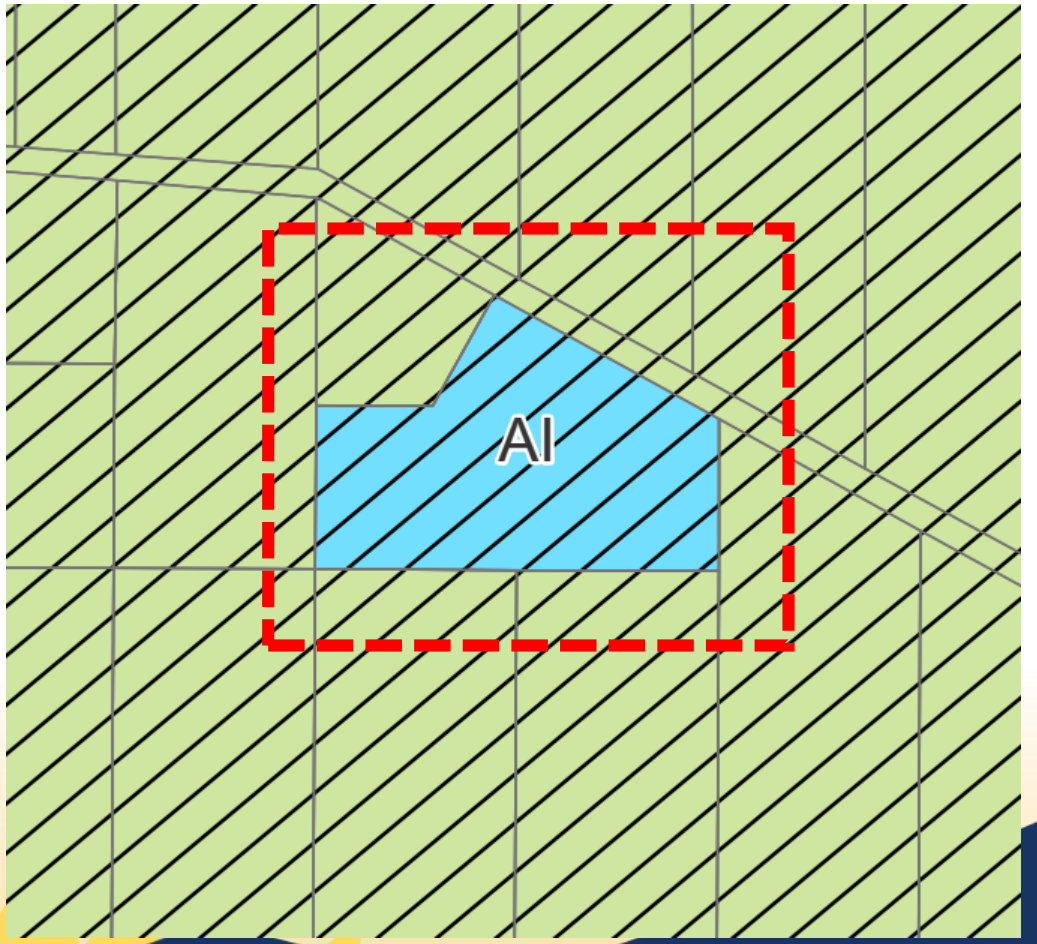
PLAN No. 34662

DEPOSITED IN THE LAND TITLE OFFICE IN KAMLOOPS, BRITISH COLUMBIA,
THIS 3rd DAY OF April, 1984.

