Electoral Area "D" Service & Boundary Configuration Study

Boundary Overview – Technical Criteria & Options Rationale

The following overview has been provided as background for the options presented in the Boundary Options Survey. Four of the options in the survey are based on the initial technical analysis, and the fifth, Option E, was identified by the Committee to ensure all residential properties were included in at least one option. The final boundary recommended by the Committee will be informed by community input shared through the survey.

Criteria

The information collected from Area "D" has been compared to several criteria to create boundary options to share with Area "D" residents and seek feedback. Several boundary options represent viable options, each with their own rationale, strengths and weaknesses. Community feedback will assist the Committee in recommending a boundary. In developing the boundary options for an Incorporation Study Area, key criteria include:

Land Use & Development

- Include lands within growth areas identified in the planning policies (Area "D" Official Community Plan and RDOS Regional Growth Strategy)
- Minimize areas such as conservation areas, provincial parks, wildlife preserves that reflect sensitive environments, and do not contribute to the tax base
- Minimize the amount of agricultural land within the boundary
- Ensure the area is large enough to allow for future growth, but compact enough to facilitate efficient and cost-effective servicing

Population

- Population exceeds 1,000, and is sufficient to sustain a resilient community
- Population density and parcel size set the area apart from more rural areas

Infrastructure & Services

- Includes the whole of individual service areas for water and sewer, including areas planned for expansion
- Areas included are within the fire service and recreation service area
- Includes only those local roads necessary for efficient transportation network

Assessment & Tax Base

- Creates an assessment base that is significant in value
- Creates an assessment base that is diverse, including capturing as much industrial and/or business class areas as possible
- Excludes Class 9 farm properties from municipal boundaries, due to loss of tax exemptions

Community Input *(note: this criteria will be fully considered once the survey is complete)*

- Reflects preferences expressed by the community
- Settlement areas or communities are left whole, either inside or outside the boundary
- Communities that identified Issues with governance or services, where incorporation provides a potential solution to those issues, are included in the boundary

Boundary Options

Based on the criteria reviewed thus far, four boundary options were identified to be shared for community input purposes. In addition, Option E was created to ensure all residential properties were included in at least one option. Some highlights of the rationale for areas are summarized below.

- Upper Carmi represents a rural area with larger (4 ha) lots, and without urban services (no community water system, fire service or sewer). All but one of the lots in Upper Carmi are within the Environmentally Sensitive Development Permit area due to big horn sheep habitat and other environmentally sensitive ecosystems. There is limited if any additional development potential, and the area has the unique distinction of being adjacent to, and accessed primarily through, an existing municipality (Penticton). The community is included within Option E.
- Okanagan Falls is included in every option. This area represents the primary growth area, and the area with the existing urban infrastructure (sewer and water), as well as the mix of property classes, population and development potential necessary to sustain a municipality. The river/waterway has been used as the western boundary, consistent with the OCP growth boundary, water and sewer service area boundaries, as well as a desire to exclude the existing sx̌ʷəx̌ʷnitkʷ (Okanagan Falls) Provincial Park and roads west of the river.
- The rural and agricultural cluster of homes in the McLean Creek Road area is not included in four of the options to minimize the number of farm class properties within the boundary. This cluster is outside the growth area, is not serviced by water or sewer, is primarily in the ALR and almost half of the properties are assessed as farm class. If incorporated, farm class properties automatically lose their current tax exemption for their residences. Depending on the value of their residence, this can represent a significant impact, and is the primary reason for limiting the inclusion of such properties. Where established wineries (see below) represent existing commercial and/or light industrial tax base identified by BC Assessment, those have been included. The survey will provide opportunities for this community's residents to identify if they would prefer to be included in the boundary, despite the impacts of the lost tax exemption that would result.
- Rolling Hills and Sun Valley areas are included in all options, due to the wineries that represent a light industrial and business tax base, as well as the existing water infrastructure. Bringing the Sun Valley, Okanagan Falls and Rolling Hills water systems under one jurisdiction is likely to provide some service efficiencies and will enable the application of grants for these smaller water systems.
- Both Eastside Road North (Heritage Hills, Vintage Views and Lakeshore Highlands) and South (Skaha Estates) are designated as secondary growth areas with a higher population density. While it is possible to separate the two and consider a scenario that includes Eastside Road South and not Eastside Road North (the opposite would not be feasible) – there is no significant technical rationale to separate Eastside Road North from any scenario that includes Eastside Road South, other than a desire to exclude the agricultural (and farm class) properties that bridge the two communities. The survey will provide opportunities for these communities to identify preferences and concerns.
- Vaseux Lake is separated from the remaining community by provincial park and conservation areas, and has virtually no capacity to accommodate additional growth, either in the existing community, nor in the corridor that would "attach" the area to the remaining incorporation study area. Encompassing the Vaseux Lake community would require the inclusion of some conservation land and a provincial park, neither of which would generate any municipal tax revenues for the community. However, the area does represent a relatively dense cluster of single-family residential uses distinct from rural areas, and the additional assessment base that would be included if this community were part of the boundary is likely to support the incremental cost in services. The community's lake, provincial park and bird sanctuary are attractions that support tourism in the area. The area has been included within some of the options in the survey to solicit additional feedback from this community.
- Option E has been created to ensure all residential properties are included within at least one option, to provide residents with an avenue to express their interest in being included or excluded. Option E includes all residential properties, including those outside current service area boundaries, such as the water, sewer and fire service area boundaries. The total land area in this option is more