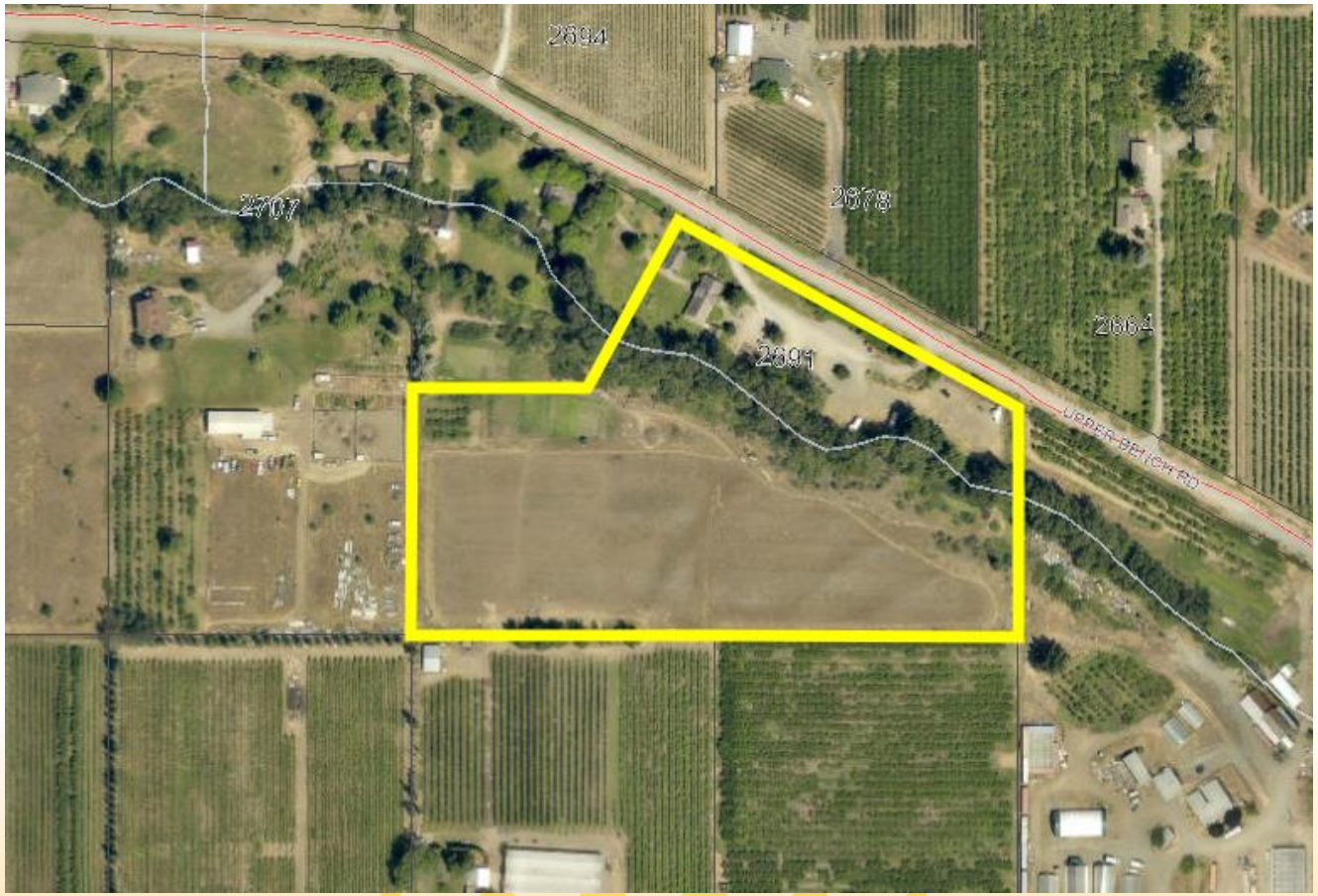
Draft Land Use Map

2691 Upper Bench Road – Administrative and Institutional (AI) designation (in ALR)



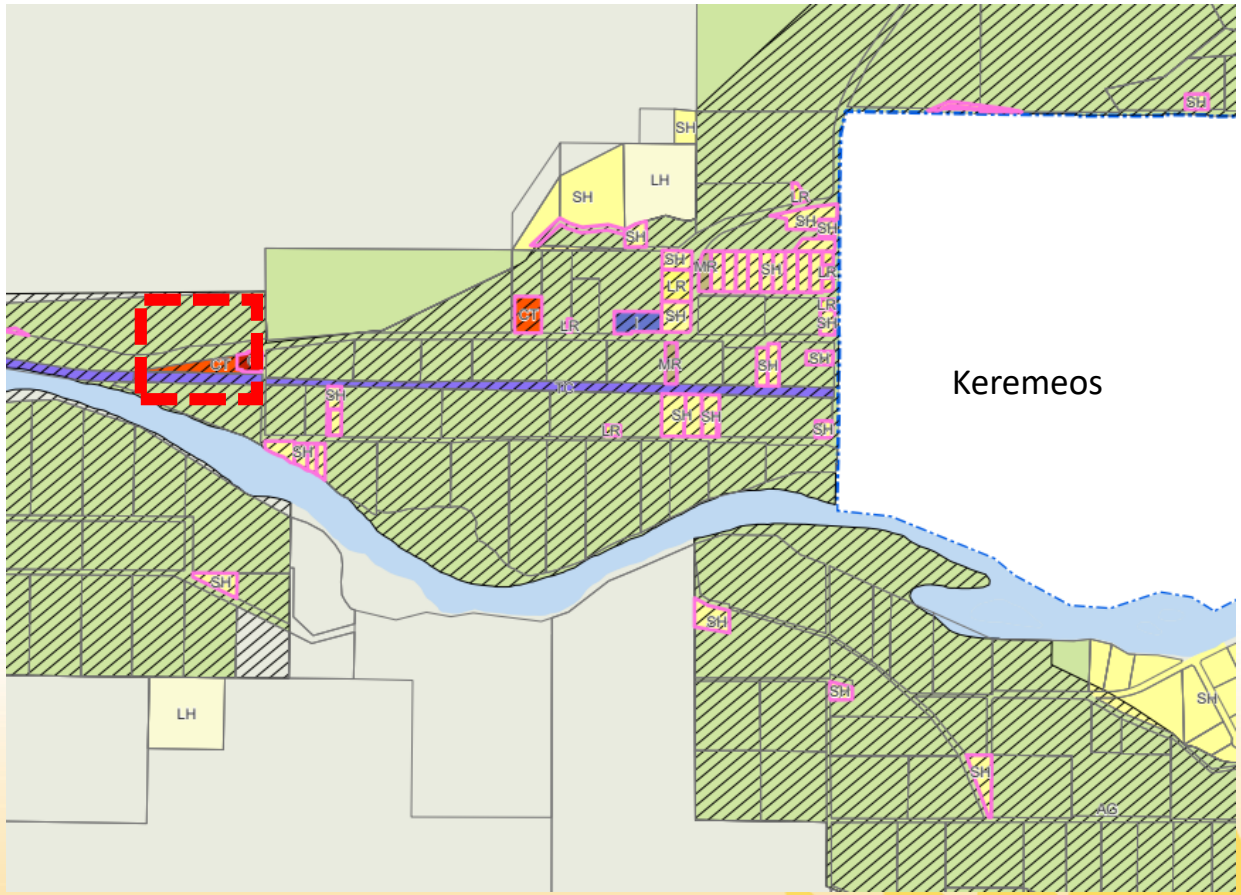


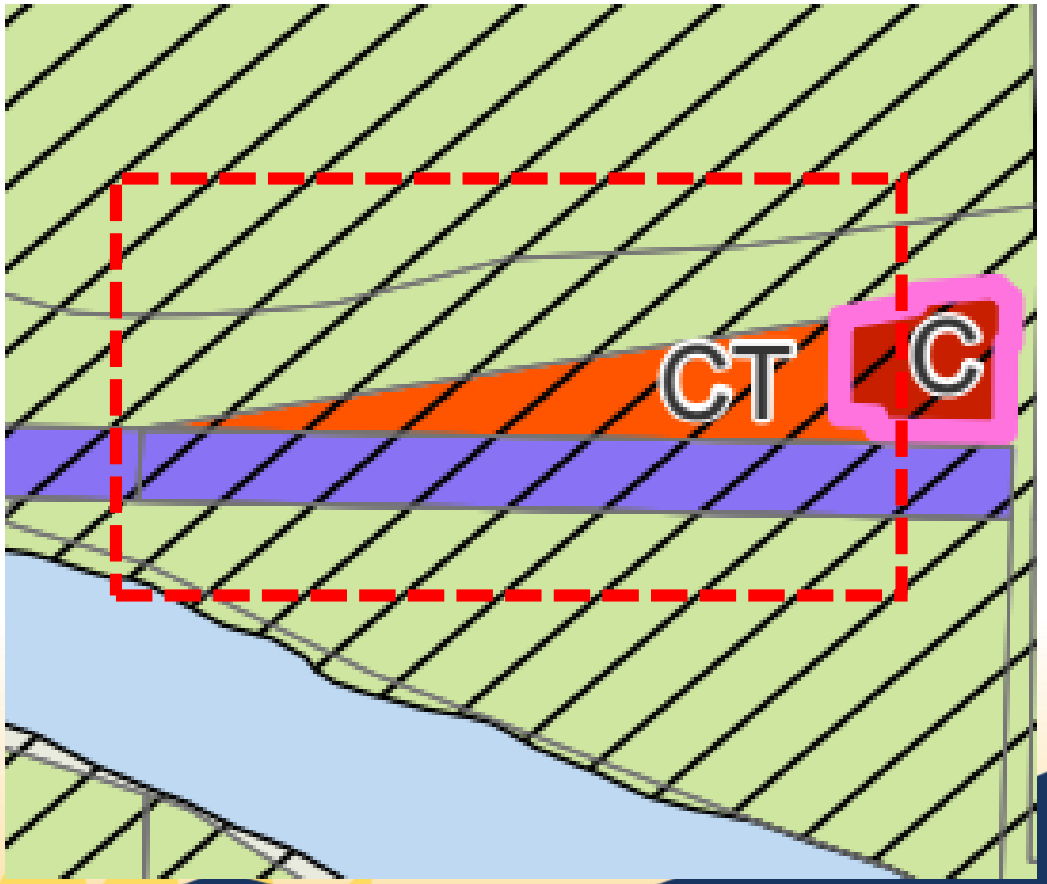
Draft Land Use Map



Draft Land Use Map

3169 10th Avenue – Commercial Tourism (CT) designation (in ALR)





Draft Land Use Map



Draft Area “G” OCP Bylaw & Map

Municipal Affairs Statutes Amendment Act (No. 2), 2021

(Bill 26)

Bill 26



- Housing affordability raised as an issue in the 2017 provincial election;
- Local governments are identified by the province in 2018 as playing an important role in housing affordability;
- Local government approval processes are further identified as a potential challenge to improving affordability;
- Province undertakes *Development Approvals Process Review* (2018-19).

Bill 26



DAPR "Key Insights":

- development finance tools (e.g. CACs);
- subdivision (RD Approving Officers);
- provincial referrals;
- application processes; and
- approval processes:
  - public input (public hearings); and
  - delegating authority.

Bill 26



LOCAL GOVERNMENT ACT

Municipal Affairs Statutes Amendment Act (No. 2), adopted Nov. 25, 2021, introduced three important changes to the Act:

- Ability to delegate DVPs;
- Revised Public Hearing requirements; and
- Revised newspaper notification requirements.

Bill 26

Delegation of power to issue DVP

The Regional District may, by bylaw, delegate the authority to issue a DVP, if the proposed variance is:

- "minor"; and
- relates only to the following zoning provisions:
  - siting, size and dimensions of buildings;
  - off-street parking and loading;
  - signage; and
  - screening and landscaping.

Bill 26

Delegation of power to issue DVP

A bylaw delegating the authority to issue a DVP must include the following:

- criteria for determining if a variance is “minor”; and
- guidelines to be considered by the delegate when issuing a DVP.

A property owner is entitled to have a delegated DVP reconsidered by the Board.

Bill 26

What is a "minor" variance?