than 20 times larger than any of the other proposed boundary options, and encompasses three provincial parks and more than 20,000 hectares of Crown lands. The local road network (not including the provincial highway), which would become the responsibility of any incorporated municipality to own and maintain, is estimated at 213 km in this option.

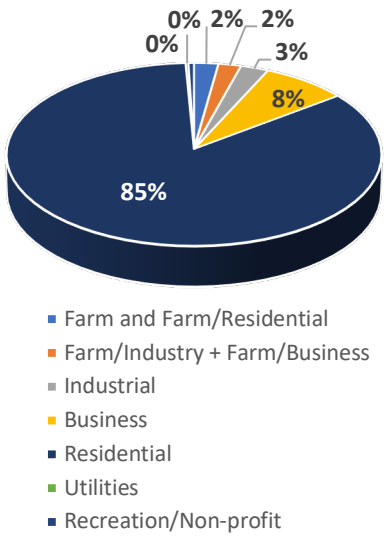
For further information on how the Boundary Options in the survey meet the criteria, the in-depth Boundary Options analysis that was shared with the Committee, together with criteria evaluation charts, can be reviewed at rdosregionalconnections.ca.

The following overview tables reference the five Boundary Options illustrated in the survey (Options A, B, C, D and E). The tables include a description of the communities encompassed within the option; more detailed maps showing the boundaries of each option are included in the survey.

OPTION A (Okanagan Falls, Sun Valley, Rolling Hills)

Land Area	970 hectares
Estimated Population	Approximately 2,400
Local Road Length	37.89 km
Infrastructure	• Okanagan Falls sewer service • Okanagan Falls Irrigation District water service • Sun Valley RDOS water service • Rolling Hills Improvement District water service
Total Assessment	$808 million
Growth Potential	Includes primary growth area identified in the Regional Growth Strategy, and the Official Community Plan. Vacant and under-developed sites provide opportunity for additional growth
Environment	Majority of lands are not identified as Hillside/Steep Slope development permit areas. Some environmentally sensitive and important ecosystem lands.

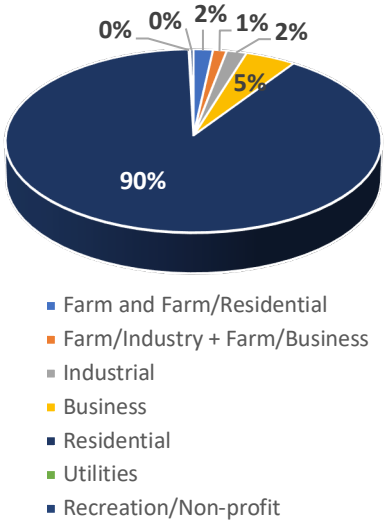
Assessment by Property Class



OPTION B (Okanagan Falls, Sun Valley, Rolling Hills + Eastside Rd North & South)

Land Area	1,351 hectares
Estimated Population	Approximately 3,400
Local Road Length	56.65 km
Infrastructure	• Okanagan Falls sewer service • Okanagan Falls Irrigation District water service • Sun Valley RDOS water service • Rolling Hills Improvement District water service • Skaha Estates Improvement District • Lakeshore Waterworks (private utility) • Vintage Views sewer (private utility)
Total Assessment	$1,399 million ($1.399 billion)
Growth Potential	Includes primary and secondary growth areas identified in the Regional Growth Strategy, and the Official Community Plan. Vacant and under-developed sites provide opportunity for additional growth.
Environment	Much of the Eastside N. and S. lands are identified as Hillside/Steep Slope development permit areas; some environmentally sensitive and important ecosystem lands on the edges of the communities. Some areas along Eastside Road North are noted as a geologic hazard area, with hazard of materials slumping or sliding.