Considerations *could* include:

- by zoning (e.g. all variances in the I1 Zone are "minor");
- by type (e.g. all parcel coverage variances are "minor");
- by percentage (e.g. < 5% of the regulation is "minor"):
  - maximum building height is 10.0 metres.
  - 10.5 metres DVP would be "minor" and delegated, but
  - 10.6 metres DVP would be considered by the Board.

Bill 26

	Area "A"	Area "C"	Area "D"	Area "E"	Area "F"	Area "G"	Area "H"	Area "I"	Total
2013	2	2	3	6	1	0	2	-	**16**
2014	3	4	5	6	0	1	4	-	**23**
2015	5	3	11	1	1	0	2	-	**23**
2016	2	4	7	9	5	0	3	-	**30**
2017	4	2	9	6	3	0	6	-	**30**
2018	5	3	6	8	2	0	1	1	**26**
2019	3	7	5	12	3	0	4	4	**38**
2020	4	1	2	3	6	0	3	5	**24**
2021	4	6	13	19	2	0	10	8	**62**
Total	**32**	**31**	**61**	**70**	**23**	**1**	**35**	**18**	**275**

DRAFT!

Bill 26



Bill 26

2014 DVP Application:

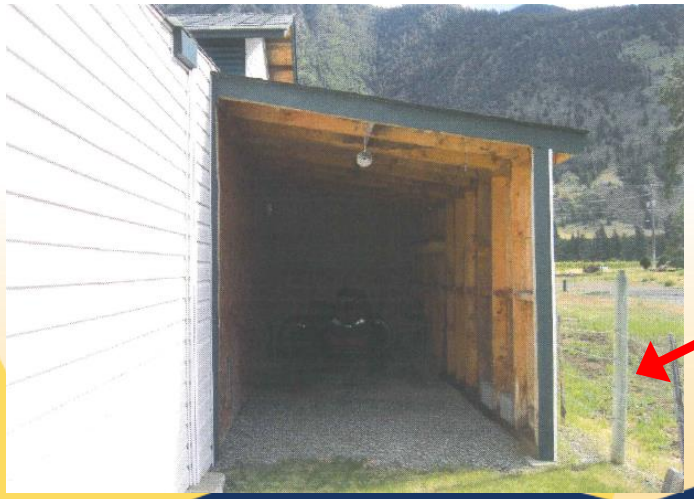
Applied to replace an existing non-conforming garage:

- reduce the interior side setback in the “SH” Zone:

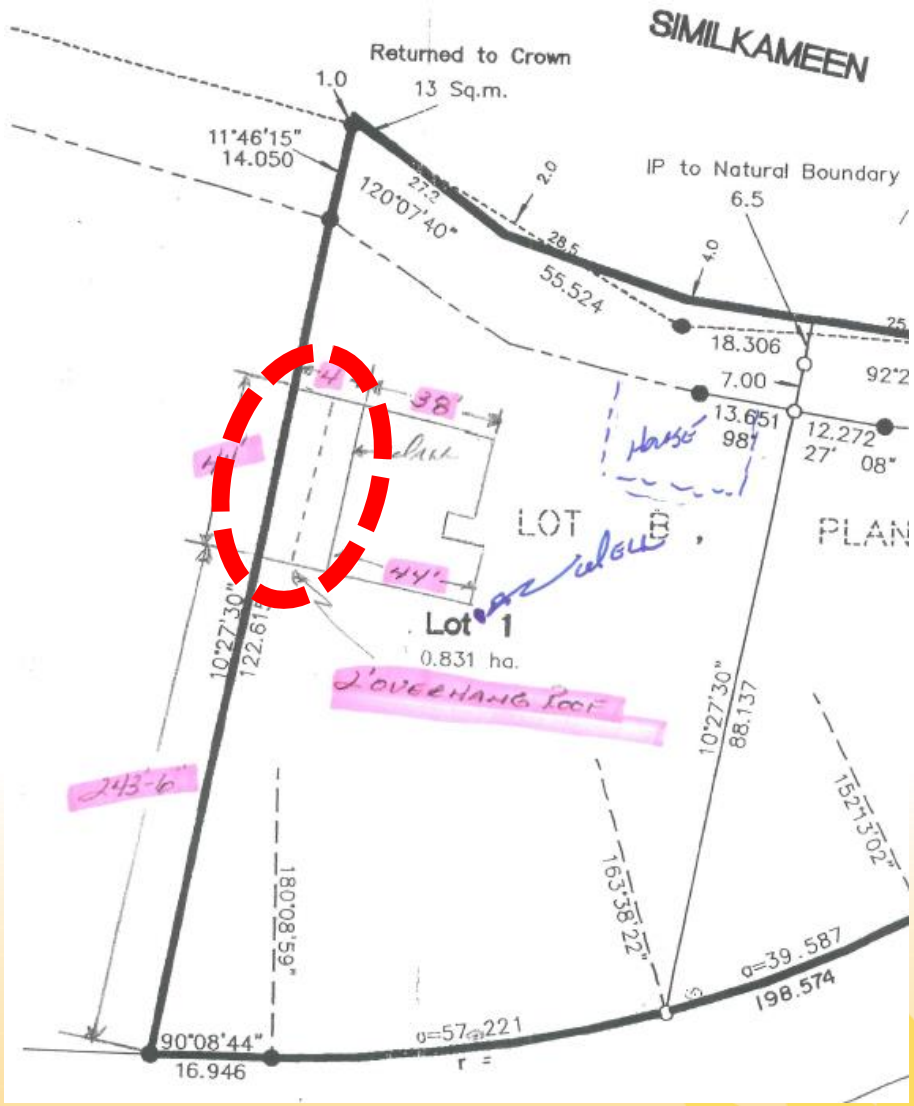
  from: 4.5 metres

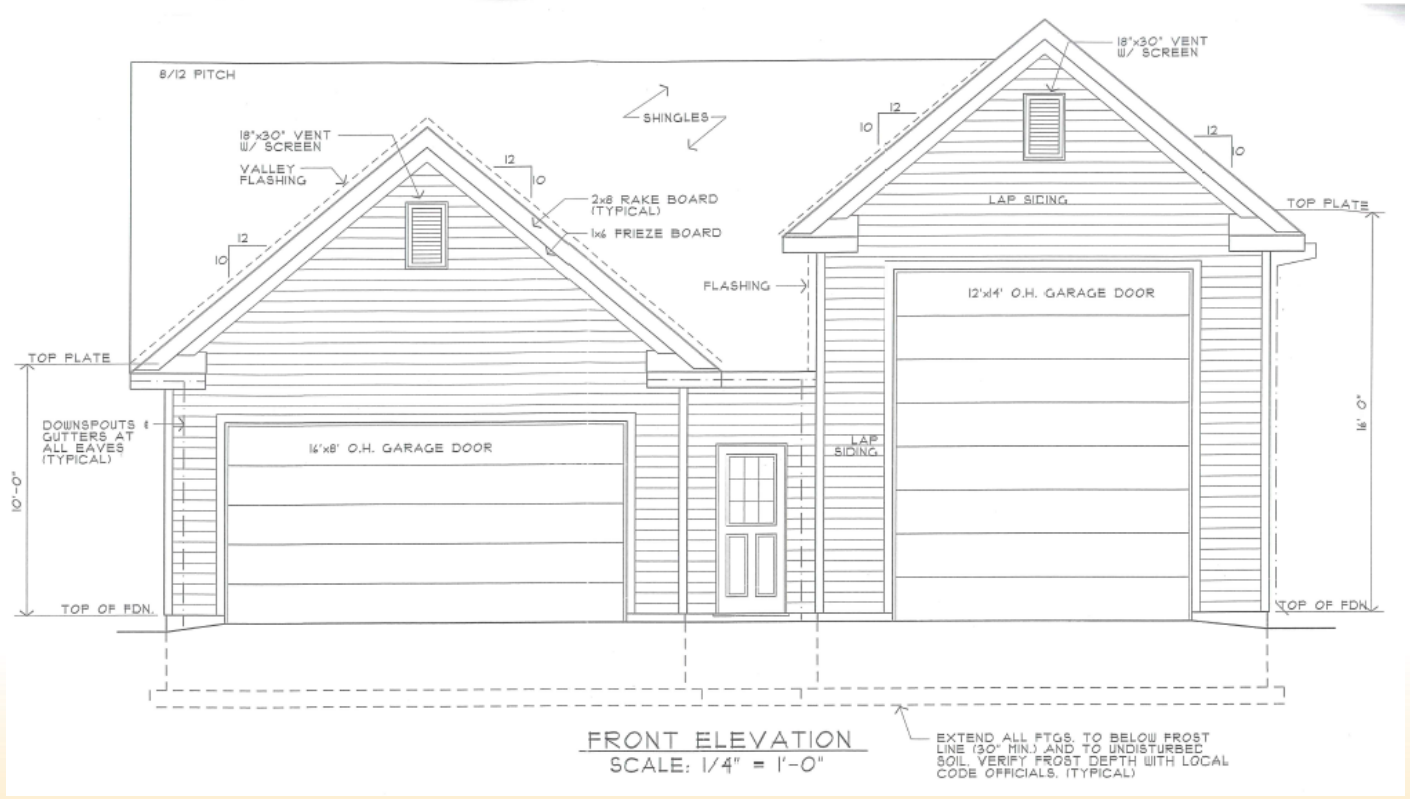
  to: 1.0 metre





Bill 26


SIMILKAMEEN
Returned to Crown
13 Sq.m.
1.0
11°46'15"
14.050
120°07'40"
IP to Natural Boundary
6.5
55.524
18.306
7.00
13.651
12.272
27' 08"
LOT
PLAN
Lot 1
0.831 ha.
2' OVERHANG ROOF
10°27'30"
122.61
10°27'30"
88.137
243-6
180.08.59"
163°38'22"
90°08'44"
16.946
r =
198.574


8/12 PITCH
SHINGLES
18"x30" VENT W/ SCREEN
VALLEY FLASHING
2x8 RAKE BOARD (TYPICAL)
1x6 FRIEZE BOARD
LAP SIDING
TOP PLATE
FLASHING
12'x14' O.H. GARAGE DOOR
16'x8' O.H. GARAGE DOOR
DOWNSPOUTS & GUTTERS AT ALL EAVES (TYPICAL)
10'-0"
TOP OF FDN.
16'-0"
FRONT ELEVATION
SCALE: 1/4" = 1'-0"
EXTEND ALL FTGS. TO BELOW FROST LINE (30" MIN.) AND TO UNDISTURBED SOIL. VERIFY FROST DEPTH WITH LOCAL CODE OFFICIALS. (TYPICAL)

Bill 26

Board Consideration (6-10 weeks):

- Review and assessment by staff;
- Notification of adjacent property owners and residents;
- Consideration by Board (preparation of Board report);
- Board consideration: approve, refuse or defer (e.g. to APC).