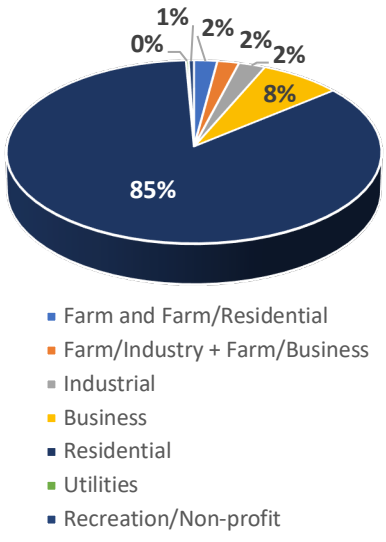
Assessment by Property Class



OPTION C (Okanagan Falls, Sun Valley, Rolling Hills + Vaseux Lake)

Land Area	1,076 hectares
Estimated Population	Approximately 2,500
Local Road Length	39.69 km
Infrastructure	• Okanagan Falls sewer service • Okanagan Falls Irrigation District water service • Sun Valley RDOS water service • Rolling Hills Improvement District water service • Vaseux Lake Improvement District water service
Total Assessment	$844 million
Growth Potential	Includes primary growth area identified in the Regional Growth Strategy, and the Official Community Plan. Vacant and under-developed sites provide opportunity for additional growth. Vaseux Lake has no additional growth potential.
Environment	Majority of lands are not identified as Hillside/Steep Slope development permit areas. Some environmentally sensitive and important ecosystem lands, including all of the Vaseux Lake area.

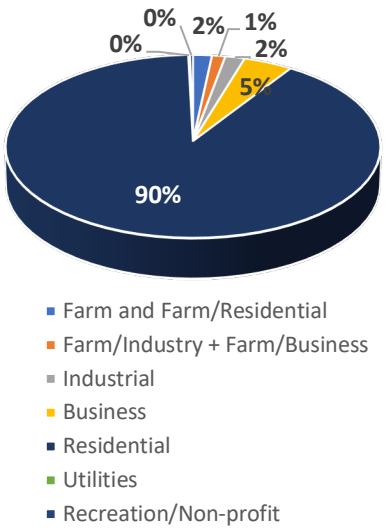
Assessment by Property Class



OPTION D (Okanagan Falls, Sun Valley, Rolling Hills + Eastside Rd North & South + Vaseux Lake)

Land Area	1,457 hectares
Estimated Population	Approximately 3,500
Local Road Length	58.45 km
Infrastructure	• Okanagan Falls sewer service • Okanagan Falls Irrigation District water service • Sun Valley RDOS water service • Rolling Hills Improvement District water service • Skaha Estates Improvement District • Lakeshore Waterworks (private utility) • Vintage Views sewer (private utility) • Vaseux Lake Improvement District water service
Total Assessment	$1,435 million ($1.435 billion)
Growth Potential	Includes primary and secondary growth areas identified in the Regional Growth Strategy, and the Official Community Plan. Vacant and under-developed sites provide opportunity for additional growth. Vaseux Lake has no additional growth potential.
Environment	Much of the Eastside N. and S. lands are identified as Hillside/Steep Slope development permit areas. Some areas along Eastside Road North are noted as a geologic hazard area, with hazard of materials slumping or sliding. Some environmentally sensitive and important ecosystem lands, including all of the Vaseux Lake area.

Assessment by Property Class



OPTION E (Includes all residential properties within Area "D")

Land Area	32,784 hectares
Estimated Population	4,016
Local Road Length	213.79 km
Infrastructure	• Okanagan Falls sewer service • Okanagan Falls Irrigation District water service • Sun Valley RDOS water service • Rolling Hills Improvement District water service • Skaha Estates Improvement District • Lakeshore Waterworks (private utility) • Vintage Views sewer (private utility) • Vaseux Lake Improvement District water service
Total Assessment	$1,677 million ($1.677 billion)
Growth Potential	Includes primary and secondary growth areas identified in the Regional Growth Strategy, and the Official Community Plan. Vacant and under-developed sites provide opportunity for additional growth. Vaseux Lake and Upper Carmi have no additional expansion/growth potential (aside from existing vacant lots). This option includes three provincial parks, significant areas of conservation lands owned by the Natures Trust of BC, a Provincial wildlife management area, protected areas and more than 20,000 ha of Crown lands.
Environment	Much of the Eastside North and South lands are identified as Hillside/Steep Slope development permit areas. Some areas along Eastside Road North are noted as a geologic hazard area, with hazard of materials slumping or sliding. Large areas of environmentally sensitive and important ecosystem lands are encompassed by the boundary, including a 6,491 ha wildlife management area.

Assesesment by Property Class