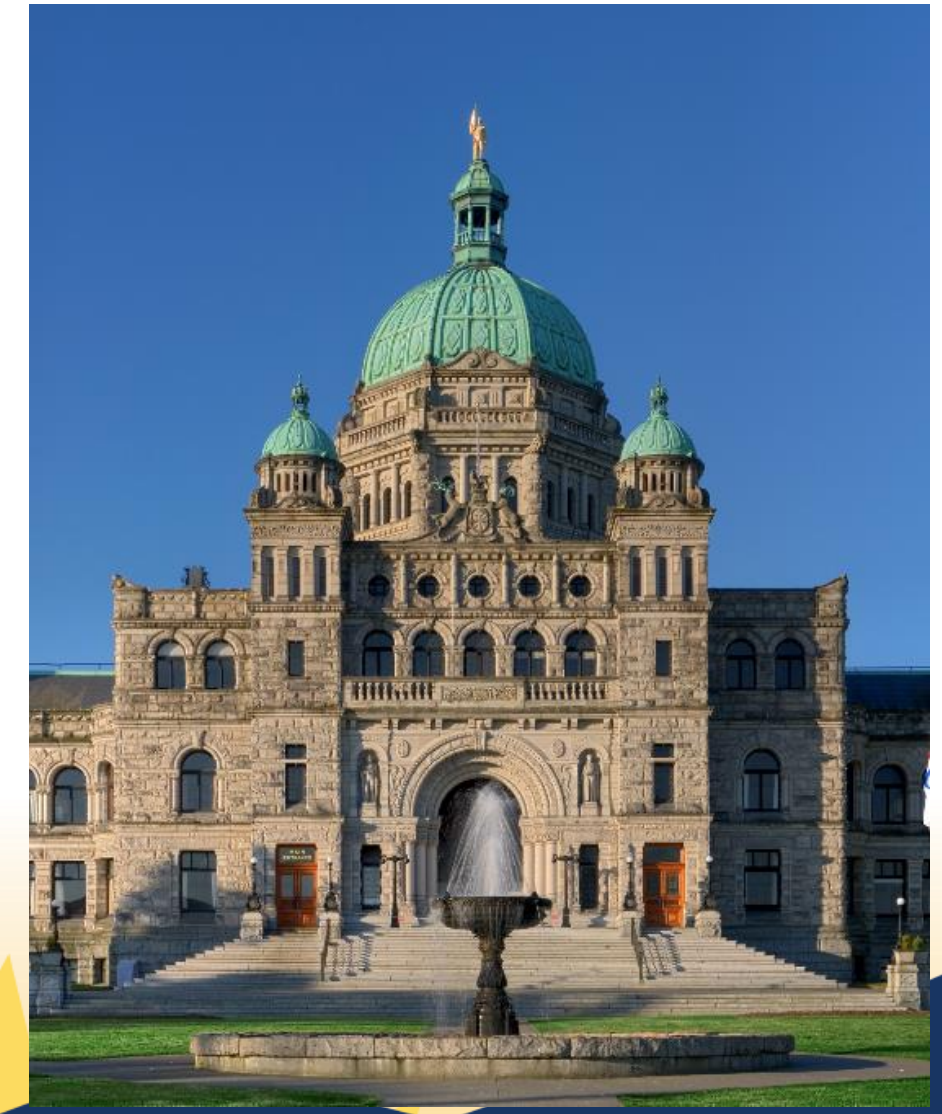
Delegation to Staff (3-4 weeks??):

- Review, assessment and approval by staff;
- Ability to appeal delegated decisions to the Board;
- Notification requirements TBD.

Bill 26

Local Government Act

- Once an OCP Bylaw is adopted, all other bylaws or works undertaken by a council or board must be consistent with the Plan.
- Known as “consistency rule”, and has implications for zoning bylaws and public hearings.



Bill 26

Waiving a Public Hearing

- Prior to Bill 26, a local government had to hold a public hearing for a zoning bylaw amendment, but had the option to waive the public hearing if consistent with OCP;
- If the public hearing was waived, a notice of the waiving had to be published prior to 3rd reading.



Bill 26

Waiving a Public Hearing

- Post Bill 26, a local government is not required to hold a public hearing for a zoning bylaw amendment if consistent with OCP;
- If a public hearing is not to be held, a notice must published prior to 1st reading stating the following:
  - the purpose of the bylaw;
  - the affected property;
  - date of 1st reading;
  - where the bylaw can be viewed



Bill 26

Notification of Public Hearing

- Prior to Bill 26, notice of a public hearing had to be published in at least 2 consecutive issues of a newspaper, the last publication to appear not less than 3 and not more than 10 days before the public hearing.
- Post Bill 26, notice of a public hearing can be done in a way the Board "considers is reasonably equivalent to that which would be provided by newspaper publication" (including coverage and timing).

